

**ZONING BOARD OF APPEALS  
JUNE 19, 2018  
WORKSESSION  
VILLAGE OF SOUTHAMPTON**

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, June 19, 2018 at 6:00pm.

Board members Daniel Guzewicz, Mark Greenwald and James Zuhusky and Rob Devinney were present. Kevin Guidera was absent. Dan Guzewicz acted as a chair.

Counsel for the Board Wayne Bruyn was present. Environmental Planning Consultant Chic Voorhis came in late.

**PENDING DECISIONS**

On the application of **#2997 - BEECHWOOD LATCH, LLC**, 101 Hill Street, this is pending a decision. The written submissions period was to end today. Under SEQRA there was a positive declaration so a written findings statement is needed and will be prepared by Mr. Bruyn. The PB has done this already. This board is required to do the same thing. Additional information needs to be submitted by Mr. Gilmartin, he asked for an extension as to submitting this information. D. Guzewicz is more in favor than he was prior, he would prefer this type of application over a motel. This has been decreased from 24 to 19. The setbacks have been met. Mr. Guzewicz feels that this has been spiraled down. However the GFA is still high. M. Greenwald feels that this application shouldn't even be before the BOT. Mayor Epley is not the mayor anymore and George Benedict is no longer the owner. J. Zuhusky stated the core density issue was a good point raised by Mr. Emilita, if this was changed to a motel the density would be larger. This is an appropriate transition from commercial to multi family. R. DeVinney has no objection to the application and he feels this a good use of the land. Mr. Bruyn asked if there is a reasonable alternative. M. Greenwald doesn't feel it is reasonable for this to be granting a double an existing GFA, this would be going from 30,000 sq.ft. to 60,000 sq.ft. The Trustees are trying to reduce across the board. This wouldn't be setting a good precedent. Mr. Greenwald has no issue with the use change. Mr. Greenwald stated that there will be 19 homes bottling into the village now. This would be a detrimentally impact to the Village. The size of the units can be maintained but then the amount of units should be reduced according to Mr. Greenwald. Mr. Greenwald will have a descending vote. A draft should be made for the Board to review by the next worksession. Mr. Greenwald stated that on a flag lot would we allow a larger GFA since it won't be seen from the street, this would be a terrible precedent to set. Mr. Greenwald stated that this is excessive. The GFA should be lowered. The Bishops Pond case was reviewed for a precedent.

**PENDING CASES**

On the application of **#2996 - CHRISTOPHER & JEANNE LYNCH**, 58 Rosko Drive, there are new plans in the file but they are not what the board is looking for. Mr. Bruyn is recused from this case. They are looking for the house to be redesigned. I may need to be a bit smaller than they want and then it would be conforming. A way to do it without a variance is needed. The pool location was the only thing that hasn't been changed.

**NEW CASES**

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On the application of **#3002 - SOUTHAMPTON RE PARTNERS**, 85 Down East, there was a prior subdivision approval. A very good landscape restoration plan is in place according to Mr. Voorhis.

On the application of **#3003 - MADISON AVE CAPITAL PARTNERS INC**, 1323 Meadow Lane this needs to be reviewed.

On the application of **#3004 - WILLIAM AND LARA MCLANAHAN**, 131 Lee Ave, this is for a garage in the front yard.

There is an extension request that will be added to the agenda for the next meeting.

Respectfully submitted by: Antoinette Edwards 6-19-18

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Village Clerk