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INCORPORATED VILLAGE OF WEST HAMPTON DUNES  
ZONING BOARD OF APPEALS

November 3, 2018  
10:00 a.m.

Meeting held at  
906 Dune Road, West Hampton Dunes, New York

APPEARANCES:

- Harvey Gessin - Chairman
- James Cashin - Member
- Eric Saretsky - Member
- Kenneth W. Siegel - Member
  
- John R. Dicioccio, Esq. - Attorney  
Representing Village
- Angela Sadeli - Village Clerk
- Aram Terchunian - Commissioner of Wildlife  
Protection
- James Hulme, Attorney for Applicant
- Christine Parrottino, Applicant

I N D E X

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APPLICATIONS:

Page

Christine Parrottino

3-67

21 Dune Lane

West Hampton Dunes, NY

SCTM #0907-01-01-45

1 (The meeting was called to order at 10:08 a.m.)

2 CHAIRMAN GESSIN: Pledge to the flag.

3 (All stood for the Pledge of Allegiance)

4 CHAIRMAN GESSIN: J.R. is taking the place  
5 of Joe this week.

6 MR. HULME: Oh, forget it, I want an  
7 adjournment.

8 MEMBER SIEGEL: You're sure, right?

9 MR. DICIOCCIO: Be here next week, too.

10 MR. HULME: No, I know, but wait, wait.

11 (Laughter)

12 CHAIRMAN GESSIN: And I'd like to call to  
13 order the -- our meeting of the Zoning Board of  
14 the Village of Westhampton Dunes. We have one  
15 application on the agenda for this evening, which is?

16 CLERK SADELI: 21 Dune Lane

17 CHAIRMAN GESSIN: 21 Dune Lane.

18 MR. HULME: Good morning. For the  
19 applicant, James N. Hulme, Kelly & Hulme, PC,  
20 323 Mill Road, Westhampton Beach. With me is  
21 Christine Parrottino, who is the owner of the  
22 property.

23 CHAIRMAN GESSIN: Yup.

24 MR. HULME: Who was formerly known as  
25 Christine Meola.

1           CHAIRMAN GESSIN: Okay.

2           MR. HULME: So in case there was any  
3 confusion about whether this is a new owner or an  
4 existing owner.

5           So we're here to discuss the variances  
6 necessary to subdivide Ms. Parrottino's property,  
7 located at 21 Dune Lane, which is a 10,000 square  
8 foot lot, which I brought an aerial photograph  
9 just so you can -- you want to keep one for the  
10 record?

11          CHAIRMAN GESSIN: Sure.

12          MR. HULME: Here. If you could just take  
13 one and pass them down. You can see where it's  
14 situated relative to other houses in the  
15 community.

16          And I also, if -- this was an earlier  
17 version of the subdivision that we're proposing,  
18 but I'm bringing that just to show existing  
19 conditions.

20          CHAIRMAN GESSIN: Okay.

21          MR. HULME: So ignore the -- ignore the  
22 division line that's in the middle and you'll see  
23 exactly how the property is currently configured.

24          This lot had -- back in 2007, an application  
25 was made to subdivide this property, and I'll give

1       you a copy of that decision as well, if you want  
2       to take one and pass one. That application was  
3       denied mainly, and I think most principally,  
4       because it attempted to preserve the existing  
5       house on the property, as opposed to removing the  
6       property and starting --

7               CHAIRMAN GESSIN: In its existing location.

8               MR. HULME: In its existing location.

9               MEMBER CASHIN: Which is this shadow line  
10       here.

11              MR. HULME: Yes. And if you look at the  
12       other survey, that there, that's exactly -- that's  
13       it, and it is the shadow line in the subdivision  
14       map.

15              So what we're proposing is to remove that  
16       house in entirety and build two brand new houses  
17       on the property as subdivided. And what that  
18       effectively does, which is different from the  
19       prior decision, is it eliminates some of the side  
20       yard relief that would have been necessary in  
21       order to preserve the house and divide the lot.

22              So that brings us to the current map. And I  
23       have in words, in the original application,  
24       indicated all of the variances that we needed, but  
25       I also brought a lovely little chart with me today

1 that will, hopefully, make it --

2 CHAIRMAN GESSIN: Easier.

3 MR. HULME: Make it easier to see what we're  
4 doing. So the first column indicates the areas of  
5 variance that were -- are required. The second  
6 two columns are the actual dimensional relief that  
7 we need for Lots 1 and Lot 2. The third column is  
8 what I call the neighborhood average, and I'll  
9 talk about what that is in a few minutes. The  
10 fourth column speaks to a variance that this Board  
11 granted in 2017 for 13 Dune Lane. And then the  
12 last column indicates the requirements under the  
13 Village Code as to these particular dimensional  
14 requirements.

15 The first thing I would like to do, before  
16 we discuss in detail the variances we do need, is  
17 to eliminate one of the variances that we thought  
18 we might need, but then we decided we didn't need.  
19 If you look at the application, you look at the  
20 notice for the meeting, there was pyramid relief,  
21 pyramid relief requested. However, if you look at  
22 the setbacks proposed, and using the 60% pyramid  
23 line, with a 12-foot setback, the pyramid -- the  
24 sky plain is at 20 feet, almost 21 feet. So, you  
25 know, if we have two stories, eight and eight,

1 plus half a foot or a foot in between, and then a  
2 roof, we'll remain well under that. Looking at  
3 the front and the rear, for a 20-foot rear yard  
4 setback, the sky plain is at 34-and-a-half feet.

5 MEMBER SIEGEL: I have a question.

6 MR. HULME: Sure.

7 MEMBER SIEGEL: The roof that you're talking  
8 about, that assumes that the roof is pitching away  
9 from --

10 CHAIRMAN GESSIN: Side yard.

11 MEMBER SIEGEL: -- the side yard.

12 MR. HULME: Yes.

13 MEMBER SIEGEL: That is not, again, a  
14 vertical --

15 MR. HULME: Yes.

16 MEMBER SIEGEL: -- surface like this --

17 MR. HULME: Yeah.

18 MEMBER SIEGEL: -- going this way.

19 MR. HULME: Right.

20 MEMBER SIEGEL: That it's leaning in.

21 MR. HULME: Yes.

22 MEMBER CASHIN: Or a shed type.

23 MR. HULME: Yes. We're -- the bottom line  
24 is we're not asking for pyramid relief. We do not  
25 anticipate designing a roof that will require

1 that.

2 MEMBER SIEGEL: Right.

3 MR. HULME: Okay. And then --

4 MEMBER CASHIN: Also, would that limit the  
5 height of your two buildings, then, at the peak?

6 MR. HULME: It probably would, yeah, but --

7 MEMBER CASHIN: Do you know what that is?

8 MR. HULME: I don't. No, I didn't calculate  
9 that. I just -- you know, I just --

10 CHAIRMAN GESSIN: He's not looking for a  
11 height variance.

12 MR. HULME: We're not, we're not looking for  
13 a height variance either.

14 MEMBER SIEGEL: And not pyramid.

15 MR. HULME: Yeah, and we're not looking for  
16 pyramid relief.

17 And just to complete the thought, at a  
18 40-foot front yard setback, the sky plain is at  
19 almost 70 feet, so there's -- I don't think  
20 there's any way -- well, I guess you could design  
21 a house that would pierce it, but it might look a  
22 little odd. So, anyway, the pyramid relief is off  
23 the table, so that's not -- that's not anything  
24 we're looking for.

25 So let's continue. The chart that I gave



1       you compares the lots as subdivided to the  
2       neighborhood. You know, one of the factors is  
3       character of the neighborhood. So what is the  
4       neighborhood? This is a map that came out of, I  
5       believe, the Goldstein application --

6               CHAIRMAN GESSIN: Okay.

7               MR. HULME: -- that Diane Herold had  
8       prepared --

9               CHAIRMAN GESSIN: Yeah

10              MR. HULME: -- for that, that established, I  
11       think, what the neighborhood was and what was  
12       typical in the neighborhood. And in my  
13       Column No. 4, headed Neighborhood Averages,  
14       reflects what that -- what the neighborhood is.  
15       You know, it consists of a lot of lots that are  
16       50-by-100, is what we proposed, and a couple of  
17       lots that are 100-by-100, which is -- we're one  
18       of. We are -- on this map, we are here. So we're  
19       directly adjacent to all of these 50-by-100 foot  
20       lots. And the other side of this is the larger  
21       lots and the larger lots.

22              But if you look at the average of the  
23       neighborhood, the average comes out to about 7300  
24       square feet in lot size. Again, as I said, some  
25       of them are 5,000, some of them are 10,000, and,

1       apparently, there's one that is exactly 7500. And  
2       so, you know, we're a little bit under that, but  
3       not -- we're not out of range of what's there and  
4       what's adjacent to us.

