

**EAST HAMPTON ZONING BOARD OF APPEALS**  
**Regular Meeting**  
**October 15, 2018**  
**Town Hall Meeting Room**

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

**1. Call to Order:** Mr. Walton called the meeting to order at 7:00 pm.

**2. Seating of Alternates**

Present: Chairman Matthew Walton, Regular Members: Vincent Jacobson, George Pfaffenbach, and Melinda Powell and Alternate Members John Tuttle and Margaret Jacobson. Mr. Pfaffenbach nominated Mr. Tuttle to be seated for the meeting. The vote was unanimous in favor. Chairman Walton seated Mr. Tuttle.

Absent: Vice-Chairman Brian Spack and Alternate member Robert Hines.

**3. Legal Notice**

Staff read the October 15, 2018 Legal Notice into the record.

**4. Approval of Minutes:**

**A. September 10, 2018 Regular Meeting** – Ms. Powell pointed out 2 clerical errors under agenda item #6a “There applicant” should be changed to “The applicant” and “Since the topography sloes” should be changed to “Since the topography slows”. Ms. Powell made a motion to accept the September 10, 2018 minutes with the suggested corrections. The motion was seconded by Mr. Pfaffenbach. Vote: 5-Yes; 0-No. *The motion passed.*

**5. Applications:**

**A. Application ZBA-18-007, Brian Riley, 5 Sears Lane**, for a variance to reduce the rear yard setback from 25’ to 1’ and the north side yard setback from 15’ to 4’ to install a gazebo. Chairman Walton explained that the previous owner applied for this a year ago and was denied. He added that the members reviewed this current application and did a site walk. Mr. Riley explained that he has a blue stone patio where he would like to place a gazebo because there are no trees to provide shade due to the location of the tanks that exist in that area. He stated that the gazebo will be placed on the blue stone patio (pavers) and it will sit up against the sea wall and will be anchored. He said that he will need to obtain approval from Inland Wetlands if his variance is approved. He submitted 2 letters of support from abutters. Mr. Pfaffenbach made a motion to approve Application ZBA-18-007, Brian Riley, 5 Sears Lane, for a variance to reduce the rear yard setback from 25’ to 1’ and the north side yard setback from 15’ to 4’ to install a gazebo because there is minimal impact to the lake or to the potential run-off, there is already a patio there and there has been written support from 2 abutters. Ms. Powell seconded the motion but added that it is less of an impact because it involves a roof and no walls. *Vote: 4-Yes; 1-No (Mr. Jacobson). The motion passed.*

**B. Application ZBA-18-009, Patricia and Julian Ryde, 7 Sears Lane**, for a variance to reduce the side setback from 15’ to 3’ to construct a garage. Map 04A/Block 63B/Lot 13. Mr. Ryde is requesting construction of a 28’ x 36’ garage for storage purposes. He went on to explain that his lot is narrow and because of the sewer, wetlands and trees, it limits where he can put a garage. Chairman Walton asked if there were any public comments. There were not. Mr. Pfaffenbach made a motion to approve application ZBA-18-009, Patricia and Julian Ryde, 7 Sears Lane, for a variance to reduce the side setback from 15’ to 3’ to construct a garage. Map 04A/Block 63B/Lot 13 because there will be little

impact and because the lot is very narrow. Ms. Powell seconded the motion. **Vote: 5-Yes; 0-No. The motion passed.**

- C. Application ZBA-18-008, Donald Gould, 16 Maple St.,** for a variance to increase the lot coverage to 13.6% to construct a first floor addition. Map 01A/Block 47/Lot 50. Mr. Gould explained that he would like to construct a first floor addition to increase the amount of living space and is asking for a variance because his property is the second smallest lot on the street. He is asking to increase the coverage from 11.6% to 13.6% which is not a large increase. The addition will be constructed to the rear of the house to decrease the amount of impact to the neighbors and to maintain the 1857 historical look of the front of the house. Mr. Gould explained that his hardship is a small and narrow lot. Mr. Tuttle made a motion to approve Application ZBA-18-008, Donald Gould, 16 Maple St., for a variance to increase the lot coverage to 13.6% to construct a first floor addition. Map 01A/Block 47/Lot 50. The motion was seconded by Mr. Pfaffenbach. **Vote: 5-Yes; 0-No. The motion passed.**

**6. New Business:** Review of Revised Application Form. Mr. Pfaffenbach made a motion to accept/adopt the revised application. The vote was unanimous in favor.

**7. Old Business:** None.

**8. Adjournment:** Mr. Tuttle made a motion to adjourn at 7:35 p.m. The motion was seconded by Mr. Pfaffenbach. The vote was unanimous in favor.

Respectfully Submitted,

Christine Castonguay  
Recording Secretary