

EAST HAMPTON ZONING BOARD OF APPEALS
Regular Meeting
February 11, 2019
Town Hall Meeting Room

DRAFT MINUTES

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

2. **Seating of Alternates:**

Present: Chairman Matthew Walton, Regular Members: Vincent Jacobson, Melinda Powell and George Pfaffenbach, Alternate Members John Tuttle, Robert Hines and Margaret Jacobson.
Absent: Vice-Chairman Brian Spack.

3. **Legal Notice:**

Staff read the February 11, 2019 Legal Notice into the record.

4. **Approval of Minutes:**

A. November 19, 2018 Regular Meeting – Mr. Pfaffenbach made a motion to accept the November 19, 2018 minutes as written. The motion was seconded by Ms. Powell. **Vote: 5-Yes; 0-No. The motion passed.**

5. **Applications:**

A. ZBA-18-014, Ryan Donohue, 21 Seminole Trail, for a variance to increase the lot coverage by 3.2% from 34.8% (current) to 38%, to reduce the side setback from 15' to 18" and to reduce the rear setback from 25' to 30" to construct a 14' x 22' garage. Map 09A/Block 73/Lot 114. Mr. Donohue presented to the members. He proposes constructing a garage to the right of the home because there is no space to the left of the home. Historically, there were 2 cottages on the property and they were converted to one home so there are currently 2 sets of utility laterals in the front of the home. There is a 10' difference from the street level to the front foundation so there is no place to put the garage in that area. He explained that there is a shed on the property now that is partially on the neighbor's property. He is proposing the removal of the existing shed and replacing with a pre-fab garage in that area but on his property. The garage will have a gable roof with no second floor. It will be 12' in height with a motorized garage door and a rain barrel system for water runoff. The proposed garage will not obstruct the neighbor's views because he will be cutting the land back so the garage will be lower than the shed. He presented a letter of support from Sharon Gayeski of 26 Mohawk Trail (abutter). Chairman Walton asked for public comments at this time. Cheryl White of 30 Mohawk Trail voiced her concerns and frustration regarding the shed that exists and is partially on her property. There were no further public comments at this time. Mr. Pfaffenbach made a motion to approve ZBA-18-014, Ryan Donohue, 21 Seminole Trail, for a variance to increase the lot coverage by 3.2% from 34.8% (current) to 38%, to reduce the side setback from 15' to 18" and to reduce the rear setback from 25' to 30" to construct a 14' x 22' garage Map 09A/Block 73/Lot 114 for the following reasons: it will be an improvement to the neighborhood, the lot coverage is not a significant increase, the driveway will not be extended and the runoff will be captured. The motion was seconded by Mr. Hines. **Vote: 4-Yes; 1-No (Chairman Walton). The motion passed.**

B. ZBA-19-001, Alison F. Richard Trustee, 22 Knowles Road, for a variance to reduce the front setback from 50' to 18.2', to reduce the rear setback from 50' to 18.4', to reduce the north side setback from 25' to 0.5' and to increase the building height from 30' to 33.5' to construct a new 4865 sq. ft. single family home. Map 02C/Block 19A/Lot 6. Pat Benjamin,

P.E. with Bascom and Benjamin presented. He stated that the original house burned down last February. The property is 1.71 acres on the west side of Knowles Road. The lot has a unique shape so it was difficult to find a spot where the house would fit and since the original home was built in 1735 it never conformed to zoning. The proposed house was moved south and is 4 ½' off the northern property line. In the front, the foundation was 22.4' and will now be 23' so they will need a variance for 18.2' to the covered porch. In the rear, the house was originally 22' and it will now be 24' so they will need a variance for 18.4' to the second story deck. The variance requested for the height is due to the FEMA 100 flood plain elevation. Agatha Pistelli (architect) stated that the proposed footprint is smaller than the original and that they moved the house back from the property line to allow for ample room for construction and for water to flow downhill and the pitch of the roof was reduced. The proposed elevation is minimal and close to the adjacent homes. She explained that the original house was 40' x 45' and they are proposing a 40' x 40' home which is less footage. Chairman Walton asked for public comments at this time. Mary Jo Schaeffer of 20 Knowles Road read a letter she wrote regarding her concerns about the proposed height of the proposed house as well as the results of the shadow study that was provided. Ann McKinney of 44 Long Hill Road spoke in support of the application. Regina Starolis of 21 Knowles Road asked for clarification of the shadow study. There were no further comments at this time. Chairman Walton made a motion to accept application ZBA-19-001, Alison F. Richard Trustee, 22 Knowles Road, for a variance to reduce the front setback from 50' to 18.2', to reduce the rear setback from 50' to 18.4', to reduce the north side setback from 25' to 0.5' and to increase the building height from 30' to 33.5' to construct a new 4865 sq. ft. single family home. Map 02C/Block 19A/Lot 6. Mr. Pfaffenbach seconded the motion. ***Vote: 5-Yes; 0-No. The motion passed.***

6. **New Business:** Approval of the revised ZBA-Decision Appeal form – Ms. Jacobson suggested removing the word “required” after email. Mr. Pfaffenbach made a motion to approve the revised ZBA-Decision Appeal form with the suggested change. The vote was seconded by Mr. Hines. ***Vote: 5-Yes; 0-No. The motion passed.***
7. **Old Business:** None.
8. **Adjournment:** Mr. Pfaffenbach made a motion to adjourn at 8:14 p.m. The motion was seconded by Ms. Powell. The vote was unanimous in favor.

Respectfully Submitted,

Christine Castonguay
Recording Secretary