

**ZONING BOARD
VILLAGE OF SOUTHAMPTON
DECEMBER 11, 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, December 11, 2018 at 6:00pm.

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

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

PENDING DECISIONS

On the application of **#3005 - THE MEADOW CLUB** - 555 First Neck Lane, additional information was submitted after the last hearing. The plan was updated. It was a minor change in the rain garden. An amendment was prepared by Chic Voorhis.

On the application of **#3013-KURT & MONICA STRUNK**, 7 North Sea Road, information was submitted as requested. The size of the fence is in a non-residential zone. There is a 8' fence and they can have up to a 10' fence. The chimney is within the addition. The pool equipment location is acceptable.

On the application of **#3016-JOSEPH AMODEA**, 97 Meeting House Lane, the setback is 10'. The pool has been removed.

On the application of **#3017-DWIGHT YELLEM TRUSTEE FOR J. EHRLICH TRUST**, a decision is being drafted.

On the application of **#3019-MARCIA RIKLIS EXT TRUST**, 700 Meadow Lane, Wayne Bryun has drafted a decision for this application. The addition was on the ocean side of the structure. The relief was for a dune setback 76' from the crest of the dune.

On the application of **#3020-ERIC RAYMAN**- 50 Corrigan Street, this was for a bump out for a mud room.

On the application of **#3021-SOUTHAMPTON BATHING CORP** - 14 Gin Lane, a decision will be prepared for this application. A letter was submitted with all the prior decision from Mr. Flanagan.

On the application of **#2975-WILLOW LN HOLDINGS LLC**- 90 Wyandanch Lane, Dan Guzewicz and Kevin Guidera re in favor of them leaving the pool in the existing location. The pool will remain. The arbs might impact the sycamore. The privet was there. The stockade fence will be removed and a decorative fence square and lattice will be provided. There is no plant plan.

On the application of **#3023-472 FIRST NECK LANE LLC**, 472 First Neck Lane, this is ready for decision written by NPV.

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PENDING CASES**

On the application of **#3007 - SPUR** - 630 Hampton Road, there is no new information.

On the application of **#3010-MCDONALD'S USA LLC**, 307 North Sea Road, Mr. Bruyn will ask for an update from Diane.

On the application of **#3014-ZERO SQUABBLE, LLC**, 0 Squabble Lane, this is a big lot and a big building envelope. The variance is not necessary in Mr. Greenwald opinion. There is a way to create a deck without making a sacrifice. The variance is being objected to by two of the neighbors. It is only a little portion of the end of the deck in order to allow the door to be accessed from the deck according to Dan Guzewicz. The set back is measured from the ROW.

On the application of **#3015-ODED NACHMANI**, 1471 Meadow Lane, the board is not in favor of the deck. It appears as a roof deck. The applicant has requested an adjournment. James Zuhusky and Rob Devinney do not mind if there is a stair case for the solar panels.

On the application of **#3012-JOHN DANIELSON**- 30 Sanford Place, Dan Guzewicz made a site visit. There is a lot of traffic coming out of Schmidt's to the road. They would like to put an acupuncturist on the first floor and office space on the second floor. They need 3 spaces. The transitional yard needs to be interpreted. The zoning line needs to be defined. Guidance is needed for this applicant. More information is needed.

On the application of **#2959-71 TEA CUPS LLC**, 71 South Main Street, the applicant will address the wetland issue. The lawn was requested to be cut back from the wetland. Mr. Voorhis will reach out to the applicant regarding this. A decision will be drafted.

On the application of **#3018-JAMES GLEASON**- 128 Halsey Street, there is only 4.2' from the step out. It should be 10' the board thinks, this will be verified. The pool is 13'x28'. This is a small lot and there are two front yards. There needs to be more space between the buildings and the pool coping. The pool equipment will be placed in the garage.

On the application of **#3022-WILLIAM PAPAS** - 85 Huntting Street, the size of the pool house was reduced and the variance is now only for 2'. The Board and the neighbor will be happy with these revisions. A draft decision will be written.

NEW CASES

On the application of **#3025 - CAPTAINS NECK 1, LLC**, 455 Captain Neck Lane, this is for a greenhouse on a separate lot. This is for relief for an accessory building in the front yard on a property that has no dwellings.

On the application of **#3026-AKIVA GOLDSMAN SEPARATE PROPERTY TRUST**, 1431 Meadow Lane, this is for a dock. There is plenty of water depth. The maps don't match in the water depths. There is a ramp up and they are 4.5' from the buffer. The needs BOT approval

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and DEC approval. Flow through decking will be used. The jurisdiction needs to be revealed. The owner of the Doug Lagoon needs to be determined as well. Road D is right next door. If this is for Kayaks it is questionable as to whether or not this is necessary. Mr. Voorhis will contact Mr. Flanagan to question where they are in the DEC process.

On the application of **#3027-JAN SPLIT PURCHASE TRUST**, 56 Gin Lane, this is for a green house but there is an asphalt roof. There is a basement under the greenhouse. A generator will be placed in the basement. It is an expansion of non conforming use. A pool is proposed as well. They are located in the front yard. The access stairs for the basement are requested to be closed.

On the application of **#3028-JAMES & MARY CALLANAN**, 90 Meadowmere Place, the Japanese Knotweed will be excavated by hand with a shovel and a wheelbarrow. The knot weed has been stubborn. Mr. Voorhis is concerned about erosion as they excavate. A memo will be prepared by NPV.

Respectfully submitted by: Antoinette Edwards 12-11-18

Village Clerk