

**East Hampton Zoning Board of Appeals
Regular Meeting
March 14, 2016
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, Melinda Powell Alternate Members Margaret Jacobson, Sal Nucifora, Brian Spack and Planning and Zoning Official Jeremy DeCarli were present.

Absent: Members Vincent Jacobson and Dennis Wall were not present.

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

3. **Election of Officers:** The Agency agreed to table the Election of Officers to the next regularly scheduled meeting when all members of the Agency can be in attendance.

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

5. **Approval of Minutes:**

A. **January 11, 2016 Regular Meeting:**

Mr. Hines moved, and Mr. Spack seconded, to approve the Minutes of the January 11, 2016 meeting. The motion carried unanimously.

6. **Application:**

A. Application of Kyle Crowthers, 15 Daly Road (FKA 16R Daly Road), for a Rear Yard Setback Variance from Section 4.4.E, Area and Dimensional Standards, from 50' to 10' to Construct a Garage - Map 33/Block 88/Lot 14C:

Kyle Crowthers, 40 Daly Road, presented his plans for his lot at 15 Daly Road. He explained that the design and layout of the lot, including extensive conservation easements, create a hardship by drastically limiting his ability to use his land.

The Chairman asked those in attendance who wished to speak in favor of or against the application to do so at this time. Staff read a letter dated 01/14/2016 from John Nafis, 16 Daly Road, in support of the application into the record. There was no one present who wished to speak.

Mr. Hines moved, and Mr. Nucifora seconded, to approve the application of Kyle Crowthers, 15 Daly Road (FKA 16R Daly Road), for a rear yard setback variance from Section 4.4.E, Area and Dimensional Standards, from 50' to 10' to construct a garage, Map 33/Block 88/Lot 14C. The motion carried unanimously.

B. Application of Bret and Kari Cutler, 180 Chestnut Hill Road, for a Maximum Height Variance from Section 4.4.E, Area and Dimensional Standards, from 30' to 35' to Construct a Two-Story Home with a Walkout Basement – Map 13/Block 32/Lot 19:

Bret and Kari Cutler, 31 Payne Boulevard of Portland, were present to explain their application for a height variance. The overall height for the design of the home they intend to build is 35'. The Zoning Regulations for the entire town is 30' regardless of the zone or the area of the structure. Mr. Cutler described the hardship to the Agency and explained that it is not possible to build a two-story home with a walkout basement on this lot without exceeding the 30' height limitation due to the topography of the lot.

The Chairman called for those in attendance who wished to speak in favor of or against the application to do so at this time. No one present wished to speak.

Mr. Spack moved, and Mr. Hines seconded, to approve the application of Bret and Kari Cutler, 180 Chestnut Hill Road, for a maximum height variance from Section 4.4.E, Area and Dimensional Standards, from 30' to 35' to construct a two-story home with a walkout basement, Map 13/Block 32/Lot 19. The motion carried unanimously.

- C. Application of Alannah & George Coshow, Trustee, 26 Shipyard Road, for a Front Yard Setback Variance from Section 4.2.E, Area and Dimensional Standards, from 50' to 5' to Construct a Carport – Map 02C/Block 9/Lot 18 :

Staff explained that this application was not to be heard until the April meeting. It's inclusion on this Agenda was a clerical error.

- D. Application of Peter Sansone for Daniel Eldridge, 52 Wangonk Trail, for Side Yard Setback Variance from Section 4.1.E, Area and Dimensional Standards, from 15' to 11'6" to Construct a Deck – Map 09A/Block 73/Lot 119:

Peter Sansone, 67 Lyon Road of Burlington, was present to represent the Application. Mr. Sansone explained the hardship necessitating this variance as the size, layout and topography of the existing lot. The lot is very long and narrow.

Staff reported that the house was built with a variance in the 1980s and the deck being proposed here would conform to the variance granted at the time.

The Chairman called for those in attendance who wished to speak in favor of or against the application to do so at this time. No one present wished to speak.

Mr. Spack moved, and Mr. Hines seconded, to approve the application of Peter Sansone for Daniel Eldridge, 52 Wangonk Trail, for a side yard setback variance from Section 4.1.E, Area and Dimensional Standards, from 15' to 11'6" to construct a deck, Map 09A/Block 73/Lot 119. The motion carried unanimously.

7. **New Business:** None.

8. **Old Business:** None.

9. **Adjournment:** *Mr. Nucifora moved to adjourn the meeting. The motion was seconded by Mr. Hines. The motion carried unanimously. The meeting adjourned at 7:15 P.M.*

Respectfully Submitted,

Daphne C. Schaub
Recording Secretary