

**TOWN OF EAST HAMPTON  
CONSERVATION-LAKE COMMISSION  
REGULAR MEETING  
THURSDAY, JULY 18, 2023  
7:00 PM  
TOWN HALL 2ND FLOOR MEETING ROOM #201 AND VIA ZOOM**

**MINUTES**

**Present:** Chairman Chuck Yenknor, Vice Chairman Jack Solomon (left at 8:18 P.M.), Marty Podskoch, Cheryl Lobo, Wes Jenks, Jason Hartling and Alternates John Purple (left at 8:09 P.M.), Margaret Wilcox and Derek Johnson with Parks & Rec Director Jeremy Hall.

**Absent:** Victor Rodriguez.

**Call to Order:** Chairman Yenknor called the meeting to order at 7:00 P.M. at the Town Hall in the 2<sup>nd</sup> floor meeting room and via Zoom. Chairman Yenknor seated alternate Margaret Wilcox and John Purple.

**Adoption of Agenda:** *A motion was made by Mr. Solomon, seconded by Mr. Hartling, to adopt the agenda as submitted. Voted 8-0 in favor.*

**Approvals:**

- a. a. Minutes of Regular Meeting: June 8, 2023:** *A motion was made by Mr. Solomon, seconded by Mr. Hartling, to approve of the June 8, 2023 regular meeting minutes with no changes. Voted 8-0 in favor.*
- b. b. Minutes of Special Meeting: June 21, 2023:** *A motion was made by Mr. Solomon, seconded by Mr. Hartling, to approve of the June 21, 2023 special meeting minutes with no changes. Voted 8-0 in favor.*

**Public Remarks:** None

**Communications and Liaison Reports:** The RFQ for the new limnologist will be posted tomorrow and closes at noon. The sub-committee members will be emailed all of the candidates that apply for the RFQ. The candidates will be reviewed during a sub-committee meeting on Monday at 2 pm. The members will discuss which candidates should be interviewed. The interviews will be held on Wednesday and on Thursday a response will be sent out to the winning candidate.

**Presentation**

**a. Glenn Wattlely – AquaFlex, LLC:** Glenn Wattlely and Scott Smith attended the meeting via zoom. They presented to the commission members about their product. The products are made of a non-polar polymer that is oleophilic and hydrophobic. This means the product attracts and traps the pollutants and expels the clean water. Glenn and Scott have tested and used their products on other lakes and waterbodies around the United States. There are informational documents and data that can be sent to the commission members to review and figure out costs before making a decision.

**Plan Reviews**

**a. Boat Launch Removal – Wangonk Trail:** Dave Schuler joined the meeting via zoom to present to the commission members. Mr. Schuler is a representative of the Princess Pocotopaug Association. The proposed plan is to remove the boat ramp and continue the

seawall across where the ramp was. The seawall should have plantings to act as a buffer zone to help better filter any run-off and water before entering into the lake. Another suggestion was to raise the seawall a couple inches so it would act like a swale. The water running down the driveway should be captured or diverted. It would be beneficial to incorporate a rain garden to further help absorption and curb infiltration.

**b. Discussion of Proposed Changes for Section 8.2 of the Zoning Regulations**

**Non-Conforming Lots in the R-1 Zone:** Jeremy DeCarli joined the meeting via zoom to present to the commission members. The proposed changes to the regulations have been included in the commission meeting packet for the members to review. There is a zoning problem in town with lot sizes. The change would be to reduce the setback requirements for state complying properties. It mainly pertains to side yard setbacks not the front or back yard setbacks. There are specific requirements and/ or cases of hardship for the setbacks to be changed for each property. *A motion was made by Mr. Solomon, seconded by Mr. Podskoch, to accept the changes, as is, to Section 8.2 of the zoning regulations non-conforming lots in the R-1 zone and understand the reasoning behind the changes made. Voted 8-0 in favor.*

**Watershed Project(s)/Federal Funding Update:** There was no update for this topic.

**Old Business**

**a. Sub-Committee Report on Education/Lake Smart Program Sub-Committee Update:** There was a property awarded with a plaque for becoming Lake Smart.

**b. Advisory Panel Update:** No update.

**c. Metaphloc Treatment:** The treatment was done on Wednesday afternoon. The members discussed the phosphorous levels in the lake on the different days. In mid-June the average phosphorous levels were 21 ppm at the bottom and 41 ppm at the surface. There was discussion of having the bio blast treatment done to the lake at the end of July or early August.

**New Business:** None

**Public Remarks:** Dennis Jenks- Mr. Jenks wanted to comment on the level of the lake and point out that there is more rain coming in the forecast. Cici Bevin has opened the dam 9-10 inches to lower the level. Mr. Jenks also wanted to bring up the pollution problem of the geese on the lake and the properties around the lake. There are so many flocks of geese leaving their droppings and polluting the land and the lake. Mr. Jenks suggested contacting geese removal companies to alleviate the problem.

