

**East Hampton Zoning Board of Appeals
Regular Meeting
December 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 Vincent Jacobson, Dennis Wall, Alternate Members Margaret Jacobson, Sal Nucifora, Brian Spack, and Interim Zoning Enforcement Officer Daphne Schaub were present.

Absent: Robert Hines and Melinda Powell were not present.

The Chairman seated Messrs. Nucifora and Spack at this time.

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

4. **Approval of Minutes:**

A. **November 9, 2015 Regular Meeting:**

Mr. Nichols moved, and Mr. Wall seconded, to approve the Minutes of the November 9, 2015 meeting. The motion carried unanimously.

5. **Application:**

A. **Application of Amy Weber & Robert McLean**, 28 Depot Hill Road, for reduction of minimum lot frontage 100' to 76.09', lot width 150' to 102.59', north side setback from 25' to 4.29' and increase of length of access maximum from 600' to 770' (Parcel B) and 1250' (Parcel C) – Map 01/Block C-5/Lot 2.

Amy Weber was present to discuss the application and explained that the application has changed and that the new request is for a shorter driveway requiring only a variance for an increase from 600' to 988' for the south side accessway.

The Agency discussed several options with the applicant. The applicant explained the importance of the plan as designed and reiterated that the hardship was created when the New York New Haven and Hartford Railroad Company seized a substantial piece of the property.

The Chairman opened the meeting to the public at this time. There was no one present to speak for or against the application.

The Chairman closed the public hearing at this time.

Mr. Nucifora moved, and Mr. Wall seconded, to grant the application of Amy Weber and Robert McLean, 28 Depot Hill Road, for reduction of minimum lot frontage 100' to 76.09', lot width 150' to 102.59', north side setback from 25' to 4.29' and increase of length of access maximum from 600' to 770' (Parcel B) and 988' (Parcel C) – Map 01/Block C-5/Lot 2, as amended and depicted in Property Survey of a Portion of Property Owned by Robert J. and Frank H., IV McLean, 28 Depot Hill Road, Prepared

for Amy Webber, 28 Depot Hill Road, by Dutton Associates, LLC dated 11/25/2015 and revised 11/27/2015. The motion carried (3-2-0). (Yes vote: Nichols, Nucifora, Wall. No vote: Jacobson, Spack. Abstentions: None.)

- B. Application of Charles Yenknner, 65 Spellman Point Road, for a North Side Yard Setback Variance from 15' to 12', a South Side Yard Setback Variance from 15' to 3', and a Lot Coverage Variance from 20% to 26% - Map 09A/Block 70A/Lot 36:**

Staff explained to the Agency that this application could not be heard and the public hearing could not be opened due to a defect in the notice of the meeting. The applicant failed to post a sign on the subject property.

6. New Business:

- A. Current Members' Terms:** Staff distributed the current members' terms to the Agency. Staff explained that Matthew Walton will fill the seat vacated by Mr. Wall when his term expires on November 22, 2016. ****Attachment 1****

- B. Set 2016 ZBA Meeting Dates:** Staff distributed the Zoning Board of Appeals 2016 Meeting and Deadline Dates Calendar. The Agency reviewed and discussed the dates. ****Attachment 2****

Mr. Spack moved, and Mr. Nichols seconded, to approve the 2016 Meeting Calendar as presented. The motion carried unanimously.

7. Old Business: None.

- 8. Adjournment:** *Mr. Jacobson moved to adjourn the meeting. The motion was seconded by Mr. Nucifora. The motion carried unanimously. The meeting adjourned at 7:33 P.M.*

Respectfully Submitted,

Daphne C. Schaub
Recording Secretary