5               The average front yard setback is 40.1 feet,  
6       and we're proposing 40 feet and for both lots.  
7       The -- and I'll explain this in a minute, but the  
8       average for the front yard stair setback is  
9       32.2 feet. We are -- our stairs are at 44 feet.  
10       It's a question of whether -- well, I would have a  
11       question of whether we need that variance or not,  
12       but let me explain that for a minute. The house,  
13       its -- the house itself has a second floor, which  
14       overhangs bigger than the first floor. So the  
15       stairs to access are underneath. So the stairs --

16               CHAIRMAN GESSIN: So the shaded area is  
17       roof?

18               MR. HULME: This is -- yes, the shaded area  
19       is roof. So that's set back to the 40 feet, which  
20       is right on the average of the neighborhood. The  
21       stairs are underneath there, so they're actually  
22       44 feet back from the street, but they're a  
23       separate feature. Whether that requires a  
24       separate variance or not, I will leave that to the  
25       Board. But that's why the setback for the stairs

1 is greater than the setback for the house that  
2 we're looking for.

3 Continuing, the average rear yard is at  
4 25.8; we are at 20. That's kind of driven by the  
5 need to install an approvable septic system in the  
6 front yard, which pushes the whole, the whole  
7 project back a little bit. And our lot coverage  
8 is 20.8 on both lots, and the neighborhood average  
9 is 23.5. So in all but one small area, we  
10 exceed -- we're better than, I guess is the way I  
11 would describe it, than the neighborhood average.

12 The most recent analysis of this comes out  
13 of the 13 Dune Lane variance application. That  
14 was a 5,000 square foot lot. You guys allowed a  
15 36-foot front yard, because you -- I think we were  
16 building a little bit bigger house there, so you  
17 wanted a little bit -- you wanted a little bit  
18 more of a year yard. So you --

19 CHAIRMAN GESSIN: Correct, we pushed it  
20 forward.

21 MR. HULME: Some would say you pushed this  
22 forward. The rear yard that we ended up there at  
23 13 Dune Lane is 19 feet, so we're actually a foot  
24 greater than that. And the lot coverage that you  
25 allowed there was 23.37, which is a couple of

1 percentage points greater than what we are.

2 So, you know, I think, compared to the  
3 neighborhood as a whole, and compared to the most  
4 recent decision on these types of things, I think  
5 we line up under the character of the neighborhood  
6 category.

7 CHAIRMAN GESSIN: Right. Where does the  
8 front yard end up on the two houses on either  
9 side? That's your lot?

10 MR. HULME: That's -- let me find that.  
11 This is Dune Lane here.

12 CHAIRMAN GESSIN: This is you? No?

13 MR. HULME: This is -- this is us. This is  
14 100-by-100. Yeah, this is us here. So we're at  
15 31 now. This house is 39.

16 CHAIRMAN GESSIN: Okay.

17 MR. HULME: And this house is 43.

18 CHAIRMAN GESSIN: Okay.

19 MR. HULME: So we're --

20 CHAIRMAN GESSIN: And what's here? Okay.  
21 So you're just about where --

22 MR. HULME: We're just about where everybody  
23 else is there.

24 MEMBER CASHIN: Have we heard from any  
25 neighbors?

1 MR. HULME: No, I haven't.

2 CLERK SADELI: No, I haven't either.

3 MEMBER CASHIN: And all the notices went  
4 out?

5 CLERK SADELI: They did.

6 MEMBER CASHIN: I'm sure, I'm sure they did.

7 MR. HULME: Yup.

8 MEMBER SIEGEL: How come I felt like -- when  
9 I just drove by, this house is like a corner  
10 house. Does that extend further for some reason?

11 MR. HULME: Let's take a look at the --

12 MS. PARROTTINO: This is two houses, and  
13 then there's a small blue house.

14 MEMBER SIEGEL: It seemed like a catwalk on  
15 top.

16 MS. PARROTTINO: Uh-huh, that's what it is.

17 MEMBER SIEGEL: And there's another house  
18 after it?

19 MS. PARROTTINO: Yeah, small blue. It's set  
20 back.

21 MR. HULME: Yeah, the house directly.

22 Directly adjacent to us to the west is that house  
23 with kind of the bridge between the two parts of  
24 it, and then, then there is a smaller house right  
25 on the corner.

1 MEMBER CASHIN: Which one is that, Jim?

2 MR. HULME: We're here, and I think the  
3 house that he's talking about is here, and then  
4 there is a little house that's there.

5 MEMBER CASHIN: And this is the new one  
6 here, right, on the corner?

7 MR. HULME: And then over here.

8 MEMBER SARETSKY: It's a ranch, the one  
9 you're talking about, right?

10 MR. HULME: On the corner here, on the  
11 inside corner?

12 MEMBER SARETSKY: The low one with the  
13 bridge, sort of?

14 MR. HULME: Yeah. That's right next to us,  
15 I believe.

16 MEMBER SIEGEL: When was that picture taken?

17 MR. HULME: I took it off the GIS this  
18 morning.

19 MR. TERCHUNIAN: 2018.

20 MR. HULME: 2018, yeah.

21 MEMBER SIEGEL: It's very recent.

22 MR. TERCHUNIAN: (Nodded yes)

23 MR. HULME: So it's a very -- yeah. So --

24 CHAIRMAN GESSIN: So, Jim, with the septic  
25 system raised, how are you actually getting to the

1 house? Are you walking around the system?

2 MR. HULME: I think we're probably -- well,  
3 at -- that's a good question

4 (Laughter)

5 MR. HULME: Let's think about that for a  
6 minute. We probably have to walk over the top of  
7 it. I'm just looking at the grades.

8 MEMBER SIEGEL: How much -- how much higher  
9 is the top of this than this?

10 CHAIRMAN GESSIN: This is eight. This is  
11 probably -- this is low.

12 MR. HULME: This is four or five. Yeah,  
13 there's a --

14 CHAIRMAN GESSIN: Yeah, you see a three  
15 here.

16 MR. HULME: There's a line here, that's  
17 four.

18 CHAIRMAN GESSIN: Right. So you're up about  
19 four feet, let's say.

20 MR. HULME: Yeah, yeah. So we --

21 CHAIRMAN GESSIN: More, more closer to the  
22 road, but back here you're up about four feet.

23 MR. HULME: This is a five-foot line. So,  
24 you know, we're three to four feet above grade, so  
25 we probably have to put a couple of steps there

1 and walk up on -- correct.

2 CHAIRMAN GESSIN: Maybe -- I assume the  
3 intent is not to walk around where the water main is.

4 MR. HULME: No, no, no.

5 CHAIRMAN GESSIN: So you got two steps. Two  
6 sets of steps.

7 MR. HULME: And the steps to the house are  
8 underneath the house.

9 MEMBER SIEGEL: Yeah, that's interesting.

10 CHAIRMAN GESSIN: So, Aram, the steps that  
11 would go up to the level of the --

12 MEMBER SIEGEL: Front yard dirt.

13 CHAIRMAN GESSIN: -- the septic system, is  
14 that landscaping?

15 MR. TERCHUNIAN: Yeah, if they're less than  
16 four feet wide and they're just for access. And,  
17 you know, they can't be grand, unfortunately.  
18 They just need to be four feet wide and just  
19 access over.

20 CHAIRMAN GESSIN: So they're not part of --

21 MR. TERCHUNIAN: They're not.

22 CHAIRMAN GESSIN: -- what's called the  
23 structure.

24 MR. TERCHUNIAN: Right.

25 MEMBER CASHIN: What's the height of the



1 wall here, the enclosure here?

2 CHAIRMAN GESSIN: Eight.

3 MR. HULME: The top of the wall is eight  
4 throughout. The --

5 MEMBER CASHIN: So it's eight feet to grade  
6 at the front of the house?

7 MR. HULME: No, no, no.

8 CHAIRMAN GESSIN: No, no, no.

9 MEMBER SIEGEL: Elevation.

10 CHAIRMAN GESSIN: So you have three  
11 something here. When you get back to here, you're  
12 about four.

13 MEMBER CASHIN: Right.

14 CHAIRMAN GESSIN: So by the time they get to  
15 here --

16 MEMBER CASHIN: It's five.

17 CHAIRMAN GESSIN: -- then maybe a little  
18 more than four.

19 MEMBER CASHIN: So what's --

20 CHAIRMAN GESSIN: So they're coming up three  
21 to four feet right here.

22 MEMBER CASHIN: So what's the -- what's the  
23 height of this wall here in front of the house?

24 MR. HULME: It's -- it will be three feet --

25 CHAIRMAN GESSIN: Right.

1 MR. HULME: -- above grade.

2 MEMBER CASHIN: So the house is going to be  
3 below?

4 CHAIRMAN GESSIN: No.

5 MEMBER CASHIN: The first floor of the house  
6 is going to be below the --

7 CHAIRMAN GESSIN: No. The house is --

8 MR. HULME: No. The first floor of the  
9 house is going to be at 12 feet.

10 CHAIRMAN GESSIN: At 12.

11 MEMBER CASHIN: Oh, oh, okay, okay. Right,  
12 right, okay.

13 MR. HULME: So it will be --

14 MEMBER CASHIN: And what's going on  
15 underneath the house?

16 MR. HULME: It will be seven feet above  
17 grade.

18 MEMBER CASHIN: Okay. What's going on  
19 underneath the house?

20 MR. HULME: Pilings.

21 MEMBER CASHIN: Just pilings?

22 MR. HULME: Yeah.

23 MEMBER CASHIN: And no storage or living  
24 spaces, no garages or anything?

25 MR. HULME: I don't believe so.

1 MEMBER CASHIN: You haven't designed the  
2 house.

3 MR. HULME: We don't have a -- we don't have  
4 a way to get to --

5 CHAIRMAN GESSIN: A way to get there.

6 MEMBER CASHIN: Yeah.

7 MR. HULME: -- to get -- so there's no  
8 garage.

9 MEMBER CASHIN: Right.

10 CHAIRMAN GESSIN: Unless we ran the septic  
11 here.

12 MR. HULME: If anything, you know, it  
13 wouldn't be habitable space --

14 MEMBER CASHIN: Right.

15 MR. HULME: -- because it can't be habitable  
16 space.

17 MEMBER CASHIN: Right.

18 MR. HULME: But, you know, the law does  
19 allow storage, so it may be. I can't say what it  
20 is, but we haven't really gotten so far as to have  
21 designed the specific house.

