

**ZONING BOARD
VILLAGE OF SOUTHAMPTON
JANUARY 14, 2020
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 14, 2020 at 6:00pm.

Board members Dan Guzewicz, Mark Greenwald, Julia McCormack and Kevin Guidera were present. Kevin Guidera acted as chair.

Counsel for the Board David First were present. Environmental Planning Consultant Chic Voorhis was present as well.

PENDING DECISIONS

On the application of **#3061-JAMES BRACKEN**, 20 Downs Path, the landscaping request was reasonable and will be included in the decision.

On the application of **#3064 - 71 WALNUT STREET**, 71 Walnut Street, there is an IA sanitary system plan that was submitted. A streetscape was also submitted referencing the proximity to Hill Street. Mark Greenwald is not in favor of a pool. There are no pools in that area and this is front yard setback on a smaller corner lot. The board sees Mr. Greenwald's point. If the pool is denied then why would they need a pool house, it would become unnecessary. Therefore the board is not in favor of this. A decision of denial will be prepared.

PENDING CASES

On the application of **#3036 - ANDREW & DANA STONE**, 527 Meadow Lane, this is adjourned. D. Guzewicz is not in favor of building a wall in the wetlands. Chic Voorhis explained that it will cause scouring on the wall, since this is in the wetlands.

On the application of **#3037 - LIFTON GREEN LLC**, 270 Ox Pasture Road, this is adjourned.

On the application of **#3045 - MEREDITH JOYCE TRUST**, 765 Hill Street, the guest house would be counted against the GFA. The house size would need to be modified. They are requesting relief of 64 sq.ft.. The historical house needs to be preserved and maintained, this is 1404 sq.ft, The wing on the rear of the historic house will be removed. The two story portion will be saved. The house will be relocated.

On the application of **#3050 - COMMUNITY BAPTIST CHURCH**, 16 Rev Raymond Lee Ct, additional information was requested but nothing has been submitted as of yet. There is an agreement on the parking. The use area was questioned and hasn't been submitted yet.

On the application of **#3060 - LAMBARE NY LLC**, 135 Toysome Lane, there is a letter from a neighbor in objection. This is for a garage that will be moved up.

On the application of **#3063 - RICHARD DEL'AQUILA**, 227 Halsey Street, this is adjourned. This is being redesigned due to the pyramid law.

On the application of **#3065 SOUTH LANE PROPERTIES, RE: 72 GIN LANE**, it would be recommended that the structure be rebuilt in a new spot. The Board would like to hear the

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presentation of the applicant. Thomas Gibbons is here to speak. A 940 sq.ft. second floor was approved to be built, however it was never done. 102 and 104 Gin Lane are 15' apart.

NEW CASES

On the application of **#3058 - LAKE AGAWAM CONSERVACY**, First Neck Lane, there should be a fall to winter cutting to happen in March -April 2020. In the October 3, 2019 they wanted to do cutting to interrupt the nitrogen cycle. However no documents reflected that thought that was relayed at the public hearing. Ms. McCormack is uncomfortable with the urgency and now the rules have changed. Mr. Guzewicz would like to know if the financial affairs are in order.

On the application of **#3062 - DPB SOUTHAMPTON LLC**, 70 South Hill Street, there is a request for a pool. This is not a good excuse for a pool. There is a joint letter from the neighbors in objection to this. This is a small lot. The neighbor who drafted the letter is present tonight in the audience.

Respectfully submitted by: Antoinette Edwards 1-14-19

Village Clerk