

East Hampton Zoning Board of Appeals
Regular Meeting
January 9, 2012
Town Hall Meeting Room
7:00 P.M.
Approved Minutes

1. **Call to Order:** Chairman Nichols called the ZBA Meeting of January 9, 2012 to order at 7:00PM.
Members Present: Chairman Charles Nichols, Vincent Jacobson, Don Martin, and Dennis Wall
Alternate Members Present: Robert Hines, Tom Keegan and Lori Wilcox
Absent: Vice-Chairman Brendan Flannery
Staff Present: James P. Carey, Administrator Planning, Zoning & Building
2. **Seating of the Alternates:** The Chairman seated Alternate Member Thomas Keegan at this time.
3. **Legal Notice:** Mr. Carey read the legal notice in to the record.
4. **Approval of Minutes.**
 - a. **December 12, 2011 Regular Meeting:**
Mr. Martin moved, and Mr. Jacobson seconded, to approve the minutes of the December 12, 2011 meeting. The motion carried unanimously.
5. **Application No. ZBA2295 of Robert Tallberg, 26 Childs Road, to reduce the side-yard setback from 25' to 1' to construct a garage, Map 12/Block 36/Lot 12M-2:**

Mr. Robert Tallberg, applicant, was present and explained that his plans to construct a garage are to house his vintage cars. He hopes to build a 26' x 30' garage. He believes the location he has requested is the best location for the garage because it is adjacent to the existing driveway and no asphalt will be removed or added. The current layout of his lot is limited by the swimming pool and septic system. The only other possible location would require a second driveway. There will be 6' to 8' between the house, attached garage, and the proposed garage. There is a stone wall present on the subject property line but it ends before the location of the proposed garage.

The Board discussed the limited work area available to the applicant if the setback were reduced to 1'. Mr. Tallberg believes he will have the room he needs with the requested setback. He has a letter from the abutting neighbor on that property line and he is agreeable to this variance request. Mr. Tallberg explained that he wants to make sure this proposed plan will work for all involved; the Town, his neighbors, and himself.

Mr. Carey read three letters into the record, from Keith and Carol Street, Vincent Gervasi, and Edward Gillis.

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Mr. Martin moved to accept Application No. ZBA2295 of Robert Tallberg, 26 Childs Road, and grant the variance to reduce the side-yard setback from 25' to 1' to construct a garage, Map 12/Block 36/Lot 12M-2. Mr. Wall seconded the motion. The motion carried 4-1-0. (Yes votes: Keegan, Martin, Nichols, Wall. No votes: Jacobson. Abstentions: None.)

6. Old Business:

a. Review - 2012 ZBA Calendar: Mr. Carey explained that there is a conflict for the November ZBA meeting. The regular meeting date falls on Veteran's Day this year. He suggested that the regular meeting be moved up a week and scheduled for November 5, 2012. **Attachment 1**

Mr. Keegan moved, and Mr. Martin seconded, to accept the 2012 ZBA Calendar as revised. The motion carried unanimously.

7. Communications: None

8. New Business: None.

9. Adjournment

Mr. Martin moved to adjourn the ZBA meeting. The motion was seconded by Mr. Wall. The motion carried unanimously. Meeting Adjourned: 7:15PM.

Respectfully Submitted

**Daphne C. Schaub
Recording Secretary**