22 CHAIRMAN GESSIN: So I assume that the stair  
23 -- the stairs will go from this covered porch area  
24 down to the septic system. It doesn't show here,  
25 but --

1 MR. HULME: No. I think -- I think the  
2 stairs are under -- are back. This hatched area  
3 is the second floor. But I think the stairs are  
4 actually --

5 CHAIRMAN GESSIN: Yeah, but if I understand,  
6 this is --

7 MR. HULME: I think the stairs are actually  
8 there.

9 CHAIRMAN GESSIN: In here?

10 MR. HULME: Yeah.

11 CHAIRMAN GESSIN: Okay. Because you have to  
12 get from here to here.

13 MR. HULME: We'll have to step back down.

14 CHAIRMAN GESSIN: Right.

15 MR. HULME: Or we'll have to build a walk,  
16 you know, an elevated walk or something.

17 MEMBER SIEGEL: So I know we're in the  
18 proposed stage, so these houses are just not  
19 designed yet.

20 MR. HULME: Right.

21 MEMBER SIEGEL: Is there a prototype for it  
22 at all? There's no -- it's just going to fit  
23 here --

24 MR. HULME: Yes.

25 MEMBER SIEGEL: Once you get this little

1 package, you'll make something to fit it, right?

2 MR. HULME: We're here to get the relief for  
3 this house.

4 CHAIRMAN GESSIN: He's not intending on  
5 coming back.

6 MR. HULME: Yes.

7 MEMBER SIEGEL: Right.

8 MR. HULME: Correct.

9 MEMBER SIEGEL: Right.

10 MR. HULME: Correct.

11 (Laughter)

12 MR. HULME: What we do we'll fit within this  
13 profile.

14 CHAIRMAN GESSIN: Right.

15 MR. HULME: But what it is, I can't at this  
16 moment tell you.

17 MEMBER SIEGEL: Well, I know from my house  
18 that I have, from the ground where you're  
19 standing, some steps that come up onto some kind  
20 of little decky thing where the front door is, and  
21 that's kind of covered. So I would assume that  
22 within this area here --

23 CHAIRMAN GESSIN: Is some type, some type of  
24 covered porch.

25 MEMBER SIEGEL: -- that there will be some

1 kind of step and some kind of covered porch.

2 MR. HULME: Right.

3 MEMBER SIEGEL: So there's going to be,  
4 probably be first floor porch that goes out to  
5 this line as well, probably. I mean, I'm an  
6 architect, so I'm not --

7 MR. HULME: Well, certainly at the --  
8 certainly, at the 40 feet, I guess, if we're  
9 coming across.

10 MEMBER SIEGEL: Up to the 40 feet.

11 CHAIRMAN GESSIN: Yeah, they're asking  
12 for --

13 MEMBER SIEGEL: Which I don't is going to be  
14 a --

15 CHAIRMAN GESSIN: I don't think that's --

16 MEMBER SIEGEL: -- a problem, right? So --

17 CHAIRMAN GESSIN: Well, we'll find out when  
18 we vote?

19 MR. HULME: Right.

20 (Laughter)

21 MEMBER SIEGEL: So you just have to get --  
22 you got to get from this point to up to here.

23 CHAIRMAN GESSIN: Right.

24 MR. HULME: Yeah.

25 MEMBER SIEGEL: This is going to be --

1 MR. HULME: And, I mean, we could very  
2 simply do that by a four-foot-wide elevated walk  
3 to a porch underneath the existing house, the  
4 existing -- well, not -- the proposed house.

5 MEMBER SIEGEL: So the four-foot rise from  
6 this yellow line to this yellow line is going to  
7 happen starting at the 40 feet and in?

8 MR. HULME: Yes.

9 MEMBER SIEGEL: Somehow that's going to  
10 be --

11 MR. HULME: So then there might just be like  
12 a one-foot bridge, if you want to call it that.

13 MEMBER SIEGEL: Yeah, I was going to say  
14 there's a distance between this eight and this  
15 twelve, which is back down another --

16 CHAIRMAN GESSIN: Well, I mean --

17 MEMBER SIEGEL: -- certain amount of feet  
18 like this, but probably --

19 MR. HULME: Well, I don't think we're going  
20 to go down and back up.

21 MEMBER SIEGEL: No. I'm just saying there  
22 is a hollow under this, right?

23 CHAIRMAN GESSIN: I mean, the way it looks  
24 to me, of course, it's not fully developed, but it  
25 looks to me --

1 MEMBER SIEGEL: It looks like it should come  
2 from here to here, but it's not. It's going  
3 across this gap --

4 CHAIRMAN GESSIN: Yes.

5 MEMBER SIEGEL: -- then up in here.

6 MR. HULME: Or, but we could --

7 MEMBER SIEGEL: And then another one sort of  
8 here.

9 MR. HULME: If we needed to come around the  
10 edge and just come underneath the house.

11 MEMBER SIEGEL: Yeah, but don't do that.

12 MR. HULME: You know, I don't know that --  
13 that wouldn't require any relief.

14 MEMBER SIEGEL: Don't do that.

15 MR. HULME: But I don't know that -- I mean,  
16 I don't know if that makes -- you know, if we're  
17 going to do some landscaping, we'd probably be out  
18 there.

19 CHAIRMAN GESSIN: The only issue I see -- I  
20 don't have a problem with any of this. The only  
21 issue I have is that we're going -- there's a  
22 variance we've never issued before, which is a  
23 stair variance in the front yard, because there  
24 was never a law before.

25 MEMBER SIEGEL: A stair variance for the



1 40-foot variance? The stair underneath?

2 CHAIRMAN GESSIN: Where you're six feet into  
3 the --

4 MR. HULME: We're six feet in, yeah. So, I  
5 mean, it's a question that maybe Counsel can  
6 answer, if --

7 CHAIRMAN GESSIN: No, I'm not -- I don't  
8 think we have an issue --

9 MR. HULME: Yeah.

10 CHAIRMAN GESSIN: -- with the variance. We  
11 just want to make sure that we don't set a  
12 precedent that we don't like later.

13 MR. HULME: Right.

14 CHAIRMAN GESSIN: Okay?

15 MR. HULME: Right. You could certainly  
16 couch this in the context of you're giving us  
17 44 feet for the staircase, but it's underneath.

18 CHAIRMAN GESSIN: Covered.

19 MR. HULME: It's set back, it's covered.

20 CHAIRMAN GESSIN: Covered. I like that.

21 MR. HULME: It's covered. You know, it's --

22 CHAIRMAN GESSIN: Okay.

23 MR. HULME: -- within the total house  
24 variance.

25 CHAIRMAN GESSIN: Confine of the

1 footprint --

2 MR. HULME: Yeah.

3 CHAIRMAN GESSIN: -- of the house.

4 MR. HULME: Yeah.

5 CHAIRMAN GESSIN: I actually like that.

6 MEMBER SIEGEL: You approve the footprint.

7 MR. HULME: Yeah.

8 CHAIRMAN GESSIN: Yeah, because, you know,  
9 it's not these houses that are really the bigger  
10 issue, it's really the ocean side Dune Road  
11 houses, because they all --

12 MEMBER SIEGEL: Where the stairs come right  
13 to the street.

14 CHAIRMAN GESSIN: They all go into --

15 MR. HULME: Right.

16 CHAIRMAN GESSIN: -- the front yard.

17 MR. HULME: Yeah. I think with that kind of  
18 language, we can certainly --

19 CHAIRMAN GESSIN: Right, we can work that  
20 through.

21 MR. HULME: We can certainly distinguish  
22 this from that.

23 CHAIRMAN GESSIN: Are you okay with that,  
24 Aram?

25 MR. TERCHUNIAN: I'm still thinking about

1 it.

2 (Laughter)

3 MR. TERCHUNIAN: I'm a little out of it this  
4 morning. We got other questions from the Board?  
5 Jim, were you completed?

