

**EAST HAMPTON ZONING BOARD OF APPEALS**  
**Regular Meeting**  
**October 18, 2021**  
**Virtual Meeting**

<b>DRAFT MINUTES</b>
----------------------

**1. Call to Order:** Vice-Chairman Spack called the meeting to order at 7:01 pm.

**2. Seating of Alternates:**

Present: Vice-Chairman Spack, Regular Members: George Pfaffenbach, Margaret Jacobson as well as Kevin Reed and Zoning Official Jeremy DeCarli.

Absent: Chairman Matthew Walton, John Tuttle and Bob Hines.

**3. Legal Notice:**

Staff read the October 18, 2021 Legal Notice into the record.

**4. Approval of Minutes:**

**A. August 9, 2021 Regular Meeting** – Mr. Pfaffenbach made a motion to approve the August 9, 2021 meeting minutes as written. The motion was seconded by Mr. Reed. *Vote: 4-0*

**5. Applications:**

**A. Application ZBA-21-009, Richard Fielding, 30 South Main Street**, Application for Variance to reduce front setback from 50’ to 18.8’ to reconstruct and expand existing garage. Map 07A/Block 55/ Lot 29. Richard Fielding of 30 South Main Street presented. Currently there is an existing garage and house that are all within the front setback. Mr. Fielding proposes removing existing two car garage and replace with a three-car garage. Additionally, Mr. Fielding wants to expand the garage towards the backyard to gain space for a workshop and storage. Vice-Chairman Spack asked if Mr. Fielding was going to widen the driveway including the apron at the road. Mr. Fielding replied that the driveway and existing apron will not be widened. Mr. Reed asked if the area is already paved. Mr. Fielding explained the pavement stops two-thirds toward the back of the garage. Vice-Chair Spack asked there were any public comments. Mr. DeCarli received a letter of support from a nearby neighbor. Mr. Pfaffenbach made a motion to approve the Application ZBA-21-009, Richard Fielding, 30 South Main Street, Application for Variance to reduce front setback from 50’ to 18.8’ to reconstruct and expand existing garage. Map 07A/Block 55/ Lot 29. Mrs. Jacobson Seconded the motion. *Vote: 4-0*

**B. Application ZBA-21-010, Global 66, LLC. 265 West High Street**, Application for Variance to Increase allowed size of façade mounted sign from 198 sq. ft. to 290 sq. ft. and to allow the sign to be internally illuminated. Map 06/ Block 12/ Lot 9. John Cellino, representing Global 66, LLC presented. Mr. Cellino would like to have an illuminated sign and increase allowed size of façade mounted sign to 290 length of the front building. The Global sign is 18ft and Storage sign is 20ft and 32 ft wide and individual letters will be 32 inches. The Climate Control sign letters will be 18 inches and will sit on top of a canopy on edge in front of the building. The colors are a red, white and blue theme: white panels against blue building with red letters. Exterior front entrance design plans include three feet high of stone wall near the entrance door with an additional canopy. The rear will be the same. The goal is for a modern look while also to let people know what the building is. Mr. Cellino also plans to eliminate some parking fields as they will not be needed and to heavily landscape the property with trees and bushes. Commission

members all agreed the design will improve the appearance of the building. Vice-Chairman Spack asked for public comments. Amanda Peck – an abutting neighbor asked what was the lighting plan and the how high the roof structure will be. Mr. Cellino explained there will be no additional lighting that would affect her as there will only we additional lighting to the south side with no access to that side and lighting under the canopy near the entrance doors. The roof height will not change, but the façade will raise 3-4 feet. Mr. Pfaffenbach made a motion to approve Application ZBA-21-010, Global 66, LLC. 265 West High Street, Application for Variance to Increase allowed size of façade mounted sign from 198 sq. ft. to 290 sq. ft. and to allow the sign to be internally illuminated. Map 06/ Block 12/ Lot 9. Mr. Reed Seconded the motion. **Vote: 4-0**

**C. Application ZBA-21-011, Richard Vesce, 62 Main St**, Application for Variance to allow additional dwelling unit on ground floor in Village Center Zone. Map 02A/ Block 47/ Lot 30. BJ Currier, General Contractor, representing Richard Vesce. Mr. Currier presented, the property unit is in the front and they would like to convert it to a residential unit as every business at that location has failed. Mr. DeCarli explained the property is in the Village Center Zone which does not allow residential dwelling units on the first floor. The property 30-35 years ago was granted a variance for the addition in the rear. Mr. DeCarli stated he does not believe the best use of the property is retail or commercial use as a reason it remains vacant. Mr. Pfaffenbach asked where parking is as he is concerned with cars backing out. Mr. Currier replied parking is in the back. Vice-Chairman Spack asked if the variance is given to 62 Main Street will the variance remain with the land forever. Mr. DeCarli explained the future owner has the right to go back in front of Planning and Zoning Commission to turn first floor back into commercial use. Vice-Chairman Spack asked if there were any public comments. There were no public comments. Mrs. Jacobson made a motion to approve Application ZBA-21-011, Richard Vesce, 62 Main St, Application for Variance to allow additional dwelling unit on ground floor in Village Center Zone. Map 02A/ Block 47/ Lot 30. Mr. Reed Seconded the motion. **Vote: 4-0**

**6. New Business:**

**6. Old Business:**  
**None**

**8. Adjournment:** Mrs. Jacobson made a motion to the adjourn the meeting at 7:34pm. Mr. Pfaffenbach seconded. **Vote: 4-0**

Respectfully Submitted,



Cheryl Guiliano  
Recording Secretary