

**ZONING BOARD
VILLAGE OF SOUTHAMPTON
SEPTEMBER 18, 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, September 18, 2018 at 6:00pm.

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

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

RENEWALS

On the application of **#2973 - 472 FIRST NECK LANE LLC** - 472 First Neck Lane, this was not discussed tonight, it is just for an extension.

PENDING DECISIONS

On the application of **#3004-WILLIAM AND LARA MCLANAHAN** - 131 Lee Avenue, the full bathroom and garage are a concern to Mr. Greenwald. It appears as an accessory apartment. The pool is on the other side of the house. Mr. Bryun stated that it can be noted that there is no one to be living in there and this will also be noted on the CO. Mr. Guzewicz suggested approving without a bathroom, Mr. Greenwald agrees. Chair feels that the sink is ok but the shower is not. The closet and the shower should be removed. There will be a condition eliminating the shower and the closet.

On the application of **#3006 - CAROLINE WELCH** - 340 Hill Street, photographs were submitted and reviewed. The neighbor has evergreens on his side, Mr. Bryun suggested the applicant placing more evergreens on her side.

PENDING CASES

On the application of **#3003- MADISON AVE CAPITAL PTNRS INC**, 1323 Meadow Lane, a wall detail was submitted as requested. It shows a cross section through the sanitary wall. Evergreen screening was also requested on the wall, the was submitted as well. Mark Greenwald is recused from this application. Mr. Voorhis stated that the sanitary system is conforming. The wall was addressed. The driveway is pervious, drainage is upgraded as well as vegetative buffer. Boxwoods will be used for the shrubs they are slow growing. Mr. Voorhis questioned whether they will handle the salt spray, this will but the deer are an issue. There is a landscape survival contract that is 85% survival rate. Mr. Voorhis stated that the deer is an issue. Privet would be the only other option and it isn't evergreen. If the boxwood is mature which it will be this will be better, based on the landscape architect. Ilex were discussed but may be become stringy. Boxwoods are not natural to the neighborhood in Mr. Guzewicz's opinion. Japanese holly was also suggested. Inkberry was decided on.

On the application of **#3005 - THE MEADOW CLUB** - 555 First Neck Lane, more information was requested. Mr. Voorhis was in touch with Drew and he was awaiting a response. The drainage has been an issue, compliance needs to be assured. The engineering and landscaping plan weren't jiving. The soil and vegetation type is still questioned. The engineer

**ZONING BOARD
VILLAGE OF SOUTHAMPTON
SEPTEMBER 18, 2018
WORKSESSION**

report that was submitted raised more questions than answers. This needs to be resolved. The rain guard needs to be addressed.

On the application of **#3007 - SPUR** - 630 Hampton Road, this is adjourned to October 25, 2018. This is before the Planning Board.

On the application of **#3008- THE GREENBLATT 2015 TRUST**, 1990 Meadow Lane, Mark Greenwald is recused from this matter. Mr. Voorhis stated that this was previously approved. A new vegetation plan is proposed and it is a good plan. The management of the evasive were questioned. This will be reviewed. Existing fragmities are to be maintained. Inkberry and winterberry will be used. A decision will be ready if al is in order.

NEW CASES

On the application of **#3009-78 WHITE STREET LLC**, 78 White Street, this was an accounting firm and is now a landscape firm. This is for a sign. One sign is allowed per building. 8'x3' is the proposed size of the sign.

On the application of **#3010-MCDONALD'S USA LLC**, 307 North Sea Road, the drivethru is to be restructured. The drive-thru will be side by side. Chair questioned whether or not the general community needs to be evaluated here, Mr. Bryun stated that it needs to be balanced.

On the application of **#3011-EMANUELE SANTOMAURO**, 229 Potato Fields Lane, this is for a 6' front porch. This is a modular and is "as built". Mr. Guzewicz doesn't like the way it is proposed. A floor plan is needed to see what the front doors are for.

Respectfully submitted by: Antoinette Edwards 9-18-18

Village Clerk