

EAST HAMPTON ZONING BOARD OF APPEALS
Regular Meeting
September 12, 2022

DRAFT MINUTES

1. **Call to Order:** Chairman Spack called the meeting to order at 7:00 pm.

2. **Seating of Alternates:**

Present: Chairman Spack, Vice-Chairman Reed Regular Members: George Pfaffenbach, Margaret Jacobson. Alternates: Bradford Cillizza. As well as: Zoning Official Jeremy DeCarli.

Absent: George Coshow, Bob Hines and John Tuttle
Bradford Cillizza was seated.

3. **Legal Notice:** Staff read the September 12, 2022 Legal Notice into the record.

4. **Approval of Minutes:**

A. **August 8, 2022 Regular Meeting.** Mr. Pfaffenbach made a motion to approve August 8, 2022 meeting minutes as written. The motion was seconded by Ms. Jacobson. *Vote: 5-0*

5. **Public Hearings:**

A. **Application ZBA-22-005: Benjamin Leitch, 12 Lakewood Road, Increase lot coverage from 23.24% to 25.03% for covered deck. Map 03A/ Block 44/ Lot C-73.** Benjamin Leitch, 12 Lakewood Road. Mr. Leitch, explained he hired a structural engineer who provided a report for deck and provided recommendations. Commission Members briefly discussed report from engineer. Chairman Spack asked if there were any public comments. There were no public comments. Vice-Chairman Reed made a motion to approve Application ZBA-22-005: Benjamin Leitch, 12 Lakewood Road, Increase lot coverage from 23.24% to 25.03% for covered deck. Map 03A/ Block 44/ Lot C-73. The motion was seconded by Ms. Jacobson. *Vote: 5-0*

B. **Application ZBA-22-006: Tyler Thompson, 127 Tartia Road, Reduce the side setback from 25' to 22' for barn addition. Map 27/ Block 53/ Lot 18B.** Tyler Thompson, 127 Tartia Road, presented he has a letter of support from neighbor, he submitted building plans to Town Staff, and stated he is a licensed contractor and the work was completed correctly. Mr. Thompson briefly explained building plans. Mr. DeCarli noted 118 photos were submitted into record. Chairman Spack asked if an Engineer looked at the project. Mr. Thompson replied an engineer only created the design and he did not have letter from an engineer. Mr. Thompson stated he believed the Commission had only asked for a licensed contractor to provide letter for concrete. Commission Members reviewed photos provided. Chairman Spack asked if there were any public comments. Sandy Thompson, 127 Tartia Road and Helena Gatto-Supino, 6 Brook Trail spoke in favor. Mr. Pfaffenbach made a motion to approve Application ZBA-22-006: Tyler Thompson, 127 Tartia Road, Reduce the side setback from 25' to 22' for barn addition. Map 27/ Block 53/ Lot 18B. The motion was seconded by Ms. Jacobson. *Vote: 4-1 (Chairman Spack)*

C. **Application ZBA-22-008: William & Kim Massie, 53 Depot Hill Road, Reduce the side setback from 25' to 10' and front setback from 50' to 15' for a shed. Map 05/ Block 3/ Lot 3D-1.** Bill Massie, 53 Depot Hill Road presented proposed plans to replace current shed with a larger 20' by 24' shed in front of the house. Mr. Massie briefly explained the site topography

and proposed shed location. Chairman Spack asked if there were any public comments. There were no public comments. Vice-Chairman Reed made a motion to approve Application ZBA-22-008: William & Kim Massie, 53 Depot Hill Road, Reduce the side setback from 25' to 10' and front setback from 50' to 15' for a shed. Map 05/ Block 3/ Lot 3D-1. The motion was seconded by Mr. Pfaffenbach. *Vote: 5-0*

D. Application ZBA-22-009: Helena Gatto-Supino, 6 Brook Trail, Reduce side setback from 15' to 1' for deck stairs. Map 10A/Block 79/Lot 9. Helena Gatto-Supino, 6 Brook Trail discussed she was issued a variance for deck but stairs were not included. Ms. Gatto-Supino briefly discussed stair design and noted submitted letters of support. Mr. Pfaffenbach asked for clarification on parking. Ms. Gatto-Supino replied she now has access on Laurel Trail. Mr. Cillizza asked for clarification side setbacks on both sides of deck. Ms. Gatto-Supino replied the setbacks are the same on both sides of the house. Jesse Bracken explained the stairs are located to the side because of an existing wall, patio and ledge. Ms. Gatto-Supino noted she provided pictures of current site. Chairman Spack asked if another stair landing was needed. Mr. Bracken briefly explained only stairs are required and the Building Official passed other inspections. Chairman Spack asked if there were any public comments. Russell Blow, 5 Brook Trail spoke in opposition. Chairman Spack asked where the original stairs were located. Mr. Bracken and Ms. Gatto-Supino explained previous deck, stairs size, location and provided photo that will be submitted into record. Mr. Cillizza expressed concern with accessibility into home. Ms. Gatto-Supino discussed ways to access property. Mr. Pffanbach made a motion to approve Application ZBA-22-009: Helena Gatto-Supino, 6 Brook Trail, Reduce side setback from 15' to 1' for deck stairs. Map 10A/Block 79/Lot 9. The motion was seconded by Ms. Jacobson. *Vote: 5-0*

E. Application ZBA-22-010: Kyle St. George, 4 Terp Road, Reduce the front setback from 50' to 25' for a detached garage. Map 06/ Lot 14 Block 5-4. Kyle St. George, 4 Terp Road presented proposed plans for a detached garage. Mr. St. George discussed site conditions as the reason to locate garage in front. Chairman Spack asked for size of garage. Mr. St. George replied the proposed garage size is 30' by 22'. Chairman Spack asked if there were any public comments. There were no public comments. Ms. Jacobson made a motion to approve Application ZBA-22-010: Kyle St. George, 4 Terp Road, Reduce the front setback from 50' to 25' for a detached garage. Map 06/ Lot 14 Block 5-4. The motion was seconded by Vice-Chairman Reed. *Vote: 5-0*

F. Application ZBA-22-011: Chris Burt, 23 Day Point, Christopher Burt, 23 Day Point Road, Reduce side setback from 15' to 12.2'. Map 10A/ Block 83/ Lot 31. Christopher Burt, 23 Day Point Road presented proposed plans to rebuild house. Mr. Burt explained the house dimensions and proposed north side setback from 15' to 12.2'. Chairman Spack asked if there were any public comments. There were no public comments. Mr. DeCarli stated he did not receive letters for opposition. Vice-Chairman Reed made a motion to approve Application ZBA-22-011: Chris Burt, 23 Day Point, Christopher Burt, 23 Day Point Road, Reduce side setback from 15' to 12.2'. Map 10A/ Block 83/ Lot 31. The motion was seconded by Mr. Pfaffenbach. *Vote: 5-0*

6. **New Business:** None.

7. **Old Business:** None.

8. **Adjournment:** Ms. Jacobson made a motion to adjourn the meeting at 7:49 pm. Mr. Cillizza seconded the motion. *Vote: 5-0*

Respectfully Submitted,

Cheryl Guiliano

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Recording Secretary