

**ZONING BOARD OF APPEALS
VILLAGE OF SOUTHAMPTON
JANUARY 16, 2018
WORKSESSION**

Due notice having been given, the work session of the Zoning Board of Appeals for the Village of Southampton was held in the Board room of the Municipal Building, 23 Main Street, Southampton, NY on Monday, January 16, 2018 at 6:00pm.

Board members Chair Kevin Guidera, Daniel Guzewicz, Mark Greenwald and James Zuhusky were present. Rob Devinney was absent.

Counsel for the Board Wayne Bruyn and Environmental Planning Consultant Chic Voorhis were absent.

PENDING DECISIONS

On the application of **#2978-DPB SOUTHAMPTON LLC**, 70 South Hill Street, there was no discussion tonight.

PENDING CASES

On the application of **#2983-BEECHWOOD LATCH LLC**, 101 Hill Street, David Gilmartin is here to represent the applicant. There is a change in the amount of buildings the count has been reduced to 3. The drainage and utility plan was submitted tonight. A chart for comparison on square footage and lot area that was requested was submitted tonight. There was a letter of opposition that Mr. Gilmartin needs to respond to. The Terry cottage use is in question, it may need a change in use. There is conflicting testimony in the history of this, Mr. Gilmartin is preparing a rebuttal as to the history of the use. A neighborhood use test could be used to test this out if needed according to Mr. Gilmartin. M. Greenwald stated that he is happy with the existing condition of the property. The new proposal is the size of 6 or 7 mansions. Currently there is green space, there is barely any traffic, it is in good condition and is pleasing to the eye and this is a gateway to the Village. This proposal is almost 3 times the size. There will be a change in traffic at this rate. D. Guzewicz stated that the board should ask for a plan that is conforming, the Board agrees. The board has concerns as to the size of this and the septic systems. There have been some small tweaks to the plan but more questions need to be answered.

On the application of **#2984-MITCHELL FAMILY REAL ESTATE LP**, 180 Great Plains Road, there is a letter from Mr. Studenroth stating that the cottage is a contributing source and should be maintained. It is pre-existing non-conforming currently. D. Guzewicz and K. Guidera have no issue with this remaining a guest house.

On the application of **#2986-809 MEADOW LANE LLC**, 809 Meadow Lane, this is under review from Mr. Voorhis office. The construction methodology is a concern.

On the application of **#2987 MORGAN SHARA**, 38 Harvest Lane, this is for an increase on GFA.

On the application of **#2988-CLEA LLC**, 145 Lee Ave, there was no discussion on this matter tonight.

NEW CASES

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On the application of **#2989-GREENBLATT TRUST 2015**, 1990 Meadow Lane, there was no discussion on this matter tonight.

On the application of **#2990-35 WYANDANCH LLC**, 35 Wyandanch Lane,

On the application of **#2991-472 FIRST NECK LANE**, 472 First Neck Lane, it is not clear what the variance is for. It appears to be related to the garage not being attached anymore and for the addition to extend straight to the north. Clarification is needed.

Respectfully submitted by: Antoinette Edwards 1-16-18

Village Clerk