6 MR. HULME: I think so, yeah.

7 MR. DICIOCCIO: I did have one question.  
8 When you -- or do you want to ask it?

9 MEMBER SARETSKY: No, go ahead.

10 MR. DICIOCCIO: The -- you referred to the  
11 neighborhood average.

12 MR. HULME: Yes.

13 MR. DICIOCCIO: Is that neighborhood Dune  
14 Lane? Is it a 200-foot radius --

15 MR. HULME: That neighborhood is --

16 MR. DICIOCCIO: -- 500 foot radius?

17 MR. HULME: That neighborhood is these.

18 MR. DICIOCCIO: So it's just those homes on  
19 Dune Lane?

20 MR. HULME: That are between Dune Road and  
21 Dune Lane.

22 MR. DICIOCCIO: Okay.

23 MR. HULME: In this, you know, this is  
24 in the -- in the Goldstein application, which  
25 isn't -- which I'm not sure what the actual

1 approval is there. This was established as the  
2 neighborhood by which that was analyzed. When we  
3 did 13 Dune Lane, which was this vacant lot here,  
4 it's not vacant now, but it was vacant, this was  
5 the neighborhood that that analysis was based on  
6 and the variances were granted on, so.

7 CHAIRMAN GESSIN: Yeah. These are all very  
8 undersized lots and are all very similar.

9 MEMBER CASHIN: Yeah. When I first saw  
10 this, when I got it in the mail, I was really  
11 concerned that it's, you know, really packed in  
12 there. But when I drove through the neighborhood,  
13 I mean, that is the character of that area.

14 MR. HULME: This is the -- this is this  
15 neighborhood.

16 MEMBER CASHIN: Yeah.

17 CHAIRMAN GESSIN: When this application came  
18 before us in '07, I don't remember how many of you  
19 guys were actually on this Board at that time, the  
20 only reason we did the denial is at the time, if  
21 you divided the lot in two equal parts, if I  
22 remember correctly, the preexisting house would  
23 have ended up one foot from the property line.

24 MEMBER CASHIN: Yeah, right here, right?

25 CHAIRMAN GESSIN: Right.

1 MEMBER CASHIN: Yeah.

2 MR. HULME: You can see that even easier  
3 here if you look at this, because that's -- this  
4 is our line, but this was the line then, too, and  
5 you can see that the house is --

6 MEMBER CASHIN: Yeah.

7 CHAIRMAN GESSIN: Virtually on --

8 MR. HULME: The house would have been  
9 located there, and we're getting rid of the house.

10 CHAIRMAN GESSIN: Right.

11 MEMBER CASHIN: Right here, right?

12 MR. HULME: Yup.

13 MEMBER SIEGEL: I would need some -- I would  
14 need magnifier glasses to see that number here.

15 MR. HULME: Sorry about that.

16 CHAIRMAN GESSIN: I'll just tell you.

17 MEMBER SIEGEL: No. You could see it's  
18 close, but, yeah. You even have your magnifier  
19 glasses.

20 MR. HULME: Yeah, I can't either.

21 (Laughter)

22 MR. HULME: But, as the Chairman indicated,  
23 it's close.

24 MEMBER SIEGEL: Yeah, and it's not before us  
25 at this time

1 MR. HULME: Right. And that needed further  
2 relief, that this proposal does not relieve --  
3 does not need, because we've located -- we've  
4 centered the houses and met the side yard setbacks  
5 that the code required.

6 CHAIRMAN GESSIN: Okay. So, Aram, just to  
7 make sure that we're doing the right thing here,  
8 the -- assuming that they construct the stair to  
9 walk over -- to walk over the sanitary wall, and  
10 they may need a minor stair outside the house  
11 footprint envelope, those are both landscaping,  
12 correct?

13 MR. TERCHUNIAN: I would call that  
14 landscaping, yeah.

15 CHAIRMAN GESSIN: Okay.

16 MEMBER CASHIN: And there's no issue --

17 CHAIRMAN GESSIN: So we should read it into  
18 the record that way.

19 MR. TERCHUNIAN: Yeah.

20 MEMBER CASHIN: There's no issues with  
21 stairs in the back, right?

22 CHAIRMAN GESSIN: There's no issue, no.

23 MEMBER CASHIN: If they decided to do  
24 something back there.

25 CHAIRMAN GESSIN: No.

1 MR. TERCHUNIAN: Just a couple of questions.  
2 Jim, what's your parking capacity here? Have you  
3 done an analysis?

4 MR. HULME: I have --

5 MEMBER SIEGEL: This is 50 feet, so --

6 MR. HULME: We have room for two cars.

7 CHAIRMAN GESSIN: I don't see what the width  
8 is here.

9 MEMBER SIEGEL: No, it's says 20.

10 CHAIRMAN GESSIN: The width of the driveway  
11 is 20?

12 MEMBER SIEGEL: No, it says --

13 CHAIRMAN GESSIN: Oh, okay.

14 MEMBER SIEGEL: -- it's 20 scale.

15 CHAIRMAN GESSIN: Or 15.

16 MR. HULME: Oh, no, that's not that.

17 MEMBER SIEGEL: With 20 scale, is that 50  
18 feet? Just go --

19 CHAIRMAN GESSIN: No, no.

20 MEMBER SIEGEL: Go from here to here, just  
21 to start.

22 MR. HULME: I have the answer, the short  
23 answer.

24 MR. TERCHUNIAN: But it looks like two cars?

25 MEMBER SIEGEL: So that's close enough,

1           okay.

2           MR. HULME: Yeah, I think so.

3           MEMBER SIEGEL: So now you can confidently  
4           measure. It's 15.

5           CHAIRMAN GESSIN: It's just shy of 15.

6           MR. TERCHUNIAN: You can't do that back and  
7           forth, because she can't --

8           CHAIRMAN GESSIN: Oh, I'm sorry. What we  
9           were doing, we're measuring to see the width of  
10          the driveway, see if they could double-load the  
11          driveway.

12          MR. TERCHUNIAN: Oh, okay.

13          MEMBER SIEGEL: Are two cars required?

14          CHAIRMAN GESSIN: Do you want it a little  
15          wider on the driveway?

16          MR. HULME: I don't think we have room to  
17          make -- we could pave it to the -- we could pave  
18          it to the property line, I guess. Well, what's  
19          the -- what's the distance between the --

20          CHAIRMAN GESSIN: The wall?

21          MR. HULME: The wall and the property line.

22          MEMBER SIEGEL: So it's a gravel, so it's  
23          not really paved.

24          MR. HULME: No.

25          MEMBER SIEGEL: That's one thing, which is



1 good.

2 CHAIRMAN GESSIN: You're about 18 feet. You  
3 could be double-loaded up to the wall.

4 MR. HULME: Yeah. And how long is it from  
5 the front lot line to the --

6 CHAIRMAN GESSIN: To the back?

7 MR. HULME: To the wall.

8 CHAIRMAN GESSIN: Well, to the -- from the  
9 property line or from the road?

10 MR. HULME: Yeah, from the -- well, we  
11 can't -- I presume we can't park in the -- can we  
12 park on the Village property? I wouldn't think  
13 so.

14 MR. TERCHUNIAN: I can't use that in your  
15 calculation.

16 CHAIRMAN GESSIN: So, okay. So we really  
17 got to be here.

18 MR. HULME: Yeah, there to there.

19 CHAIRMAN GESSIN: Okay. So we're 23 feet.

20 MR. HULME: All right. So that's --

21 CHAIRMAN GESSIN: And if we went to the  
22 property line --

23 MR. HULME: That's 18 feet, you said, right?

24 CHAIRMAN GESSIN: Well, you're about 20 --  
25 you're just shy of 20 to the property line.

1 MR. HULME: All right. So we could can  
2 probably fit two cars, yeah.

3 CHAIRMAN GESSIN: You could double-load it  
4 alongside the wall.

5 MR. HULME: Two cars. All right. The only  
6 way to do more than that would be to move the  
7 house further back, and, you know, no -- and the  
8 13 Dune Lane --

9 CHAIRMAN GESSIN: How many spots do they  
10 need?

11 MR. TERCHUNIAN: I don't recall.

12 MEMBER CASHIN: Well, it's three bedroom,  
13 they're saying.

14 MR. HULME: We'd probably need three.

15 CHAIRMAN GESSIN: Three plus one.

16 MEMBER CASHIN: I think it's three plus one.

17 CHAIRMAN GESSIN: Right.

18 MEMBER CASHIN: So you need four on each.

19 MEMBER SIEGEL: I actually see another --  
20 you know, other ways to do it. Eric sort of even  
21 thought of something, too, but --

22 CHAIRMAN GESSIN: Go ahead.

23 MEMBER SIEGEL: First, the first question  
24 would be what's the requirement?

25 CHAIRMAN GESSIN: One for each bedroom, plus

1 one.

2 MEMBER SIEGEL: And how many bedrooms are  
3 there?

4 MR. HULME: It's a three bedroom.

5 CHAIRMAN GESSIN: You need four.

6 MR. HULME: A three bedroom right?

7 MEMBER SIEGEL: You need four?

8 MR. HULME: You think?

9 MEMBER CASHIN: It hasn't been designed yet,  
10 but --

11 MS. PARROTTINO: Yeah.

12 MEMBER SIEGEL: But it wasn't asked for.

13 CHAIRMAN GESSIN: Well, I mean, they can  
14 get -- if they just widened that parking stall,  
15 they have at least two.

