

**ZONING BOARD  
VILLAGE OF SOUTHAMPTON  
APRIL 27, 2023  
PUBLIC HEARING**

Due notice having been given, the Zoning Board public hearing was held via Zoom videoconferencing and in person at the Board room on April 27, 2023 at 6 pm.

Board members Mark Greenwald, Luke Ferran and Joyce Guiffra were present. Susan Stevenson and Julia McCormack was present via zoom. Counsel for the Board Jeffrey Blinkoff was present. Environmental Planning Consultant Chic Voorhis was present via zoom. Planning Consultant Alex Wallach was present via zoom.

MOTION by Chair seconded by L. Ferran

To open tonight's meeting.

On Vote: Chair, J. McCormack, S. Stevenson, L. Ferran, J. Guiffra

**PENDING DECISIONS**

On the application of **#3152-LEONARD ZINNANRI REVOCABLE TRUST**, 125 Burnett Street, there is a decision in the file.

MOTION by Chair, seconded by S. Stevenson

To **approve the variance as written on the application of #3152-LEONARD ZINNANRI REVOCABLE TRUST**

On Vote: Chair, J. McCormack, S. Stevenson, L. Ferran, J. Guiffra

On the application of **#3154-GREGG & ELIZABETH KAPLAN**, 50 Old Town Road, there is a decision in the file.

MOTION by Chair, seconded by L. Ferran

To **approve the application of #3154-GREGG & ELIZABETH KAPLAN.**

On Vote: Chair, J. McCormack, S. Stevenson, L. Ferran, J. Guiffra

On the application **#3145-STEPHEN SKOWREK**, 44 Hillcrest Lane, there is a decision in the file. This is for a variance for a pool in the front yard. It was questioned if the decision should ask if the approval be for the screening to the right of way and along the fence near the pool. The Board agrees and the decision will be amended to include these two changes.

MOTION by Chair, seconded by L. Ferran

To **approve the application of #3145-STEPHEN SKOWREK as written.**

On Vote: Chair, J. McCormack, S. Stevenson, L. Ferran, J. Guiffra

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PENDING CASES**

On the application of **#3104-TOWN & VILLAGE OF SOUTHAMPTON**, 51 Pond Lane, this is pending the ARB.

On the application of **#3144-STEPHEN HICKEY**, 1377 Meadow Lane, this is adjourned to June 22, 2023.

On the application of **#3153-SMITHTOWN PARTNERS**, 40 Meadow Lane, Michael Senlenski is here to represent the applicant. There is no further info that was submitted and Mr. Senlenski asked that record be closed and a determination be rendered. The Board motioned for an adjournment to complete the record including a new survey. A letter addressing the concerns of the Board was read into the record. A interior site visit was requested. Mr. Senlenski stated that no interior site visit will be made available. Mr. Senlenski objects to the June 22, 2023 date, he requested an adjournment to the May meeting.

MOTION by Chair, seconded by L. Fern

To adjourn this matter to make the record complete on the application of **#3153-SMITHTOWN PARTNERS** and to arrange for a interior site visit to June 22, 2023.

On Vote: Chair, J. McCormack, S. Stevenson, L. Ferran, J. Guiffra

On the application of **#3147-ANDREW FLEISS**, 64 Down East Lane, the application has been withdrawn.

MOTION by Chair, seconded by L. Ferran

To **approve the applicant's request for withdrawal on the application of #3147-ANDREW FLEISS.**

On Vote: Chair, J. McCormack, S. Stevenson, J. Guiffra, L. Ferran

**NEW CASES**

On the application of **#3156-EIFFEL RESIDENCE, LLC**, 2020 Meadow Lane, Anthony Paska, Beth Baldwin, Samaik Samii, Sebrina Kelly and were here to represent the applicant. A presentation was made to the Board.

MOTION by Chair, seconded by L. Ferran

To **adjourn the application of #3156-EIFFEL RESIDENCE, LLC to the next meeting.**

On Vote: Chair, J. McCormack, S. Stevenson, L. Ferran, J. Guiffra

On the application of **#3157- SAKURA REALTY, LLC**, 131 Flying Point Road, the notice was sent via regular mail. This has been corrected and will be re-sent out. This will be held over to the next available meeting.

MOTION by Chair, seconded by J. McCormack

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To **postpone the application of #3157-SAKURA REALTY, LLC.**

On Vote: Chair, J. McCormack, S. Stevenson, L. Ferran, J. Guiffra

On the application of **#3158-1430 MEADOW LANE LLC #1 & #2**, 1430 Meadow Lane, there is a request for adjournment.

MOTION by Chair, seconded by L. Ferran

To **approve the applicant's request for adjournment on the application of #3158-1430 MEADOW LANE LLC #1 & #2 to May 25, 2023.**

On Vote: Chair, J. McCormack, S. Stevenson, L. Ferran, J. Guiffra

**WORKSESSION**

Set May & June meetings.

May 9th is not enough time to notice the applications. So June 13 will then be the next hearing. Chair made a motion to move any applications adjourned to May 25, 2023 be moved to June 13, 2023.

MOTION by Chair, seconded by L. Ferran

To **move any applications adjourned to May 25 to June 13, 2023.**

On Vote: Chair, J. McCormack, S. Stevenson, L. Ferran, J. Guiffra

MOTION by Chair, seconded by L. Ferran

To **close tonight's meeting.**

On Vote: Chair, J. McCormack, S. Stevenson, L. Ferran, J. Guiffra

Respectfully submitted by: Antoinette Edwards 4-26-23

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Village Clerk