

**East Hampton Zoning Board of Appeals
Regular Meeting
December 12, 2011
Town Hall Meeting Room
7:00 P.M.
Unapproved Minutes**

1. **Call to Order:** Vice Chairman Flannery called the ZBA Meeting of December 12, 2011 to order at 7:00PM.

Members Present: Chairman Charles Nichols, Vice Chairman Brendan Flannery, Vincent Jacobson, Dennis Wall, Don Martin, and Robert Hines

Alternate Members Present: Lori Wilcox

Absent: Tom Keegan

Staff Present: James P Carey

2. **Seating of the Alternates:**

3. **Legal Notice:** Mr. Carey read the legal in for the record.

4. **Approval of Minutes.**

a. **November 12, 2011 Regular Meeting:**

Mr. Flannery moved, and Mr. Wall seconded to approve the minutes of the November 14, 2011. The motion carried unanimously.

5. **ZBA Application No. ZBA2294 of Richard Cardillo, 133 Clark Hill Road, to reduce the side-yard setback from 25' to 14' to allow a practical conveyance as the property now exists, Map 11/Block 39/Lot 103.-**

Joel Fuller, Land Surveyer for Mr. Cardillo was before the agency requesting a relief on a 25' building line to 14'. The reason for this is there is currently 2 dwellings on one lot, and all current zoning requirements can be met except for one side and the reason for that is due to the septic for the smaller dwellings location and they need to be within 10' of the septic.

Mr. Flannery asked for clarification on how 2 homes ended up on one lot. Mr. Carey explained the regulation as previously written regarding accessory structures for clarification to the board. And the history of the lot splits.

Mr. Martin moved approve the ZBA2294 application of Richard Cardillo, 133 Clark Hill Road, to reduce the side-yard setback from 25' to 14' to allow a practical conveyance as the property now exists, Map 11/Block 39/Lot 103 with the hardship being as noted on the application. The motion was seconded by Mr. Wall. The motion carried unanimously.

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6. **Old Business:** None

7. **Communications:** None

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- 8. New Business:** Mr. Flannery moved to add 2012 Calendar discussion to this agenda. The motion was seconded by Mr. Martin. The motion carried unanimously.

Mr. Flannery moved to schedule the ZBA meetings for the 2nd Monday of the month taking off the month of July. The Calendar dates are as follows

1/9/12
2/13/12
3/12/12
4/9/12
5/14/12
6/11/12
8/13/12
9/10/12
10/15/12
11/12/12
12/10/12
1/14/13

The motion was seconded by Mr. Martin. The motion carried unanimously.

9. Adjournment

Mr. Flannery moved to adjourn the ZBA meeting. The motion was seconded by Mr. Wall. The motion carried unanimously. Meeting Adjourned: 7:20PM

Respectfully Submitted

**Kamey Peterson
Recording Secretary**