16 MEMBER SIEGEL: And counting. Would you  
17 count this?

18 CHAIRMAN GESSIN: No, I didn't count that.

19 MR. HULME: No.

20 MEMBER SIEGEL: Would you, though, if they  
21 could get off the road?

22 MR. TERCHUNIAN: Yeah, I don't think you're  
23 allowed to count the right-of-way that the Village  
24 owns as private parking.

25 MEMBER CASHIN: I assume you have the septic

1 system minimized as much as possible --

2 MR. HULME: Yes.

3 MEMBER CASHIN: -- in terms of the walls  
4 and --

5 MR. HULME: Yes.

6 MEMBER CASHIN: That's almost the starting  
7 point, right?

8 MR. HULME: Yeah, yeah. And that's why we  
9 went with the square galleys, rather than the  
10 round.

11 MEMBER SIEGEL: This line --

12 CHAIRMAN GESSIN: No, that has to be ten  
13 feet. No. No, these --

14 MR. TERCHUNIAN: Ken and Harvey --

15 CHAIRMAN GESSIN: These structures --

16 MR. TERCHUNIAN: Ken and Harvey, you guys  
17 are very bad.

18 (Laughter)

19 MR. TERCHUNIAN: She has to write everything  
20 down, so you have to let each other go.

21 CHAIRMAN GESSIN: Okay, no problem.

22 MR. TERCHUNIAN: And speak clearly.

23 CHAIRMAN GESSIN: Okay. Ken, was asking  
24 whether the septic wall could go under the front  
25 porch, which I don't believe it can.

1 MR. HULME: That cannot.

2 CHAIRMAN GESSIN: Okay. And the septic  
3 system has to be what, ten feet away from the  
4 house, right?

5 MR. TERCHUNIAN: It can be five feet away on  
6 a piling, but there's supposed to be ten feet on  
7 the side walls and it looks like there are about  
8 five, which might need a variance from the Health  
9 Department.

10 MEMBER CASHIN: You mean, you're talking  
11 about this measurement here?

12 MR. TERCHUNIAN: Yeah.

13 MEMBER CASHIN: To the property line, you  
14 mean?

15 MR. TERCHUNIAN: No. It's to the side wall  
16 of the concrete wall from the galley.

17 MEMBER CASHIN: Oh, oh, okay.

18 MR. TERCHUNIAN: Jim, that brings me to my  
19 second question. You know, there --

20 CHAIRMAN GESSIN: Excuse me, one sec.

21 MR. TERCHUNIAN: I'm sorry.

22 CHAIRMAN GESSIN: I don't know if we can,  
23 but let me ask you, Aram. Can't we square the  
24 sanitary system off and ramp it?

25 MEMBER SARETSKY: That's what the house has

1 on the --

2 CHAIRMAN GESSIN: So you can get it -- you  
3 can get the car right up to the house.

4 MEMBER SARETSKY: Harvey, the house across  
5 the street to the east has that.

6 MR. TERCHUNIAN: Well, let me ask a couple  
7 of questions --

8 CHAIRMAN GESSIN: Okay.

9 MR. TERCHUNIAN: -- because it goes to that.  
10 Because, Jim, you know, this is your first stop on  
11 the subdivision process.

12 MR. HULME: Yeah.

13 MR. TERCHUNIAN: And then after this, if  
14 memory serves, you have to go to the DEC and get a  
15 Letter of No Jurisdiction, and you have to go to  
16 the Health Department and get a subdivision.

17 MR. HULME: Yes.

18 MR. TERCHUNIAN: Preliminary approval from  
19 them, and then come back to the Village Planner --  
20 Village Planning Board and get a final  
21 subdivision.

22 MR. HULME: Correct.

23 MR. TERCHUNIAN: Okay. And the -- my  
24 understanding of the way the County handles the  
25 subdivisions on improved lots, as crazy as it

1 sounds, they're going to make the applicant build  
2 a whole brand new system on this lot before they  
3 will undertake the subdivision application, before  
4 they'll consider --

5 CHAIRMAN GESSIN: Really?

6 MR. TERCHUNIAN: Yeah.

7 CHAIRMAN GESSIN: You're kidding.

8 MR. TERCHUNIAN: Nope.

9 MR. HULME: Not if we tear the house down  
10 first.

11 MR. TERCHUNIAN: Yeah, even if you tear the  
12 house down.

13 CHAIRMAN GESSIN: They're not going to build  
14 the sanitary system.

15 MR. HULME: We're not going to build a  
16 sanitary system on a property that doesn't have a  
17 house.

18 (Laughter)

19 MEMBER CASHIN: I hadn't heard that either,  
20 but --

21 MR. TERCHUNIAN: No, that's the way they do it.

22 MR. HULME: All right. Well, we'll deal --  
23 obviously, we have to deal with the Health  
24 Department --

25 MEMBER CASHIN: Okay. So --

1 MR. HULME: -- with a number of different  
2 issues, but --

3 MEMBER CASHIN: And you think, you think  
4 when it gets there, this is going to be a problem?

5 MR. TERCHUNIAN: Well, I just want to point  
6 out that, you know, you're going to have to go to  
7 the Health Department for a subdivision  
8 application, and then after that, say the whole  
9 subdivision gets approved, then he has to go back  
10 and do an individual sanitary application as well.

11 CHAIRMAN GESSIN: Really?

12 MR. TERCHUNIAN: Yeah, absolutely.

13 MR. HULME: That part I agree with.

14 MR. TERCHUNIAN: And then -- and so the  
15 question becomes is this arrangement right here  
16 going to be a stumbling block at that point in the  
17 future? And it doesn't bind this Board in any  
18 way. I just want to put it out there that it's a  
19 procedure that the applicant must go through.  
20 They have to first get their subdivision approved,  
21 which will have a pro forma sanitary design, and  
22 then they have to go back and get a specific  
23 sanitary system --

24 MR. HULME: Right.

25 MR. TERCHUNIAN: -- approved.



1 MR. HULME: Yeah, I know. And we're aware  
2 that we have some issues to deal with when we get  
3 to the Health Department.

4 MEMBER CASHIN: It doesn't make any sense to  
5 put the driveways in the middle, does it? Does  
6 that pick up -- do they pick up any space doing  
7 that?

8 CHAIRMAN GESSIN: I don't think that helps.

9 MR. HULME: No.

10 MEMBER CASHIN: Because they could move part  
11 of this array up here.

12 MEMBER SIEGEL: What Eric was saying about  
13 by flipping them and having them be joined is that  
14 whatever problems they do have they have together  
15 without spreading their problem in this direction  
16 or this direction to these people.

17 MEMBER CASHIN: Probably won't let you do  
18 that, though.

19 CHAIRMAN GESSIN: If you could ramp this,  
20 you have no problem with parking.

21 MR. HULME: Right, because we can get up on  
22 top of the --

23 CHAIRMAN GESSIN: Right

24 MR. HULME: Yeah. All right. I think we're  
25 going to have to explore that.

1 CHAIRMAN GESSIN: Yeah. Isn't there a house  
2 already on Dune Lane --

3 MEMBER SARETSKY: Yes.

4 CHAIRMAN GESSIN: -- that ran --

5 MEMBER SARETSKY: It's on, it's on the bay  
6 side.

7 MS. PARROTTINO: The blue one.

8 MEMBER SARETSKY: It's just slightly to the  
9 west. It's a relatively new house that's --

10 CHAIRMAN GESSIN: And what's the whole  
11 situation with that? Why is it ramped?

12 MEMBER SARETSKY: I think they ramped it to  
13 get a bigger driveway.

14 MS. PARROTTINO: Probably. It's a big  
15 house.

16 (Laughter)

17 MEMBER SARETSKY: That was my -- that was my  
18 only --

19 MR. HULME: Right.

20 MEMBER SARETSKY: -- hypothesis for it.

21 MEMBER CASHIN: And that goes over part of  
22 the septic?

23 MEMBER SARETSKY: It goes over -- the  
24 driveway is the entire --

25 MEMBER CASHIN: You're allowed to park on

1 the --

2 MR. HULME: Yeah, the Health Department, the  
3 whacky Health Department will make you sign an  
4 affidavit that says, "This is a really bad idea,  
5 but if give us \$900, we'll let you do it."

6 CHAIRMAN GESSIN: Oh, they charge now for --

7 MR. HULME: They charge 900 bucks for that,  
8 but they -- you'll sign a covenant that  
9 essentially says, "We don't think this is a good  
10 idea, but you can do it."

11 MR. TERCHUNIAN: But the best part is  
12 they'll let any restaurant or commercial  
13 establishment do anything.

14 MR. HULME: Do it without, without that  
15 affidavit.

16 (Laughter)

17 CHAIRMAN GESSIN: Right.

18 MR. HULME: Yes, so they will allow us to do  
19 that.

20 CHAIRMAN GESSIN: But all the ocean houses  
21 are that way already anyhow.

22 MR. TERCHUNIAN: No, not really.

23 CHAIRMAN GESSIN: What ocean houses are not  
24 parking on the sanitary?

25 MR. TERCHUNIAN: No, they're -- the sanitary

1 is mostly on the sides.

