

**ZONING BOARD
VILLAGE OF SOUTHAMPTON
JANUARY 15, 2019
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, January 15, 2019 at 6:00pm.

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

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

PENDING DECISIONS

On the application of **#3014-ZERO SQUABBLE, LLC**, 0 Squabble Lane, there are two parts to the decision, one part alone is wet land relief. This is a street setback from Squabble Lane. A portion of the deck has been pulled back in response to the neighbors comments.

On the application of **#3018-JAMES GLEASON-** 128 Halsey Street, Mr. Flanagan submitted precedent of houses in the surrounding area. 13'.5" x25' is the size of the pool. The relocation of the detached garage with a setback request of 36'. The existing garage was 22'. The addition of 330' sq.ft. needs relief for 13' setback. There are a lot of variances requested on the application. It is very tight to the structures in Mr. Greenwald's opinion. There is a lot going on the lot between the structures and the pool. The addition and the porch are in non-conforming locations. It was discussed to re-opening the application. The board is having a challenge with this. The pool alone with the existing house is alright by the Board. Its the additions that are causing the challenges. A 12' x 20' pool would be more appealing. The applicant will be called back to discuss. There are not enough votes to pass this.

On the application of **#3022-WILLIAM PAPAS** - 85 Huntting Street, this is a reasonable request and the applicant has been compliant. The drywall and gutters will be done. The hedge will be filled in.

On the application of **#3025 - CAPTAINS NECK 1, LLC**, 455 Captain Neck Lane, the architecture was reviewed by the ARB and there was no issue. A covenant will be added if there is a change in ownership.

On the application of **#3027-JAN SPLIT PURCHASE TRUST**, 56 Gin Lane, this was also reviewed by the ARB and there was it was approved last night. There is a roof on the greenhouse. There is glass on two sides. This is proposed in the front yard. The decision will reflect no sleeping and no cooking. A bathroom will be allowed, but no shower. Relief was requested to enclose the existing stairs.

On the application of **#3028-JAMES & MARY CALLANAN**, 90 Meadowmere Place, this needs review by Mr. Voorhis.

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PENDING CASES

On the application of **#3007 - SPUR** - 630 Hampton Road, there is no new information. Mr. Robinson suggested removing this from the agenda and re-applying when they are ready. The applicant may also withdraw.

On the application of **#3010-MCDONALD'S USA LLC**, 307 North Sea Road, Mr. Bruyn spoke to the applicant and they will come ready for the next meeting.

On the application of **#3015-ODED NACHMANI**, 1471 Meadow Lane, they need sky plane relief. This is adjourned to February.

On the application of **#3012-JOHN DANIELSON**- 30 Sanford Place, there is a CO that has been submitted. A diagram has also been submitted. there are several options for parking. There is a septic system, with a new septic tank that shouldn't be under the driveway. This is a planning board issue, the planning board has reviewed this but there was no determination made.

On the application of **#3026-AKIVA GOLDSMAN SEPARATE PROPERTY TRUST**, 1431 Meadow Lane, this is adjourned to February.

NEW CASES

On the application of **#3029-ANTHONY ALBANESE** -64 Armande Street, Joe Sanchez wrote a letter stating that he has no objections and has spoken to the applicant regarding the application. This will be moving away from the neighbor property line. Mr. Sanchez's property would be the only neighbor affected. The neighbor at 63 Armande stated that she has no objection either. The house will be demolished and the proposed will be two stories and have a smaller footprint. This is .6 of an acre. There is a setback request for 35' on the sideyard. We need floor plans to determine the parking.

DISCUSSION

On the application of **STRUNK**, this is not on the agenda. A letter was received regarding this application. The board was told that the garage will stay storage and based on that there was a condition placed stating that the garage be used for storage. The applicant is asking for a clarification. They would like to have a bathroom in there for the pool and use it as a poolhouse. This would require change of use. This is on the property line. There will be no effect on the neighbors. The property line adjoins a graveyard. The provision that sanitary is not allowed was requested. The board needs to decide how to handle this. D. Guzewicz would like to uphold the decision and have them re-apply for a pool house, this way the details can be removed. M. Greenwald agrees. This way it can be moved off the property line. The board would prefer to see the plan for the pool house and have it noticed as a precaution. It would be an amendment of a previous approved plan.

Respectfully submitted by: Antoinette Edwards 1-15-19

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Village Clerk