

EAST HAMPTON ZONING BOARD OF APPEALS
Regular Meeting
November 19, 2018
Town Hall Meeting Room

DRAFT MINUTES

1. Call to Order: Mr. Walton called the meeting to order at 7:00 pm.

2. Seating of Alternates

Present: Chairman Matthew Walton, Regular Members: Vincent Jacobson and George Pfaffenbach, Alternate Members John Tuttle and Margaret Jacobson. Mr. Pfaffenbach made a motion to seat Alternates Mr. Tuttle and Ms. Jacobson for the meeting. The vote was unanimous in favor. Chairman Walton seated Mr. Tuttle and Ms. Jacobson.
Absent: Vice-Chairman Brian Spack, Ms. Powell and Alternate member Robert Hines.

3. Legal Notice

Staff read the November 19, 2018 Legal Notice into the record.

4. Approval of Minutes:

A. October 15, 2018 Regular Meeting – Mr. Tuttle made a motion to accept the October 15, 2018 minutes as written. The motion was seconded by Mr. Pfaffenbach. **Vote: 5-Yes; 0-No. The motion passed.**

5. Applications:

A. Application ZBA-18-010, Paul & Cynthia Strickett, 10 Hale Road, for a variance to reduce the front setback from 20' to 19.4' to build a 20' x 6' covered front porch and ramp for handicap access. Map 03A/Block 44/C-11. Nicholas Lulick, contractor for the applicant presented. He explained that the owners are requesting a variance to build beyond the front setback. They are proposing to build a 6' x 20' covered porch/deck with handicap access from the driveway. The deck will be built on piers, 42" below grade. The hardship was explained as owners need for handicap accessibility and for protection from the elements. He further explained that there was no alternate location to construct this because of the size and topography of the property. He provided a photo of the severe slope on the property. Chairman Walton asked if there were any public comments. Mr. Sennett (Liaison to ZBA) commented that the legal notice and agenda does not specify the required and proposed calculations and suggested it be specified for further hearings. A letter of support was received from Mr. Fancher of 6 Hale Road. There were no further comments. Mr. Tuttle made a motion to approve Application ZBA-18-010, Paul & Cynthia Strickett, 10 Hale Road, for a variance to reduce the front setback from 20' to 19.4' to build a 20' x 6' covered front porch and ramp for handicap access. Map 03A/Block 44/Lot C-11. The motion was seconded by Mr. Pfaffenbach. **Vote: 5-Yes; 0-No. The motion passed.**

B. Application ZBA-18-011, Paul Catalano, 49 Bay Road, for a variance to increase the lot coverage from 20% to 31% and to reduce the eastern side setback from 15' to 6.08' to construct a 10' x 25' addition to home, a 20' x 30' garage and a 10' x 10' addition to existing porch. Map 9A/Block 70/Lot 33. Mr. Catalano explained that he would like to expand his current 3 bedroom home by adding a 10' x 25' addition to the eastern side of the home, extending the porch by 10' x 10' and constructing a 20' x 30' garage that will be attached to the house and have a bedroom above. He stated that he needs the extra

room for mechanicals, electrical and washer and dryer and that the current topography is the hardship. He is proposing expanding east to west as opposed to building up the hill because he doesn't feel that it would fit the character of the lake community and that the rock removal will have a negative impact environmentally. He stated that he is asking for the same variance that was issued to his neighbor in 2008. Chairman Walton explained that the Commission cannot take into consideration what other homeowners have been granted. Mr. Catalano started a brief discussion about the conflicts he is having with his neighbor and why he feels the neighbor opposes his application. Chairman Walton asked for public comments at this time. Jim Sennett commented that the application is not represented correctly on the agenda and legal notice. Doreen Nablo of 43 Bay Road provided a brief history of the 2 properties in conflict. Attorney Laughlin (family attorney for the Seinko's who own the abutting property) provided explanations for some of the claims made by the applicant and spoke against the applicant building east to west but was in favor of the applicant building toward the road. There were no further public comments. Mr. Pfaffenbach made a motion to deny Application ZBA-18-011, Paul Catalano, 49 Bay Road, for a variance to increase the lot coverage from 20% to 31% and to reduce the eastern side setback from 15' to 6.08' to construct a 10' x 25' addition to home, a 20' x 30' garage and a 10' x 10' addition to existing porch, Map 9A/Block 70/Lot 33 based on the fact that there is a viable option available that will not encroach on the side setback. Mr. Tuttle seconded the motion. **Vote: 0-Yes; 5-No. The motion passed.**

C. Application ZBA-18-012, Josua Scavetta, 34 North Main Street, for a variance to increase the lot coverage from 25.36% to 34.64% to add a new driveway. Map 4A/Block 63/Lot 15. Mr. Scavetta stated that his home functions as a duplex and that both units are large but that the parking is inadequate therefore he is asking for a variance to add a new driveway. He submitted a letter of support from Bruce Lawson who is an abutter. Chairman Walton suggested extending the existing parking area since he has an existing driveway. Mr. Scavetta felt that it would resemble a parking lot and reduce the homes historical character and that he would still need a variance for the lot coverage. He added that by adding a driveway it would be easier for snow removal. Chairman Walton asked for public comments. Mr. Sennett asked for clarification regarding the required lot coverage and the proposed. Mr. Dutch, P.E. provided the clarification. Mr. Pfaffenbach made a motion to approve Application ZBA-18-012, Josua Scavetta, 34 North Main Street, for a variance to increase the lot coverage from 25.36% to 34.64% to add a new driveway Map 4A/Block 63/Lot 15 based on safety issues and the fact that other homes in the area have the same issue and have been able to do the same. Mr. Tuttle seconded the motion. **Vote: 5-Yes; 0-No. The motion passed.**

D. Application ZBA-18-013, Juliano's Pools, 42 Skyline Drive, to increase the lot coverage from 10% to 12.66% to construct a 22' x 36' in ground pool, a 600 sq. ft. concrete patio and a 12' x 16' shed. Map 18/Block 44/Lot 78. Eric Levesque from Juliano's Pools presented. He explained that they are asking for a 2.66% increase in lot coverage to build a 22' x 36' in ground pool, a 600 sq. ft. concrete patio and a 12' x 16' shed. He stated that the hardship is the unfairness of the required maximum lot coverage for the size of the lot. Chairman Walton asked if the homeowner thought of using a paver patio instead of a concrete to reduce the amount of coverage. Mr. Levesque said it was not in the homeowners budget. Chairman Walton asked for public comments. There were none. Mr. Tuttle made a motion to approve Application ZBA-18-013, Juliano's Pools, 42 Skyline Drive, to increase the lot coverage from 10% to 12.66% to construct a 22' x 36' in ground pool, a 600 sq. ft. concrete patio and a 12' x 16' shed. Map 18/Block 44/Lot 78. The motion was seconded by Mr. Pfaffenbach. **Vote: 5-Yes; 0-No. The motion passed.**

- 6. New Business:** Approval of the 2019 ZBA Meeting Dates – Mr. Tuttle made a motion to approve the 2019 ZBA Meeting Dates with one correction: December meeting date should be the 9th and not the 8th. Mr. Pfaffenbach seconded the motion with the one correction. ***Vote: 5-Yes; 0-No. The motion passed.***
- 7. Old Business:** None.
- 8. Adjournment:** Ms. Jacobson made a motion to adjourn at 8:29 p.m. The motion was seconded by Mr. Pfaffenbach. The vote was unanimous in favor.

Respectfully Submitted,

Christine Castonguay
Recording Secretary