2 MEMBER CASHIN: I don't even know where  
3 mine is.

4 MR. HULME: All right. Well, you know,  
5 you're right, if we -- if we ramp the driveway up  
6 to 40 feet, then --

7 CHAIRMAN GESSIN: Ramp that double-wide to  
8 40 feet long, you're perfect.

9 MR. HULME: Yeah.

10 MEMBER SARETSKY: That also helps with the  
11 rear yard setback.

12 CHAIRMAN GESSIN: How does that help?

13 MEMBER SARETSKY: It doesn't? Because  
14 what --

15 CHAIRMAN GESSIN: We're not moving anything.

16 MR. HULME: No.

17 MEMBER SARETSKY: Yeah, but I thought the  
18 rear yard setback was the --

19 MEMBER SIEGEL: Because of this, Eric.

20 MR. HULME: It's because of this dimension,  
21 not that dimension.

22 MEMBER SARETSKY: Oh, okay. I'm sorry.  
23 So it's not really helping. I'm sorry.

24 MR. HULME: So I think we would agree to do  
25 that as part of this approval.

1 MEMBER SIEGEL: Could these two walls be one  
2 wall --

3 MR. HULME: No.

4 MEMBER SIEGEL: -- so that you gain --

5 MR. HULME: We did that first. The first,  
6 the first version of this, which I didn't show  
7 anybody, that was the case, and it was determined  
8 that you can't do that.

9 MEMBER CASHIN: And your designers juggled  
10 this array around and that --

11 MR. HULME: Yes.

12 MEMBER CASHIN: -- that's the best you  
13 can do?

14 MR. HULME: Yup.

15 MEMBER CASHIN: Because this is open here.

16 MR. HULME: I think there's a requirement of  
17 the tank being a certain distance from the  
18 leaching pools.

19 MR. TERCHUNIAN: Yeah. The septic tank has  
20 to be eight feet from the closest leaching galley.

21 MEMBER CASHIN: Oh, it does? Okay.

22 MR. TERCHUNIAN: And then the other thing  
23 that's in here that's really pushing this are  
24 these expansion tanks in the front. So, you know,  
25 there's a question -- first, the question is are

1       they going to need a variance from the Health  
2       Department for this system as it's laid out right  
3       now. I believe that they will. If that's the  
4       case, then the question becomes should they ask to  
5       get rid of these expansion tanks or reduce the  
6       number of --

7               CHAIRMAN GESSIN: And confident that they're  
8       not going to expand the house.

9               MR. TERCHUNIAN: No, because the expansion  
10       tanks are for when the system fails in the future,  
11       or to expand the house.

12              CHAIRMAN GESSIN: Oh, I thought if -- okay.

13              MR. TERCHUNIAN: So the issue is they can't  
14       really expand the house. And if it fails, this --  
15       you're right here in front, so they could do a  
16       repair --

17              CHAIRMAN GESSIN: Right.

18              MR. TERCHUNIAN: -- or replacement easily.  
19       So, in some cases, the Health Department will  
20       allow you to eliminate those expansion tanks on  
21       these smaller lots, but then that's going through  
22       an entire process with the Health Department.

23              MEMBER CASHIN: You know, Jim, if you really  
24       get hung up, there's new technology they're  
25       talking about in Suffolk County for --

1 MR. HULME: Yes.

2 MR. TERCHUNIAN: It doesn't change the  
3 teaching system.

4 MEMBER CASHIN: No?

5 MR. HULME: I think some of those systems  
6 actually prove to be bigger --

7 MR. TERCHUNIAN: Yeah.

8 MR. HULME: -- than these.

9 MR. TERCHUNIAN: Yeah. All the changes on  
10 the newer systems is the septic tank.

11 MR. HULME: And they're three times more  
12 expensive, but that's --

13 MR. TERCHUNIAN: Yeah.

14 CHAIRMAN GESSIN: By a lot.

15 MR. HULME: Yeah, they're a lot more  
16 expensive, and I think they're bigger.

17 MR. TERCHUNIAN: Just one other thing for  
18 the Board. You guys are awaiting a response from  
19 the Suffolk County --

20 CLERK SADELI: Planning Board.

21 MR. TERCHUNIAN: -- Planning, Planning  
22 Board.

23 MR. HULME: Commission?

24 MR. TERCHUNIAN: Planning Commission. Thank  
25 you. So you're going to need that before you can

1 really do anything anyway.

2 CHAIRMAN GESSIN: In other words, we can't  
3 even have a vote today, is what you mean.

4 MR. TERCHUNIAN: No, I don't believe so.

5 And I just want to, you know, point out, you  
6 know, for the applicant, Jim, you've stated that,  
7 you know, everything you do is going to be within  
8 the box that you're proposing.

9 MR. HULME: Right.

10 MR. TERCHUNIAN: And that means everything.  
11 I mean --

12 MR. HULME: Yeah, I understand the  
13 ramifications of those words.

14 MR. TERCHUNIAN: I understand that you  
15 understand it.

16 (Laughter)

17 MR. TERCHUNIAN: I'm just -- I'm speaking to  
18 the applicant.

19 MS. PARROTTINO: I do understand.

20 MR. TERCHUNIAN: You understand everything?  
21 Like to come in later and say you want a pool,  
22 then you have to come back and ask for a pool.

23 MS. PARROTTINO: Yeah.

24 MR. TERCHUNIAN: And then all these numbers  
25 that you're talking about will change.



1 MEMBER SIEGEL: Are you also talking about  
2 a -- like an overhanging balcony?

3 MR. TERCHUNIAN: Anything that casts a  
4 shadow.

5 MR. DICIOCCIO: Eaves.

6 MEMBER SIEGEL: Sorry?

7 MR. DICIOCCIO: Eaves, roof eaves?

8 MEMBER SIEGEL: I don't know about eaves.

9 MR. TERCHUNIAN: No, eaves are fine.

10 MR. HULME: Yeah.

11 MR. TERCHUNIAN: But anything that casts a  
12 shadow, it counts into footprint, which counts  
13 into coverage, which counts --

14 MR. HULME: So that means that when people  
15 walk on this --

16 MR. TERCHUNIAN: Right, if there's a --

17 MR. HULME: -- before afternoon, there's a  
18 shadow and they're partly covered.

19 MR. TERCHUNIAN: Yeah, you need a permit.

20 MR. HULME: Okay.

21 MR. TERCHUNIAN: You need a permit to do  
22 that.

23 MEMBER SIEGEL: Yes. So leave some room for  
24 people.

25 (Laughter)

1 MS. PARROTTINO: We don't have anyone --

2 MEMBER CASHIN: Well, she's pretty small for  
3 people in these houses.

4 MR. HULME: She don't cast a very big --  
5 everybody has to enter the house at noon.

6 MS. PARROTTINO: Do whatever I need to do.

7 MR. HULME: Well, if you're still waiting  
8 for the Planning Commission, maybe we can refine  
9 this a little bit.

10 CHAIRMAN GESSIN: Doctor this up, okay.

11 MR. HULME: And resubmit this survey --

12 CHAIRMAN GESSIN: Okay.

13 MR. HULME: -- with showing the parking on  
14 top, showing a ramp. I'll have the septic  
15 designer, you know, promise me that he's --

16 CHAIRMAN GESSIN: Right.

17 MR. HULME: -- he's given us the smallest  
18 profile we have.

19 CHAIRMAN GESSIN: Actually, then you won't  
20 need the steps getting up there, too.

21 MR. HULME: Right.

22 MEMBER SIEGEL: Yeah, you wouldn't need this  
23 step.

24 MR. HULME: Right, we won't need these  
25 steps, that's true.

1 CHAIRMAN GESSIN: But mention that.

2 MR. HULME: And we will show something here  
3 just to --

4 MEMBER SIEGEL: I was going to as if we  
5 could --

6 MR. HULME: Yeah, yeah.

7 MEMBER SIEGEL: -- show something and call  
8 it conceptual.

9 MR. HULME: Yes, we could do that.

10 MEMBER CASHIN: I don't want to speak for  
11 Aram, but I don't know if everybody heard. Aram  
12 said there was a -- there may be a concern about  
13 this setback here.

14 MR. HULME: Right.

15 MEMBER CASHIN: So --

16 CHAIRMAN GESSIN: That setback won't be  
17 there. This wall will be all the way over here  
18 now.

19 MEMBER CASHIN: Oh, I see. Well, what about  
20 in here?

21 MR. TERCHUNIAN: Yeah, I know. You still  
22 have -- he's got five feet on three different  
23 sides of the wall.

24 MR. HULME: Yeah.

25 MEMBER CASHIN: So he's good?

1 MR. HULME: You know --

2 MR. TERCHUNIAN: No, he needs ten.

3 MR. HULME: No, no. We need help from the  
4 Health Department.

5 MR. TERCHUNIAN: All of these, all of these  
6 need ten, the septic tank, the leaching galley,  
7 the expansion tank and the leaching --

8 MR. HULME: I'm wondering, though, if we  
9 take an idea that came from this and push the  
10 septics to the outside edge, have the ramps  
11 internally.

