

**EAST HAMPTON ZONING BOARD OF APPEALS**  
**Regular Meeting**  
**April 12, 2021**  
**Virtual Meeting**

<b>DRAFT MINUTES</b>
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**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 as well as Alternate Kevin Reed.

Absent: Robert Hines and John Tuttle

Vice-Chairman Spack made a motion to seat Mr. Reed. The motion was seconded by Mr. Pfaffenbach. **Vote: 5-0**

**3. Legal Notice:**

Staff read the April 12, 2021 Legal Notice into the record.

**4. Approval of Minutes:**

**A. March 8, 2021 Regular Meeting** – Vice-Chairman Spack made a motion to approve the March 8, 2021 regular meeting minutes as written. The motion was seconded by Mr. Pfaffenbach.

**Vote: 4-0**

**5. Applications:**

**A. Application ZBA-21-004, Miguel & Julianne Roman, 51 Highland Terrace**, for a variance to reduce the front setback from 50' to 10' to construct a 20' x 40' pool with a concrete patio around the perimeter of the pool Map 18/Block 44/Lot 23G-1. Mr. Roman presented. He explained that the lot is odd shaped and that the survey shows the rear of the house as being the front setback. He is asking to reduce the front setback to install a pool and patio. Mr. DeCarli added that this lot is a rear lot on the corner of the road and is considered a front setback due to the odd shape of the lot and because the house is not squared with the road. The house is angled toward one side making the configuration and topography an issue. He added that the lot coverage is not an issue. Mr. Roman stated that his hardship is the topography because the property is not flat and drops about 20' from the front yard and the grinder pump and well are both in the side front area therefore the pool location was determined to be the ideal location. He added that it would be a safety issue if the pool was to be relocated farther from the house. The stamped concrete patio will be rectangle to the pool. The applicant presented an alternate site plan and photos which were reviewed by the members and it was agreed that the requested setback (based on the measurements) should be 25' and not the 10' requested. There were no public comments. Ms. Jacobson made a motion to approve application ZBA-21-004, Miguel and Julianne Roman, 51 Highland Terrace, for a variance to reduce the front setback from 50' to 25' (not the 10' that was requested) to construct a 20' x 40' pool with a concrete patio around the perimeter of the pool Map 18/Block 44/Lot 23G-1. Vice-Chairman Spack seconded the motion with the following amendment: to accept the application per the map that was presented by the owner and to change the requested 10' to 25' in the event that there are unforeseen issues with the topography of the land. **Vote: 5-0 (approved amended motion)**

**6. New Business:** Vice-Chairman Spack asked if the Planning & Zoning Commission had an opportunity to discuss the pools and lot coverage regulation issues. Mr. DeCarli informed the Commission that it is scheduled to be discussed at the May meeting.

**7. Old Business:** None.

**8. Adjournment:** Ms. Jacobson made a motion to adjourn at 7:40 p.m. The vote was unanimous in favor.

Respectfully Submitted,

Christine Castonguay,  
Recording Secretary