

**EAST HAMPTON ZONING BOARD OF APPEALS**  
**Regular Meeting**  
**May 11, 2020**  
**Town Hall Meeting Room**

<b>DRAFT MINUTES</b>
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Before the meeting was called to order, Mr. DeCarli provided a brief overview of how to navigate through the ZOOM meeting.

**1. Call to Order:** Chairman Walton called the meeting to order at 7:03 pm.

**2. Seating of Alternates:**

Present: Chairman Matthew Walton, Regular Member: George Pfaffenbach, and Alternate Members Robert Hines and John Tuttle.

Absent: Vincent Jacobson, Margaret Jacobson and Vice-Chairman Spack

**3. Legal Notice:**

Staff read the May 11, 2020 Legal Notice into the record.

**4. Approval of Minutes:**

**A. March 9, 2020 Regular Meeting** – Mr. Tuttle made a motion to approve the March 9, 2020 minutes as written. The motion was seconded by Mr. Pfaffenbach. *Vote: 4-0*

**5. Applications:**

**A. Application ZBA-20-003, Jacqueline Montanez Colon, 46 Skinner St.,** Location approval for an auto repair shop Sec. 5.3.C.9 Map 20/Block 48C/Lot 17A. Ms. Montanez Colon explained that she would like to open a dealership and auto repair shop at 46 Skinner Street for used vehicles. Mr. DeCarli stated that this location is in the Industrial zone and that it needs a location approval from the Zoning Board of Appeals first before it is heard by the Planning and Zoning Commission for a site plan review and special permit. He went on to add that the existing structure is a 2 story structure but that the applicant is proposing the use of the first floor only and that site work needs to be done which the owner plans to do but to the front of the property only at this time. There were no public comments at this time. Mr. Tuttle made a motion to approve Application ZBA-20-003, Jacqueline Montanez Colon, 46 Skinner St., location approval for an auto repair shop Sec. 5.3.C.9 Map 20/Block 48C/Lot 17A. The motion was seconded by Mr. Pfaffenbach. *Vote: 4-0*

**B. Application ZBA-20-004, David Bengtson, 82 Spellman Point Rd.,** for a variance to decrease the north side setback from 15' to 14.1', increase impervious coverage from 19.36% to 21.02% and to increase the habitable space from 1800 sq. ft. to 2173 sq. ft. for new home construction and demo of existing Sec. 4.1.E. Map 09A/Block 70/Lot 3. Mr. DeCarli explained to the members that this property is a pre-existing, non-conforming lot and that if the house is demolished it can be rebuilt in the exact same footprint but that the applicants proposal is to move the house to a different area on the property. Mr. Bengtson explained that he is proposing to build a new 2 story 2100 sq. ft. home that will be closer to the road than the existing house (which will be demolished) and will be within the setbacks. There will be rain gardens in front and a drywell to control water runoff. Site plans were available for viewing and were used to explain the proposal. A letter of support from Helen B. Hill of 89 Spellman Point Road was read into the record by Town Staff. Bob Yanker of 83 Spellman Point Road spoke in favor of

the application. Doreen Nablo of 84 Spellman Point Road spoke in favor of the application. There were no further comments. Mr. Pfaffenbach made a motion to approve Application ZBA-20-004, David Bengtson, 82 Spellman Point Rd., for a variance to decrease the north side setback from 15' to 14.1, increase impervious coverage from 19.36% to 21.02% and to increase the habitable space from 1800 sq. ft. to 2173 sq. ft. for new home construction and demo of existing Sec. 4.1.E Map 09A/Block 70/Lot 3. Mr. Tuttle seconded the motion. **Vote: 4-0**

**6. New Business:** None

**7. Old Business:** None.

**8. Adjournment:** The meeting adjourned at 7:26 p.m. which was a unanimous vote.

Respectfully Submitted,

Christine Castonguay  
Recording Secretary