12 MEMBER CASHIN: That's what I was thinking,  
13 yeah.

14 MR. HULME: Then we might eliminate some of  
15 those setback issues.

16 MR. TERCHUNIAN: You may, and that, I think  
17 you should investigate that.

18 CHAIRMAN GESSIN: If you like that, that's  
19 good.

20 MR. HULME: All right. All right. So  
21 let's -- let me take that back, play it. We'll --  
22 you'll get your Planning Board Commission report.  
23 And other than that, are there any other issues  
24 with --

25 CHAIRMAN GESSIN: Does anybody have any

1 other issues that may be an issue, may be a  
2 problem for this Board?

3 MEMBER SARETSKY: Yeah. The only question I  
4 had was when -- going back to the question of the  
5 neighborhood average.

6 MR. HULME: Yeah.

7 MEMBER SARETSKY: Like the houses, the five  
8 houses to the east of it, I understand that  
9 that's -- that's what this is all about.

10 CHAIRMAN GESSIN: Jim, open it up.

11 MR. HULME: Oh, yeah, sorry.

12 MEMBER SARETSKY: In other words, so if you  
13 take these five homes, one, two, three, four,  
14 five, this is what we're sort of matching up.

15 CHAIRMAN GESSIN: Playing with now, right.

16 MR. HULME: Yes.

17 MEMBER SARETSKY: So -- but if you take the  
18 houses in -- you know, the corner lots that are  
19 very large, or something else that's in this, is  
20 that skewing things in a way that's not right?  
21 You know what I'm saying, Harvey?

22 CHAIRMAN GESSIN: No.

23 (Laughter)

24 MEMBER SARETSKY: All right. So these five  
25 homes, one, two, three, four, five --

1 CHAIRMAN GESSIN: Okay.

2 MEMBER SARETSKY: -- are probably the size  
3 of this subdivision request.

4 CHAIRMAN GESSIN: Yes, uh-huh.

5 MEMBER SARETSKY: And they're commensurate  
6 with it in probably setback and both front and  
7 back.

8 CHAIRMAN GESSIN: Right.

9 MEMBER SARETSKY: But this house, this one,  
10 this one, some of the Dune Road ones, particularly  
11 this corner one is double in here, is that skewing  
12 the average in a way that's --

13 CHAIRMAN GESSIN: Well, we sort of -- when  
14 we went through 13 --

15 MEMBER SARETSKY: Right.

16 CHAIRMAN GESSIN: -- if I remember  
17 correctly, we sort of pushed that one around a  
18 little bit.

19 MR. DICIOCCIO: Well, it was my  
20 understanding that we were including, we were  
21 including all of these in that neighborhood  
22 average.

23 MEMBER SARETSKY: Right.

24 CHAIRMAN GESSIN: Yes.

25 MR. HULME: Yes.

1 MEMBER SARETSKY: So that's my, I guess

2 my --

3 MEMBER CASHIN: So it's skewing it the other  
4 way, if anything.

5 MEMBER SIEGEL: It's making it harder for  
6 them, because --

7 MR. HULME: Yeah, we don't like that  
8 average, but we gave it to you anyway.

9 MEMBER SIEGEL: These are bigger.

10 MR. HULME: I would prefer just to take the  
11 lots to the east and average that.

12 MEMBER SARETSKY: No, no, no. Then  
13 it's varied, you know.

14 CHAIRMAN GESSIN: That one group now pretty  
15 much has the backyards, the back of the buildings  
16 and --

17 MEMBER SARETSKY: Okay. No, no. It make me  
18 feel better about them --

19 CHAIRMAN GESSIN: Right.

20 MEMBER SARETSKY: -- if you think of it that  
21 way, that we're treating --

22 MEMBER CASHIN: Yeah, I think it's -- I  
23 think it's commensurate with the neighborhood,  
24 what they're trying to do, in the way I see it.

25 MR. DICIOCCIO: Well, you could specify

1 that, you know, you are treating this little  
2 subdivision here as its own neighborhood.

3 MEMBER SARETSKY: Right.

4 MR. DICIOCCIO: So you don't, you don't have  
5 any precedent when a house on Dune Road comes in.

6 MEMBER SARETSKY: I mean, Harvey, when we  
7 did this one, this was -- sort of had some unique  
8 problems, because of it.

9 CHAIRMAN GESSIN: You think?

10 MEMBER SARETSKY: Well, yeah.

11 (Laughter)

12 MEMBER SARETSKY: No, but we did the same.

13 I mean --

14 CHAIRMAN GESSIN: Right.

15 MEMBER SARETSKY: Okay.

16 MR. HULME: I think that you can make  
17 whatever relief you give here unique to this site.

18 MEMBER SARETSKY: That's what I'm -- okay.

19 MR. HULME: And this little --

20 CHAIRMAN GESSIN: The only -- the only thing  
21 that's unique here is this, the new stair law.

22 MR. HULME: Right.

23 CHAIRMAN GESSIN: Well, like I is said,

24 we'll just craft it --

25 MR. HULME: Yeah.



1 CHAIRMAN GESSIN: -- so it's only unique to  
2 this house.

3 MR. HULME: Right.

4 CHAIRMAN GESSIN: These two houses.

5 MEMBER SIEGEL: If there's anybody who  
6 should be upset about this at all, it would be  
7 this person right here.

8 MEMBER CASHIN: Harvey.

9 MEMBER SIEGEL: This wall.

10 MR. HULME: We haven't -- they got notice  
11 and --

12 MS. PARROTTINO: Who's right behind me?

13 MR. HULME: Yeah.

14 MS. PARROTTINO: I don't think that would be  
15 a problem.

16 MEMBER SARETSKY: I think I was thinking of  
17 the neighbors.

18 MEMBER SIEGEL: They're at 27.8 and you're  
19 going to be 20.

20 MR. HULME: Right.

21 MEMBER SIEGEL: And they're not here.

22 MR. HULME: And they're not here. We've  
23 invited them.

24 CHAIRMAN GESSIN: Okay.

25 MEMBER CASHIN: Is that J.C.?

1 MR. DICIOCCIO: J.R.

2 MEMBER CASHIN: J.R. mentioned that we  
3 should treat this whole neighborhood in terms of  
4 how we word this thing. But, really, we should  
5 make it on this side of this line.

6 CHAIRMAN GESSIN: Because their line's  
7 there.

8 MEMBER CASHIN: Otherwise, these guys --  
9 otherwise, these guys, and, you know, Aram  
10 whispered in my ear on this, it's not my -- it's  
11 not me being smart.

12 CHAIRMAN GESSIN: Okay.

13 (Laughter)

14 MEMBER CASHIN: But this may -- this may  
15 turn out -- you know, we may -- if we say  
16 something in the variance language that grants it  
17 for this whole area --

18 MR. DICIOCCIO: Just those homes fronting on  
19 Dune Lane.

20 MEMBER SIEGEL: Dune Lane.

21 MEMBER CASHIN: Yeah.

22 MEMBER SIEGEL: Dune Lane, not Dune Road.

23 MEMBER CASHIN: Then this guy might come in  
24 and say, "Okay, now I can put two houses on Dune  
25 Road."

1 MEMBER SARETSKY: I guess that's where I  
2 was at.

3 MEMBER SIEGEL: Dune Lane versus Dune Road.

4 MEMBER CASHIN: Yeah. So when we get there.

5 MR. HULME: Well, if you take -- if we redo  
6 the averages just based on the Dune Lane houses --

7 MEMBER CASHIN: Maybe even better.

8 MR. HULME: -- where it's even better for  
9 us, so I have no problem with that becoming the  
10 neighborhood.

11 MEMBER SIEGEL: Does the other side of Dune  
12 Lane count at all as Dune Lane?

13 MR. HULME: Not -- no, I think those --

14 MEMBER SIEGEL: This here.

15 MR. HULME: The ocean side, I think it's a  
16 completely --

17 MEMBER SIEGEL: Or bay side, bay side.

18 MR. HULME: I mean, the bay side, the water  
19 side is a completely different beast.

20 CHAIRMAN GESSIN: I agree.

21 MR. HULME: I would, I would suggest to you.

22 MEMBER CASHIN: Right. So we have to be  
23 careful how we word it --

24 MR. HULME: Yeah.

25 MEMBER CASHIN: -- when we get there.

1 MR. HULME: Yeah. All right?

2 CHAIRMAN GESSIN: Anything else

3 MEMBER CASHIN: I don't have any problems  
4 with it.

5 MR. HULME: Okay.

6 MR. TERCHUNIAN: The only other thing, since  
7 you're looking at the sanitary system, you might  
8 want to look at the -- is see if using the  
9 innovative alternative septic tank will mess  
10 you up.

