

**East Hampton Zoning Board of Appeals  
Regular Meeting  
February 13, 2012  
Town Hall Meeting Room  
7:00 P.M.  
Unapproved Minutes**

1. **Call to Order:** Chairman Nichols called the ZBA Meeting of February 13, 2012 to order at 7:00PM.  
**Members Present:** Chairman Charles Nichols, Vice-Chairman Brendan Flannery, Vincent Jacobson, Don Martin, and Dennis Wall  
**Alternate Members Present:** Robert Hines, Tom Keegan and Lori Wilcox  
**Absent:**  
**Staff Present:** James P. Carey, Administrator Planning, Zoning & Building
2. **Seating of the Alternates:** The Chairman seated Alternate Member Thomas Keegan.
3. **Legal Notice:** Mr. Carey read the legal notice in to the record.
4. **Approval of Minutes.**
  - a. **January 9, 2012 Regular Meeting:**  
*Mr. Flannery moved, and Mr. Wall seconded, to approve the minutes of the January 9, 2011 meeting. The motion carried unanimously.*

5. **Application of Jeffrey Corbin, 15 Pine Brook Road, to reduce the side-yard setback from 25' to 15' to construct a 2-car garage, Map 8/Block 26/Lot 2A:**  
Mr. Corbin stated the home sits on approximately an acre of land. To the left of the driveway are underground power and the septic system, and to the side of the house is the side yard boundary which is on a hill. Mr. Flannery clarified the garage is going to be a one story garage.

Chairman Nichols asked if there was anyone to speak in favor or against this application. There was no one present to speak for or against this application.

*Mr. Flannery moved to approve the application of Jeffrey Corbin, 15 Pine Brook Road, to reduce the side-yard setback from 25' to 15' to construct a 2 car garage with the hardship being the utilities and septic system location. Motion was seconded by Mr. Wall. The motion passed unanimously.*

6. **Application of Martin Podscotch, 45 O'Neill Lane, to reduce the rear-yard setback from 25' to 16' and the side-yard setback from 15' to 7' to rebuild a new home in place of the existing 1920s cottage, Map 10A/Block 83/Lot 24**

Mr. Podscotch provided the members of the agency with some general information on how the existing structure stands and what is being proposed to improve this home. (see attached)

Chairman Nichols asked if there was anyone to speak in favor or against this application. Hearing none;

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*Mr. Flannery moved to close the public portion of this hearing for further discussion. The motion was seconded by Mr. Jacobson. The motion passed unanimously.*

Mr. Flannery asked if a variance has already been granted on this property and it was confirmed one was granted in 2011 for a garage addition on the main home. Mr. Flannery expressed his concerns with having 2 single family residences on this one parcel that is approximately 20,000SF, and with 19.9% lot coverage. Mr. Flannery read for the agency a paragraph from the “hardship” portion of the ZBA requirements.

*Mr. Flannery moved to deny this application due to lack of hardship. The motion was seconded by Mr. Jacobson. The motion passed unanimously.*

**7. Old Business:** None

**8. Communications:** None

**9. New Business:** None.

**10. Adjournment**

*Mr. Flannery moved to adjourn the ZBA meeting. The motion was seconded by Mr. Wall. The motion carried unanimously. Meeting Adjourned: 7:35PM.*

**Respectfully Submitted**

**Kamey Peterson  
Recording Secretary**