

**ZONING BOARD  
VILLAGE OF SOUTHAMPTON  
MAY 14, 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, May ~~14~~<sup>14</sup>, 2019 at 6:00pm.

Board members, Chair Rob Deviney, Mark Greenwald and Dan Guzewicz and Kevin Guidera were present. James Zuhsky was absent.

Counsel for the Board Elbert W. Robinson and Wayne Bruyn were present. Environmental Planning Consultant Chic Voorhis was late.

MOTION by D. Guzewicz, seconded by M. Greenwald  
To **open tonight' s meeting.**  
On Vote: Chair, D. Guzewicz, M. Greenwald, K. Gudiera

**PENDING DECISIONS**

On the application of **#3034 - CAPTAINS NECK REALTY LLC**, 509 Captains Neck Lane, the board is still debating their decision. This is a 9 acre lot. There is a detached garage already and the request is for two more garages. The garage is oversized due to the fact that the house is large and they didn't want it appear out of scale. The house could be moved further away from the house to mediate this issue. There is also heat in the garage. This garage has a second floor. All the other garages done previously were all one story that received variances. The board is not in favor of this application.

Chic Voorhis just arrived.

On the application of **#3032 - PHILIP EDWARDS**, 86 Pine Street, there are neighborhood letters in the file. The use is proposed to be changed to make 2 SFR on the property. The documentation request by the board to prove retail use has not been established. There is too much happening on one piece of property. The retail use was limited. The lot is almost half the lot coverage.

On the application of **#3033 - MERCEDES COUNIHAN**, 21 Hillcrest Ave, this is in harmony with the surrounding neighborhood. However this is a self created hardship. The property to the east is a parking lot to the museum. The ARB approval needs to be submitted to the file.

**PENDING CASES**

On the application of **#3007 - SPUR** - 630 Hampton Road, there is no new information.

On the application of **#3012-JOHN DANIELSON-** 30 Sanford Place, this is adjourned to June 27, 2019.

On the application of **#3026-AKIVA GOLDSMAN SEPARATE PROPERTY TRUST**, 1431 Meadow Lane, this is ready for decision. This is for a dock.

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On the application of **#3035 - PHILIP & LINDA SIMOTAS**, 1485 Meadow Lane, open decking is being used. There is no float. It is to be able to launch a kayak. The wetlands need to be flagged. Mr. Voorhis will work on this to get it ready for a decision.

On the application of **#3036- ANDREW & DANA STONE**, 527 Meadow Lane, this is for a stone wall. Billy Mack and Mr. Voorhis met at the site. The fill has piled up again the stone wall with a red brick interior. There is terra cotta roof tile on top of it. The permit on the neighboring property to the west needs to be checked. They want to replace where it has become broken down. The board discussed just taking the wall out. Mr. Guzewicz would like to know if there is a violation on the neighbors end.

On the application of **#3037-LIFTON GREEN LLC**, 270 Ox Pasture Road, this is before the ARB. This is a large parcel.

On the application of **#3038-RED MAPLES, LLC**, 261 Great Plains Road, The accessory structure is habitable space. The floor area is met for an accessory but the height and the second story do not met the code. The tower is 546 sq.ft.. If the tower is wanted they will need to reduce the size of the house. The neighbor doesn't object. The tower is to facilitate overlooking the garden.

**NEW CASES**

On the application of **#3039 - SCOTT TOGETHOFF**, 261 North Main Street, it is unclear as to what is being requested for relief. An additional two porches and a small addition are proposed. It is questioned whether or not there is a CO. The pyramid is not indicated. More information is needed. A metal roof is proposed, the ARB will need to evaluate.

On the application of **#3040 - TWOMEY LATHAM SHEA KELLEY DUBIN & QUARTARARO**, 200 North Sea Road, this is for a sign. It will be 20' off the street. The ARB had previously approved a sign on the building. The sign may not be necessary.

On the application of **#3041 -1 BOATSMANS LANE LLC**, 1 Boatsmans Lane, the decks and driveway will be reconfigured. An oil and stone driveway will be changed to a pervious stone driveway. They are reducing coverage. A planting plan is needed for where the lawn is being removed. Dry wells are being added and it is questioned as to whether or not the dry wells are for the house. An IA system will be used.

MOTION by K. Guidera seconded by M. Greenwald

To **close tonight's meeting.**

On Vote: Chair, D. Guzewicz, M. Greenwald, K. Guidera

Respectfully submitted by: Antoinette Edwards 4-16-19

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Village Clerk