

**ZONING BOARD
VILLAGE OF SOUTHAMPTON
JULY 17, 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 Tuesday, June 19, 2018 at 6:00pm.

Board members Chair Rob Devinney, Mark Greenwald and Kevin Guidera were present. Dan Guzewicz and James Zuhusky was absent. Chair and the Board thanked Mr. Guidera for his years of service and presented him with a present.

Counsel for the Board Elbert Robinson Jr and Wayne Bruyn were absent. Environmental Planning Consultant Chic Voorhis was present.

PENDING DECISIONS

On the application of **#2997-BEECHWOOD LATCH, LLC**, 101 Hill Street, the value and the provisions of one transfer to another was submitted and is being reviewed by Mr. Bruyn. The decision has been started by Mr. Bruyn. M. Greenwald is concerned that the application standard of the attorney is whether the variance is substantial. Mr. Greenwald would like to know exactly what the variance is. One is use, and one is area variance - sideboard and rear setbacks. The sideyard is to go from 35' to 30'. 38' rear yard setback is requested. Therefore Mr. Greenwald feels that the variance is substantial. Mr. Bruyn stated that you have to balance with the use change. Mr. Greenwald feels that the variance should be denied. The number of houses should be reduced based on the fact that the variances are too substantial. The applicant stated previously that they would not reduce it any further since the benefit then would no longer exist. Mr. Greenwald wanted to know if there needs to be any evidence to prove that, the answer is no. K. Guidera doesn't feel that this is reasonable variance either. Mr. Bruyn stated that the detriment to the community needs to be weighed. M. Greenwald feels that he prefers the quiet latch as opposed to the 19 houses that are proposed. M. Greenwald is asking for the opportunity to discuss this with the Board.

On the application of **#2996-CHRISTOPHER & JEANNE LYNCH**, 58 Rosko Drive, Wayne Bruyn is recused from this application. Mr. Robinson called the board Into executive session. The Village counsel will be approaching the applicant for deliberations.

On the application of **#3002 - SOUTHAMPTON RE PARTNERS LLC**, 85 Down East, the landscape restoration plan is presented to match 95 Down East. A decision is in the works and will be ready for the next meeting.

PENDING CASES

On the application of **#3003-MADISON AVE CAPITAL PARTNERS INC**, 1323 Meadow Lane, this is the site that had to be re-noticed. M. Greenwald is recused from this application. This can't be discussed since there is no quorum.

NEW CASES

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On the application of **#3004-WILLIAM AND LARA MCLANAHAN** - 131 Lee Avenue, there was no discussion since this is a new case.

On the application of **#3005 - THE MEADOW CLUB** - 555 First Neck Lane, the Meadow Club was using the wetland as a dump a few years ago. Therefore the Board will be keeping an eye on it. Mr. Voorhis stated that after they were informed they complied and corrected. The tennis court runoff

On the application of **#3006 - CAROLINE WELCH** - 340 Hill Street, there was no discussion since this is a new case.

On the application of **#3007 - SPUR** - 630 Hampton Road, there was no discussion since this is a new case.

Respectfully submitted by: Antoinette Edwards 7-17-18

Village Clerk