Jeremy Hall- Mr. Hall wanted to express his thanks and gratitude to everyone he's worked with since he's been on the commission. He has accepted a new job and can't be the liaison for the Parks and Rec for the commission. Mr. Hall has offered to stay on as the liaison as an option to the Town Manager.

**Adjournment:** *A motion was made by Chairman Yenkner to adjourn the meeting at 8:35 P.M. Voted 6-0 in favor.*

Respectfully Submitted,

Katrina Aligata  
Recording Clerk

**EAST HAMPTON ZONING BOARD OF APPEALS**  
**Regular Meeting**  
**June 12, 2023**

<b>DRAFT MINUTES</b>
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**1. Call to Order:** Chairman Spack called the meeting to order at 7:00 pm.

**2. Seating of Alternates:** Present: Vice-Chairman Reed Regular Members: John Tuttle, Margaret Jacobson and George Pfaffenbach. Alternates: Robert Hines and Cathy Ann Clark As well as: Zoning Official Jeremy DeCarli. Absent: Chairman Spack and Bradford Cillizza. Vice-Chairman Reed seated Mr. Hines.

**3. Legal Notice:** Staff read the June 12, 2023 Legal Notice into the record.

**4. Approval of Minutes:**

**A. May 8, 2023 Regular Meeting.** Mr. Tuttle made a motion to approve minutes as written. The motion was seconded by Mr. Pfaffenbach. *Vote: 5-0*

**5. Public Hearings:**

**A. ZBA-23-004: James Bansemer, 15 Tennyson Rd., Increase lot coverage from 20% to 39.3% for construction of a concrete driveway. Map 10A/ Block 81/ Lot 64.** James Bansemer, property owner, discussed abutting lot coverages and dimensions. Mr. Bansemer explained water drainage at the property. Mr. Bansemer explained he would like to install 869SF asphalt or concrete driveway. Mr. Bansemer provided his proposed lot coverage calculations in comparison to abutting parcels. Vice-Chairman Reed stated the Commission could not consider the abutting parcels coverages in relation to his. Vice-Chairman Reed asked for the hardship and Mr. Bansemer replied he did not have a hardship. Mr. Tuttle asked if previous ZBA approval discussed a driveway. Mr. DeCarli explained he reviewed minutes from previous variance approval and reported there were no discussions of a driveway, the two lots owned by Mr. Bansemer needed to be legally combined with the house, not sold separately, the hardship at that time was need for parking and the garage would serve as parking for house across the street owned by Mr. Bansemer. Mr. Tuttle asked what current site conditions were. Mr. Bansemer replied grass. Vice-Chairman Reed asked if there was processed gravel currently. Mr. DeCarli replied the processed gravel is recent and construction was stopped due to lack of permits. Vice-Chairman Reed asked why the application was there as there is no hardship. Mr. DeCarli replied the office received the application and he suggested to the applicant to use gravel or pervious pavers. Ms. Jacobson stated the concrete is less permeable. Mr. Tuttle asked if he used gravel would he need variance and Mr. DeCarli replied no if it was clean stone gravel. Commission Members discussed site drainage and topography. Mr. Pfaffenbach made a motion to deny application ZBA-23-004: James Bansemer, 15 Tennyson Rd., Increase lot coverage from 20% to 39.3% for construction of a concrete driveway. Map 10A/ Block 81/ Lot 64 for the following reason: alternative measures to solve the issue and no hardship. The motion was seconded by Mr. Tuttle. *Vice-Chairman Reed asked for public comments. Patrick Connors, 10 Whittier Road, spoke in opposition of application. Mr. Connors explained there were no permits for construction of driveway, the site grading has been raised with fill and expressed concern with water runoff. Mr. Bansemer explained he installed a silt fence after discussion with neighbor.*

*Vote: 5-0*

**6. New Business:**

**A. Review Text Amendment Regarding Required Setbacks on Non-Conforming Lots in the R-1 Zone: Section 8.2 of the East Hampton Zoning Regulations.** Mr. DeCarli explained PZC is reviewing a change Setbacks on Non-Conforming Lots in the R-1 Zone: Section 8.2 of the East Hampton Zoning Regulations. Mr. DeCarli provided packet and discussed R1 setbacks and lot size. Mr. DeCarli discussed language for proposed text amendment. Mr. DeCarli explained PZC would like comments from the Commission. Commission Members spoke in favor of text amendment. Mr. DeCarli briefly discussed letter addressed to the Commission regarding a neighbor dispute.

**7. Old Business:** None.

**8. Adjournment:** Mr. Tuttle made a motion to adjourn the meeting at 7:31 pm. Ms. Jacobson seconded the motion. *Vote: 5-0*

Respectfully Submitted,



Cheryl Guiliano  
Recording Secretary