

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

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| <b>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