

**ZONING BOARD OF APPEALS
WORKSESSION
VILLAGE OF SOUTHAMPTON
APRIL 17, 2018**

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 Tuesday, April 17, 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 was present.

In the matter of **#2978 -DPB SOUTHAMPTON LLC**, 70 Hill Street, the board met with counsel for the Board Elpert W. Robinson Jr. regarding litigation regarding the board's decision to deny the application in an executive session.

PENDING DECISIONS

#2993 - SOUTHAMPTON RE PARTNERS LLC, 95 Down East Lane, Mr. Voorhis reviewed the planting plan. A decision will be ready for the next meeting. Mr. Bruyn questioned the duck pond, the Board was curious about this. D. Guzewicz has no issue with the duck pond.

#2994 - 784 MEADOW LANE LLC, 784 Meadow Lane, this is a variance request for a tennis storage shed to a oceanfront lot. The tennis court was previously approved to the front yard in 2016. This would be an accessory structure. The survey was reviewed. It would be level with the tennis court so the impact would be none.

#2996 - CHRISTOPHER & JEANNE LYNCH, 58 Rosko Drive, Elpert W. Robinson Jr. represented the Board in this application since he is the attorney for this application due to the fact that Mr. Bruyn has a conflict of interest. The Board was polled as to the decision. The Board is not in favor. A decision will be prepared.

PENDING CASES

#2995 - DINAH MAXWELL SMITH, 59 Meeting House Lane, a minor addition to the front was requested. Additional information was requested and submitted. A COA was requested and the character of the neighborhood. Mr. Bruyn reviewed the previous decision. A presentation is in order at this point.

#2997 - BEECHWOOD LATCH, LLC, 101 Hill Street, the Board asked many questions regarding this. Mr. Gilmartin is here with his crew however Mr. Bryun recommended that the documents be submitted tomorrow formally, this way the Board would have time to review and presentation should be made at the next meeting. Zoning analysis that were requested and floor plans will be submitted. They are comparable to Coopers Farm in square footage. The square footage on the site plan now breaks out the garage. The style of homes has changed over the years, Coopers and Irving had upstairs masters whereas the ones proposed have ground floor masters. D. Guzewicz stated that the difference between Coopers Neck and this project. Coopers Farm has large lots as opposed to this project which appears to be squished. Lot coverage differences will be submitted as well. M. Greenwald stated that Coopers Farm is

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tucked back as opposed to this project being right on Hill Street. Presentation will be made next Thursday.

NEW CASES

#2998 - VILLAGE OF SOUTHAMPTON, GIN LANE PROJECT, Mr. Bruyn explained that this is property owned by the Village. It is proposed to grass the shoulder so that it would be mowed. Neighbors thought there would be a better way to achieve same goals. In the meantime a new plan was prepared by the neighbors as an alternative. A different planting plan was proposed. The fragmities will be removed. The rubble will not be removed. A 3 year maintenance program as well as the cost was offered by the neighbors. They will try cutting it down in order to kill it off. It would be too costly to dig it up. The Japanese knotweed needs to be wicked. There has been success in other places when this was done. The shore line will be restored. The slope will be built up, this is to keep the view open. A streetscape will be prepared. A plan will be put together for the next discussion with the BOT. The Board is in favor of it. They offered trees for height but they can be removed if the board would like. Pictures of what this will look like will be submitted. This will be 3'-4' lower than the road. Mr. Voorhis stated that the wicking and cutting will work it was the amount of time that will elapse between treatment that were the concern. The maintenance plan will be submitted. There should be openings along the stretch. The maintenance plan and the area will need to be evaluated at that point to see what might be needed. Mr. Bruyn stated that this should be maintenance free so that in three years not much is needed other than mowing. The neighbor offered to irrigate this property. Mr. Voorhis questioned the process he is uncertain as to how they will plant and mitigate at the same point. The shading should be moved in Mr. Voorhis opinion. Mr. Voorhis thinks it needs to be eradicated first for several years before planting. One season wouldn't do it. This needs to be reevaluated. Environmentally the plants are good.

#2999 - FHW LIMITED PARTNERSHIP, 111, 137, 153 Pond Lane, there is a planting plan for this subdivision. This is a wetlands issue. Mr. Voorhis stated that this is a mix or privet, non-native, ornamental plants in the mix. Minor comments will be made from Mr. Voorhis regarding the test hole and the rain garden. The privet will be nurtured and expanded.

#3000 - SHESHIN LLC, 1360 Meadow Lane, there is a request due to a new sanitary system. It will be an improvement. The expansion pools are a bit closer. This will be the new norm. This is an IA system. The wetlands on the south side are not a great quality wetland. The system will reduce nitrogen. Mr. Bruyn offered that this system be moved, but once reviewed it doesn't make sense to do this. Flagging will need to be reviewed.

Respectfully submitted by: Antoinette Edwards 4-17-18

Village Clerk