

**East Hampton Zoning Board of Appeals
Regular Meeting
September 14, 2015
Town Hall Meeting Room**

Unapproved Minutes

1. **Call to Order:** Chairman Nichols called the meeting to order at 7:00 P.M.

2. **Seating of the Alternates:**

Present: Chairman Charles Nichols, Members Robert Hines, Vincent Jacobson, Melinda Powell, Dennis Wall, Alternate Members Margaret Jacobson, and Interim Zoning Enforcement Officer Daphne Schaub were present.

Absent: Alternate Members Sal Nucifora and Brian Spack were not present.

The Chairman seated Alternate Member Margaret Jacobson.

3. **Legal Notice:** Staff read the legal notice into the record.

4. **Approval of Minutes:**

A. August 10, 2015 Regular Meeting:

Mr. Hines moved, and Mr. Nichols seconded, to approve the Minutes of the August 10, 2015 meeting. The motion carried unanimously.

5. **Application:**

A. Application of Stephen Bradley, 65 Bay Road, for a Variance of Section No. 4.1 to reduce the east side yard setback from 15' to 10' to construct a Deck - Map 09A/Block 70/Lot 40:

Stephen Bradley, 65 Bay Road, was present to discuss his application. He would like a deck on the lake side of the house. The deck will be 18' x 12'. The existing house was built before the current Zoning Regulations were adopted in what is now the setback area. The deck would therefore be built within the 15' setback area. He is requesting a variance for a 5' reduction.

The Commission discussed the application. The hardship is the existing layout and design of the lot. Staff reported that the Conservation-Lake Commission reviewed this application at its last meeting where they unanimously sent forward favorable commentary. They did request that the applicant place gravel under the deck and not an impervious base. Staff reported that she is not in receipt of any other communication on this application.

The Chairman asked anyone present to speak in favor of the application. No one present did so. The Chairman asked anyone present to speak against the application. No one present spoke against the application.

Ms. Jacobson moved to grant, and Mr. Hines seconded, the application of Stephen Bradley, 65 Bay Road, for a Variance of Section No. 4.1 to reduce the east side yard

setback from 15' to 10' to construct a Deck, Map 09A/Block 70/Lot 40. The motion carried unanimously.

B. Application of Glen Threlfall, 14 Mark Twain Drive, for a Variance of Section No. 4.1 to reduce the left side yard setback from 15' to 13' and the front yard setback from 25' to 12' to construct a Deck – Map 10A/Block 81/Lot 19:

The applicant was not present. Staff received a report earlier in the day that the sign notifying passers-by of the application before the Agency was not in place, which staff later confirmed. The abutters were notified by certificate of mailing. The Agency requested staff to keep this application on Agenda for the next meeting.

6. **New Business:** None.

7. **Old Business:** None.

8. **Adjournment:** *Mr. Wall moved to adjourn the meeting. The motion was seconded by Mr. Jacobson. The motion carried unanimously. The meeting adjourned at 7:07 P.M.*

Respectfully Submitted,

Daphne C. Schaub
Recording Secretary