

EAST HAMPTON ZONING BOARD OF APPEALS
Regular Meeting
January 13, 2020
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 Members: George Pfaffenbach and Margaret Jacobson.
Absent: Vincent Jacobson, Robert Hines and John Tuttle
3. **Election of Officers:** Mr. Pfaffenbach made a motion to elect Mr. Walton as Chairman. The motion was seconded by Ms. Jacobson. *Vote: 4-0.* Mr. Pfaffenbach made a motion to elect Mr. Spack as Vice-Chairman. The motion was seconded by Ms. Jacobson. *Vote: 4-0.*
4. **Legal Notice:** The legal notice was read into the record by Town Staff.
5. **Approval of Minutes:**
 - A. **December 9, 2019 Regular Meeting** – Mr. Pfaffenbach made a motion to approve the December 9, 2019 minutes as written. The motion was seconded by Vice-Chairman Spack. *Vote: 4-0*
6. **Applications:**
 - A. **Application ZBA-19-014, Ty Sweet, 7 Main St.,** for an appeal of ZEO Decision: Illegal third apartment unit with inhabitant. Map 05A/Block 62/Lot 12. Attorney Beatty informed the members that he submitted a revised application for ZBA-19-014 per the comments received at the last meeting from the Commission. He added that he filed an application for a variance to permit the use as a 3 family. The application has not been processed because it was submitted today and cannot be acted upon until the appeal of the ZEO decision (ZBA-19-014) has been voted on. Mr. Pfaffenbach stated that the information about the use of the property has been public information of record since 1984 and that the Town is not at fault for this dilemma. Vice-Chairman Spack asked if the use of the 3rd apartment ceased use when the Cease and Desist was issued. Mr. Sweet stated that it ceased use. Chairman Walton felt that “Buyer Beware” applies to this application and that the Town is not responsible and that from a safety standpoint, this is not safe situation. He added that the Regulations would have had to have changed at the time this became a 3rd apartment for the Commission to either approve or to lift the Cease & Desist and that this situation is a self-inflicted hardship (albeit not intentionally). Mr. Pfaffenbach made a motion to deny application ZBA-19-014, Ty Sweet, 7 Main St., for an appeal of ZEO Decision: Illegal third apartment unit with inhabitant Map 05A/Block 62/Lot 12. The motion was seconded by Vice-Chairman Spack. *Vote: 4-0. The motion passed.*
7. **New Business:**
 - A. Annual Review of Bylaws – Chairman Walton suggested defining terms that are used in the Bylaws and he provided examples. Mr. DeCarli suggested modernizing the Bylaws by converting them to a PDF and said we can provide samples from other towns as a guideline.
8. **Old Business:** None.
9. **Adjournment:** Vice-Chairman Spack made a motion to adjourn at 7:34 p.m., seconded by Ms. Jacobson. The meeting adjourned.

Respectfully Submitted,

Christine Castonguay
Recording Secretary