

**ZONING BOARD  
VILLAGE OF SOUTHAMPTON  
FEBRUARY 19, 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, February 19, 2019 at 6:00pm.

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

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

**PENDING DECISIONS**

On the application of **#3014-ZERO SQUABBLE, LLC**, 0 Squabble Lane, a decision will be ready for Monday. The wetlands special permit has been done.

On the application of **#3018-JAMES GLEASON-** 128 Halsey Street, James Zuhusky is recused from this application. There was a reduction in the size of the garage. This because 13'.5" x 35'. The distance between the pool and the house became 7'. The setback has been increased to 8'. Chair is in favor of this. K. Guidera commented that nothing has been changed on the house. D. Guzewicz commented that the neighbors won't be affected. However it is still crowded. The pool has been shrunk by 100 sq.ft.. The exit to the house is to the south not east to the pool. This will be re-opened on Monday.

On the application of **#3015-ODED NACHMANI**, 1471 Meadow Lane, this is for wetland and zoning relief. The pyramid will be in violation since they are building away from the wetlands. There is a proposed pool. There was a roof deck with a glass rail for solar panel access, this was suppose to be removed and a new plan was to be submitted. The bulkhead is still on the plans. The Board would like it removed not minimized. Mr. Bruyn will reach out to the applicant to relay that there should be no access to the roof and new plans are needed. Mr. Voorhis commented that everything has been pulled back and this is a positive impact. Surface drainage is needed and Mr. Voorhis has questions about the landscaping. It shows that this will all be beach grass planted 24" on center, however there was a plan that had a mix. Now the spacing has been changed. This plan needs to be clarified. A survey is needed as well. Plans on how the pool is being built need to be reviewed. This will need to be re-opened. There is a lot of inconsistencies as that point. The staircase might need to be re-located. The staircase is a grand stair as well.

On the application of **#3029-ANTHONY ALBANESE** -64 Armande Street, this is large piece of property. It is very well screened. The pool house was not included in the GFA calculation originally. It needs to be confirmed that the calculation includes the pool house.

**PENDING CASES**

On the application of **#3007 - SPUR** - 630 Hampton Road, a new application was received on February 6, 2019. This is now called BRL HAMPTON ROAD LLC. Five forms of relief are re

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quested. Mr. Robinson is representing the board on this application. Mr. Bruyn will ask Mr. Gilmartin what is planned here. A survey is in the file.

On the application of **#3010-MCDONALD'S USA LLC**, 307 North Sea Road, there is a traffic assessment that is being reviewed. The left turn is questionable. There is a double yellow line there. There will be a crosswalk and stop sign painted on the ground. The first window will be moved back. The expansion is for compliance.

On the application of **#3012-JOHN DANIELSON-** 30 Sanford Place, there is no new information.

On the application of **#3026-AKIVA GOLDSMAN SEPARATE PROPERTY TRUST**, 1431 Meadow Lane, there is a letter requesting adjournment to March 28, 2019.

**NEW CASES**

On the application of **#3030 - REDCRAFT LLC**, 420 Ox Pasture Road, this is a corner lot. The relief is for a tennis court. Landscaping will need to be presented.

On the application of **#3031 - SL II 405 LLC**, 405 Captains Neck Lane, this is for a dock. There is an existing dock. It isn't indicated whether or not the old dock will be removed. A dingy rack is requested on an angle in the wetlands. The dock should be perpendicular. The dingy rack should be taken out of there. Mr. Voorhis feels that the disturbance should be curtailed. It would be suggested to just tune up the existing dock.

On the application of **#3032 - PHILIP EDWARDS**, 86 Pine Street, antique store is requesting to change to a residence. Updated sanitary will be done. 4 parking spaces are proposed. A pool is proposed. Part of the existing one story garage will be removed. Part of the existing driveway will be removed.

**DISCUSSION**

Ms. Eiseman discussed what items need to go to the planning commission with Mr. Bruyn. Any applications within 500' ft of a municipal boundary. Water bodies count as well. All area variances associated with SFR, changes in use also count. McDonald's needs to be evaluated. Spur will need to go. Minor additions are not to be sent if under 1000 sq.ft.. The Board would then have to wait for the Planning Commissions decision.

Respectfully submitted by: Antoinette Edwards 2-19-19

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Village Clerk