11 MR. HULME: I will.

12 MR. TERCHUNIAN: Because you are looking at  
13 environmental impacts here.

14 CHAIRMAN GESSIN: Make it work.

15 MR. TERCHUNIAN: You're creating two houses  
16 where there's one. So if there's a way to reduce  
17 nitrogen, that would be a good thing.

18 MEMBER CASHIN: You'll have to do a SEQRA  
19 recital, also, when we get there.

20 MR. DICIOCCIO: Yeah.

21 MEMBER CASHIN: You or Joe.

22 MEMBER SARETSKY: Also, Aram, if they're  
23 going to use a ramp system, then you'll design a  
24 septic system built, you know, for driving on,  
25 which is different to begin with, right?

1 MR. HULME: No.

2 CHAIRMAN GESSIN: No. It's just --

3 MR. TERCHUNIAN: No.

4 CHAIRMAN GESSIN: So it's just a track with  
5 a slab on top.

6 MEMBER SARETSKY: It's strong on top,  
7 isn't it?

8 CHAIRMAN GESSIN: What's the steel coverage?

9 MEMBER SARETSKY: Yeah.

10 MR. HULME: Yeah. It's more than material  
11 of construction than it is to --

12 CHAIRMAN GESSIN: And the truth is --

13 MEMBER SARETSKY: I'm sure it covers.

14 MEMBER SIEGEL: I have just one other  
15 question about this septic, and that will be for  
16 something for you guys to talk to him about. But  
17 if the top of this is at Elevation 8 --

18 MR. HULME: Right.

19 MEMBER SIEGEL: -- the top of your floor is  
20 at Elevation 12, there is a little bit of room for  
21 this to be raised. And by raising it, that gives  
22 you more effective depth, which may make it so you  
23 might end up with one less tank.

24 MR. HULME: Okay. But we're going to end up  
25 with an eight-foot wall on the street.

1 CHAIRMAN GESSIN: Correct.

2 MR. HULME: Well, right now, we have a --

3 our --

4 CHAIRMAN GESSIN: Three-and-a-half feet.

5 MR. HULME: -- wall height is

6 three-and-a-half to four feet. If we raise it

7 another foot, then we're at four-and-a-half to

8 five-and-a-half feet. Three -- four-and-a-half to

9 five-and-a-half feet on the -- on the street.

10 CHAIRMAN GESSIN: Right.

11 MR. HULME: And I'm not sure that we want to

12 build --

13 CHAIRMAN GESSIN: Yeah, Aram --

14 MR. HULME: -- a wall that way.

15 CHAIRMAN GESSIN: I'm sorry.

16 MR. HULME: That's okay.

17 CHAIRMAN GESSIN: Aram, what's the setback,

18 the Health Department setback on the walls to the

19 property lines?

20 MR. TERCHUNIAN: One foot.

21 CHAIRMAN GESSIN: Okay.

22 MEMBER SIEGEL: On the walls to the property

23 line?

24 CHAIRMAN GESSIN: You know something, you

25 might want to go --

1 MEMBER SIEGEL: Is that what this is here?

2 CHAIRMAN GESSIN: You might want to go a  
3 little closer. No, here, or here and here.

4 MEMBER SIEGEL: That's why these are  
5 separate like this?

6 CHAIRMAN GESSIN: Yeah.

7 MR. HULME: Oh, I see what you're saying,  
8 yeah.

9 CHAIRMAN GESSIN: You know?

10 MR. HULME: Yeah. What I -- the other thing  
11 I want to have considered is driving onto the  
12 property here and here, and that may, that may  
13 give us an opportunity to get greater separation,  
14 so that we --

15 MEMBER CASHIN: Especially if you have --

16 MR. HULME: Not for your purpose, but from  
17 the Health Department.

18 MEMBER CASHIN: Especially if you have no  
19 structure --

20 MR. HULME: Right.

21 MEMBER CASHIN: -- in the middle.

22 MR. HULME: Right, right. So we'll take  
23 a --

24 MR. TERCHUNIAN: It's the only way you're  
25 going to get the turning radius --

1 MR. HULME: Yes.

2 MR. TERCHUNIAN: -- to combine the  
3 driveways.

4 MR. HULME: Yeah. So we'll take a look at  
5 all that and see --

6 MEMBER SIEGEL: What do you mean by turning  
7 radius, Aram?

8 MR. TERCHUNIAN: In other words, for them to  
9 be able to get onto the ramp from the road. If  
10 it's only 20 feet wide, they're not going to be  
11 able to make the turn.

12 MEMBER SIEGEL: Oh.

13 MEMBER CASHIN: You'll have to swing out.

14 CHAIRMAN GESSIN: Really?

15 MR. TERCHUNIAN: No. You need 30-plus feet.

16 MEMBER SIEGEL: You're talking about  
17 construction, during the construction period?

18 MR. TERCHUNIAN: It's just the radius of the  
19 vehicle, the turning radius of the vehicles.

20 MR. HULME: All right. Well, we'll --

21 MEMBER CASHIN: Get a Volvo, they have  
22 really great --

23 (Laughter)

24 MR. HULME: Yeah. A MINI Cooper I think  
25 will be fine, you know.



1 MEMBER SIEGEL: They're boxy, but they're  
2 good. Did you ever see that?

3 MS. PARROTTINO: Send an Uber to the house.

4 MR. HULME: Exactly, yes.

5 CHAIRMAN GESSIN: Okay. So we want to pick  
6 another date, or you want to let us know when  
7 you're done with your work?

8 MR. HULME: All right. Pick a date, and  
9 we'll get -- we'll be done by --

10 CHAIRMAN GESSIN: Okay.

11 MR. HULME: -- the time that you pick the  
12 date.

13 CLERK SADELI: Do you want to go back to the  
14 first Saturday of every month, just --

15 CHAIRMAN GESSIN: Sure. Aram, we're trying  
16 to set dates right through the whole calendar.  
17 This way --

18 MR. TERCHUNIAN: Oh, great idea.

19 CHAIRMAN GESSIN: Okay?

20 MR. TERCHUNIAN: Yup.

21 MR. HULME: And you're working on the first  
22 Saturday of the month, is that --

23 MEMBER CASHIN: I can't make it.

24 (Laughter)

25 CLERK SADELI: All right.

1 MEMBER CASHIN: Actually, if it's the 1st --

2 CHAIRMAN GESSIN: Here we go.

3 MEMBER CASHIN: If it's the 1st, I can make  
4 it. If it's the 8th, I can't make. I can make  
5 the 1st, December 1st.

6 CHAIRMAN GESSIN: Okay.

7 MR. HULME: Is that a Saturday,  
8 December 1st?

9 MEMBER CASHIN: That's a Saturday, yeah.

10 CLERK SADELI: That's the first Saturday.

11 MR. HULME: Okay, that works.

12 CLERK SADELI: Is that good?

13 MEMBER CASHIN: I can make that.

14 MR. HULME: You think you'll have the  
15 Planning Board Commission by then?

16 MR. TERCHUNIAN: I think the time will have  
17 told that --

18 MR. HULME: Okay.

19 CHAIRMAN GESSIN: If they have another time.

20 MR. TERCHUNIAN: Yeah.

21 MR. HULME: Then they can't, yeah. Okay,  
22 cool. All right.

23 MEMBER SARETSKY: So what's the time? We're  
24 at December 1?

25 MEMBER CASHIN: December 1, 10 a.m., right?

1           CHAIRMAN GESSIN: Okay. So we'll put this  
2 over until December 1st. Jim will be done with  
3 his work then, and then I guess it will time for a  
4 vote.

5           MR. HULME: Okay.

6           MR. TERCHUNIAN: You need a motion to  
7 adjourn.

8           MEMBER SARETSKY: Motion.

9           CHAIRMAN GESSIN: Would someone like to make  
10 a motion to close the meeting?

11          MEMBER SARETSKY: (Raised hand)

12          MR. TERCHUNIAN: To adjourn this hearing to  
13 December 1st.

14          CHAIRMAN GESSIN: Second?

15          MEMBER SIEGEL: I second that. I second  
16 that.

17          CHAIRMAN GESSIN: Okay, let's go home.

18          MR. TERCHUNIAN: And now a motion to adjourn  
19 the meeting.

20          MR. HULME: Thank you very much.

21          MEMBER CASHIN: Let's go to the beach.

22          CLERK SADELI: Now you need a motion to  
23 adjourn meeting.

24          CHAIRMAN GESSIN: Motion. Anybody like to  
25 make a motion to adjourn the meeting?

1 MEMBER SARETSKY: (Raised hand)  
2 MEMBER SIEGEL: Second. Second.  
3 MS. PARROTTINO: Thank you all very much.  
4 (The meeting was adjourned at 10:51 a.m.)

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C E R T I F I C A T I O N

STATE OF NEW YORK )

SS:

COUNTY OF SUFFOLK )

I, LUCIA BRAATEN, a Court Reporter and Notary Public for and within the State of New York, do hereby certify:

THAT, the above and foregoing contains a true and correct transcription of the proceedings taken on November 3, 2018.

I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of November, 2018.

*Lucia Braaten*  
\_\_\_\_\_  
Lucia Braaten

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