**EAST HAMPTON ZONING BOARD OF APPEALS**

**Regular Meeting**

 **May 13, 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, Vice-Chairman Spack, Regular Member: Vincent Jacobson,

 George Pfaffenbach and Alternate Member: Margaret Jacobson.

 Absent: Melinda Powell, Robert Hines and John Tuttle.

 Mr. Pfaffenbach made a motion to seat Alternate Margaret Jacobson. The motion was unanimous in

 favor. ***Vote: 5-Yes; 0-No.***

1. **Legal Notice:**

Staff read the May 13, 2019 Legal Notice into the record.

1. **Approval of Minutes:**
	1. April 8, 2019 Regular Meeting – Mr. Pfaffenbach made a motion to approve the April 8, 2019 minutes as written. The motion was seconded by Ms. Jacobson***. Vote: 5-Yes; 0-No. The motion passed.***

**5. Applications:**

 **A. Application ZBA-19-004, William Bengtson, 151 Bear Swamp Rd.,** for a

 variance to decrease the front setback from 50’ to 13’ to build a 30’ x 50’ garage.

 Map26/Block 85/Lot 1A-10. Mr. Bengtson stated that he is asking for a variance to decrease the

 front setback from 50’ to 13’ because that is the only area where he can build. There are

 wetlands, grade issues and septic leaching fields that prohibit him from building in those areas.

 Mr. Pfaffenbach stated that he saw the property and that he agrees with the topography issues

 and that the lot is restrictive. Mr. Bengston stated that he will be adding gutters and a swale to

 divert any water runoff from the garage roof into the ground. Chairman Walton asked if there

 were any public comments at this time. There were none. Mr. Pfaffenbach made a motion to

 approve Application ZBA-19-004, William Bengtson, 151 Bear Swamp Rd., for a variance to

 decrease the front setback from 50’ to 13’ to build a 30’ x 50’ garage Map26/Block 85/Lot 1A-

 10 based on the hardships of the lot. Vice-Chairman Spack seconded the motion.

 ***Vote: 5-Yes; 0-No. The motion passed.***

 **B. Application ZBA-19-005, Michael & Nicole M. Rall, 76 Spellman Point Rd.,** for

a variance to decrease the side setback from 15’ to 9.2’ to construct a 10’ x 24’

 enclosed front porch and a 10’ x 24’ rear deck. Map 09A/Block 70/Lot 6. Mr. Rall explained

 that he is asking for a variance to decrease the side setback because of the parcel size, shape and

 layout which are peculiar and would not allow him to build an enclosed porch or rear deck. He

 added that the boundary lines are irregular as well. Chairman Walton asked if there were any

 public comments at this time. There were none. Ms. Jacobson made a motion to approve

 Application ZBA-19-005, Michael & Nicole M. Rall, 76 Spellman PointRd., for a variance to

 decrease the side setback from 15’ to 9.2’ to construct a 10’ x 24’ enclosed front porch and a 10’

 x 24’ rear deck. Map 09A/Block 70/Lot 6. The motion was seconded by Mr. Pfaffenbach.

 ***Vote: 5-Yes; 0-No. The motion passed.***

 **C. Application ZBA-19-006, Kevin Neary, 28 Hyde Farm Road**, for a variance to reduce

the front setback from 25’ to 18’ to construct a new home. Map 02A/Block 48/Lot 1A-9.

Commissionmember Mr. Pfaffenbach stated that he is an abutter to this property but

 that he can provide a non-biased judgment of the application. Chairman Walton read aloud the

 “conflict of interest” section of the ZBA Bylaws and asked for comments or opinions from the

 other Commission members. Chairman Walton made a motion to have Mr. Pfaffenbach remain

 on the Commission for the hearing of Application IW-19-006. Ms. Jacobson seconded the

 motion. The vote was unanimous in favor.

 Mr. Neary explained that only 13% of his property is buildable due to the restrictions of the land

 such as a conservation easement and the shape of the lot which is triangular. He wants to build a

 new home with a garage and construct a pool and deck in the future. Vice-Chairman Spack

 commented that the regulations state that he can build up to the conservation easement therefore

 in his opinion, he does not have a true hardship. Chairman Walton suggested rotating the

 proposed design so it’s perpendicular to the conservation line thereby giving him more land on

 the south side. Mr. Nealy stated that if the design is altered as Chairman Walton suggested then

 the location of the pool will be in the shade. Chairman Walton stated that it appears to him that

 the proposed house was designed with the idea that the variance was already approved and the

 hardship is self- inflicted. Chairman Walton asked for public comments at this time. There

 were none. Chairman Walton asked the applicant if he would like to continue the application

 thereby giving him more time to alter the site plan (changing the location of proposed house).

 The applicant did not want to continue the application and asked the Commission to vote.

 Vice-Chairman Spack made a motion to deny Application ZBA-19-006, Kevin Neary, 28 Hyde

 Farm Road, for a variance to reduce the front setback from 25’ to 18’ to construct a new home.

 Map 02A/Block 48/Lot 1A-9 due to the fact that each property in that development was

 designed and approved to build within the setbacks and that the hardship presented is not

 accepted. Mr. Jacobson seconded the motion. Vice-Chairman Spack rescinded his motion and

 made a new motion to accept Application ZBA-19-006, Kevin Neary, 28Hyde Farm Road, for a

 variance to reduce the front setback from 25’ to 18’ to construct a new home.

 Map 02A/Block 48/Lot 1A-9. The motion was seconded by Ms. Jacobson. ***Vote: 0-Yes; 5-No.***

 ***The motion was denied.***

**6. New Business**: None.

**7. Old Business:** None.

**8. Adjournment:** Ms. Jacobson made a motion to adjourn at 8:02 p.m., seconded by Mr. Pfaffenbach. The vote was unanimous in favor.

Respectfully Submitted,

Christine Castonguay

Recording Secretary