

EAST HAMPTON ZONING BOARD OF APPEALS

Regular Meeting

February 8, 2021

Virtual Meeting

DRAFT MINUTES

1. Call to Order: Chairman Walton called the meeting to order at 7:04 pm.

2. Seating of Alternates:

Present: Chairman Matthew Walton, Vice-Chairman Spack, Regular Member: George Pfaffenbach, John Tuttle, Margaret Jacobson and Alternate Robert Hines.

Mr. Hines was not seated.

3. Legal Notice:

Staff read the February 8, 2021 Legal Notice into the record.

4. Approval of Minutes:

A. November 9, 2020 Regular Meeting – Chairman Walton made a motion to approve the November 9, 2020 minutes as written. The motion was seconded by Vice-Chairman Spack.

Vote: 5-0

At this time, Chairman Walton read aloud the definition of a hardship and a variance and the goal of the Zoning Board of Appeals.

5. Applications:

- A. Application ZBA-21-001, Brian Galovich, 35 Highland Terrace,** to increase the lot coverage from previously approved 13% to 17% to construct an 18' x 36' IG pool with 650 sq. ft. concrete decking around and a 20' x 30; pool house. Map 18/Block 44/Lot 78-28. Mr. Galovich explained that he is seeking a variance for a pool, decking and pool house. He did not have definitive plans for the proposed pool house. He presented photos of the property and added that there is no wetland interference on the property. He stated that his hardship is that he is only approved for 13% lot coverage and that his home and driveway max out the 13% so he looking to increase the lot coverage to add the pool, decking and pool house. Mr. Tuttle stated that the applicant is asking for is a large structure for the pool house but is lacking definitive plans and asked the applicant to submit a clearly defined scope of work for the building use and a visual sketch of what he is proposing. The members of the Commission discussed the lack of hardship presented by the applicant and suggested that the applicant reduce the size of the pool house and add rain gardens or gutters. They also discussed the need to change the Regulations for pools and lot coverages. There were no public comments. Mrs. Jacobson made a motion to continue Application ZBA-21-001: Brian Galovich, 35 Highland Terrace, to increase the lot coverage from previously approved 13% to 17% to construct an 18' x 36' IG pool with 650 sq. ft. concrete decking around and a 20' x 30; pool house. Map 18/Block 44/Lot 78-28 to the next regularly scheduled meeting on March 8, 2021. The motion was seconded by Mr. Pfaffenbach. **Vote: 5-0**
- B. Application ZBA-21-002, Ursula Mascaro, 49 Wangonk Trail,** to reduce the north side setback from 15' to 4.47' and the south side setback from 15' to 6.91' to construct a second story addition and a 40 sq. ft. second deck. Map 9A/Block 70C/Lot 39. Ms. Mascaro stated that she is seeking a variance to add a second story addition above the existing home because she needs the extra space. The lot is long and narrow and the house is 830 sq. ft. She will be building within the existing footprint. Her hardship is that the existing home is legal non-conforming. Mr. Brown of 47 Wangonk spoke in support of the application. There were no further comments. Mr. Tuttle made a motion to approve Application ZBA-21-002, Ursula Mascaro, 49 Wangonk Trail, to

reduce the north side setback from 15' to 4.47' and the south side setback from 15' to 6.91' to construct a second story addition and a 40 sq. ft. second deck. Map 9A/Block 70C/Lot 39. Mrs. Jacobson seconded the motion. *Vote: 5-0*

C. Application ZBA-21-003, Nancy, Donald Jr., Robert and Sue Briere, 91-93 Lake

Drive, to subdivide property for Lot A and B: reduce minimum lot area for Lot A from 20,000 SF to 12,029 SF, reduce lot width for Lot A from 125' to 112.70', increase lot coverage for Lot A from 20% to 23.8% and 28.2% for Lot B, reduce front setback for Lot A from 25' to 19.6' and reduce the side setbacks for both lots from 25' to 3.8'. Map 25/Block 64/Lot 56. Nancy Briere explained that they currently have 2 homes on 1 lot and want to split the property into 2 lots so they can each have their own property and home and to divide the estates so they are separate deeds. She went on to add that both properties are non-conforming so she is seeking the variance to make the properties conform. There were no public comments. Mr. Pfaffenbach made a motion to approve Application ZBA-21-003, Nancy, Donald Jr., Robert and Sue Briere, 91-93 Lake Drive, to subdivide property for Lot A and B: reduce minimum lot area for Lot A from 20,000 SF to 12,029 SF, reduce lot width for Lot A from 125' to 112.70', increase lot coverage for Lot A from 20% to 23.8% and 28.2% for Lot B, reduce front setback for Lot A from 25' to 19.6' and reduce the side setbacks for both lots from 25' to 3.8'. Map 25/Block 64/Lot 56. Mr. Tuttle seconded the motion. *Vote: 5-0*

6. New Business:

A. Election of Officers: Mr. Tuttle made a motion to nominate Matthew Walton as Chairman. Mr. Pfaffenbach seconded the motion. *Vote: 5-0*. Chairman Walton made a motion to nominate Brian Spack as Vice-Chairman. The motion was seconded by Mr. Pfaffenbach. *Vote: 5-0*

At this time, Mr. Tuttle reminded the members that Alternates are needed for the ZBA Commission and that Town Council needs to be made aware of it so they can appoint them. Members discussed sending a letter to the Planning and Zoning Commission about possibly changing the Regulations for pools and lot coverage.

7. Old Business: None.

8. Adjournment: Mr. Tuttle made a motion to adjourn at 8:21 p.m., seconded by Mr. Pfaffenbach. *Vote: 5-0*

Respectfully Submitted,

Christine Castonguay,
Recording Secretary