

**ZONING BOARD  
VILLAGE OF SOUTHAMPTON  
MARCH 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, March 19, 2019 at 6:00pm.

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

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

MOTION by D. Guzewicz, seconded by J. Zuhusky

To **open tonight' s meeting.**

On Vote: Chair, J. Zuhusky, D. Guzewicz, M. Greenwald

MOTION by D. Guzewicz, seconded by M. Greenwald

To **approve the minutes of the February 19, 2019 and the February 28, 2019 meeting.**

On Vote: Chair, J. Zuhusky, D. Guzewicz, M. Greenwald

**EXTENSIONS**

On the application of **#3023-472 FIRST NECK LANE, LLC**, 472 First Neck Lane, there was no discussion on this item tonight. They will make a motion at the next meeting.

**PENDING DECISIONS**

On the application of **#3015-ODED NACHMANI**, 1471 Meadow Lane, Mr. Bruyn is in the process of preparing the decision. Mr. Voorhis is preparing wetland special permit conditions.

On the application of **#3029-ANTHONY ALBANESE** - 64 Armande Street, Mr. Bruyn is in the process of preparing a decision.

On the application of **#3010-MCDONALD'S USA LLC**, 307 North Sea Road, a decision can be prepared as per the last plans. Mr. Voorhis to notify Mr. Bruyn that the board authorized preparation of a decision based on the most recent plans.

On the application of **#3018-JAMES GLEASON-** 128 Halsey Street, James Zuhusky is recused from this application.

**PENDING CASES**

On the application of **#3007 - SPUR** - 630 Hampton Road, there was no information at this point.

On the application of **#3012-JOHN DANIELSON-** 30 Sanford Place, the applicant was advised to get professional help. Landscaping needs to be re-evaluated. There is no transitional yard to make an exception to reduce the parking spots. This is a two family house. The CO was reviewed.

**ZONING BOARD  
VILLAGE OF SOUTHAMPTON  
MARCH 19, 2019  
WORKSESSION**

On the application of **#3026-AKIVA GOLDSMAN SEPARATE PROPERTY TRUST**, 1431 Meadow Lane, there is a request for adjournment to April 25, 2019.

On the application of **#3030 - REDCRAFT LLC**, 420 Ox Pasture Road, there is a letter from the neighbor concerned that the balls will be coming over the landscaping. It was reviewed whether or not there is another location for the tennis court.

On the application of **#3032 - PHILIP EDWARDS**, 86 Pine Street, there is no new information.

**NEW CASES**

On the application of **#3031 - SL II 405 LLC**, 405 Captains Neck Lane, this is for a dock. Mr. Voorhis is reviewing it. Mr. Voorhis will contact the application with several items to be modified in the design.

On the application of **#3033 - MERCEDES COUNIHAN**, 21 Hillcrest Ave, there is a stop work order on the property. The applicant needs another parking space for off street parking. The shed is not listed. A new survey will be needed. The back door on the pool needs to be addressed. The foundation is in.

On the application of **#3034 - CAPTAINS NECK REALTY LLC**, 509 Captains Neck Lane, a 16' garage is not compatible aesthetically. This is a 9 plus acre lot. There are dormer and it looks like there are apartments upstairs. Mr. Kean is here to represent the application. The garage built at 16' looked like a shed against the size of the house. The was done on Lot #6 on Olde Towne, the variance was granted. It is more in keeping with the house. The Board would like to see an interior plan for the garage. This will be used for storage according to Mr. Kean. There will be a staircase inside if used for storage. The precedent was that this was done for oversized lots. This lot can be subdivided. Chair is concerned about subdivision. J. Zuhusky suggested a requirement that makes them take it out if it happens. J. Zuhusky would like Mr. Bruyn to look at this. The garage would most likely be climate controlled for the cars.

MOTION by D. Guzewicz seconded by D. Guzewicz  
To **close tonight's meeting.**

On Vote: Chair, J. Zuhusky, D. Guzewicz, M. Greenwald

Respectfully submitted by: Antoinette Edwards 3-19-19

---

Village Clerk