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

CHAIRMAN GESSIN: Pledge to the flag.

(All stood for the Pledge of Allegiance)

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

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

MEMBER SIEGEL: You're sure, right?

MR. DICIOCCIO: Be here next week, too.

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

(Laughter)

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

CLERK SADELI: 21 Dune Lane

CHAIRMAN GESSIN: 21 Dune Lane.

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

CHAIRMAN GESSIN: Yup.

MR. HULME: Who was formerly known as Christine Meola.
CHAIRMAN GESSIN: Okay.

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

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

CHAIRMAN GESSIN: Sure.

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

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

CHAIRMAN GESSIN: Okay.

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

This lot had -- back in 2007, an application was made to subdivide this property, and I'll give
you a copy of that decision as well, if you want to take one and pass one. That application was
denied mainly, and I think most principally,
because it attempted to preserve the existing
house on the property, as opposed to removing the
property and starting --

CHAIRMAN GESSIN: In its existing location.

MR. HULME: In its existing location.

MEMBER CASHIN: Which is this shadow line
here.

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

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

So that brings us to the current map. And I
have in words, in the original application,
indicated all of the variances that we needed, but
I also brought a lovely little chart with me today
that will, hopefully, make it --

CHAIRMAN GESSIN: Easier.

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

The first thing I would like to do, before we discuss in detail the variances we do need, is to eliminate one of the variances that we thought we might need, but then we decided we didn't need. If you look at the application, you look at the notice for the meeting, there was pyramid relief, pyramid relief requested. However, if you look at the setbacks proposed, and using the 60% pyramid line, with a 12-foot setback, the pyramid -- the sky plain is at 20 feet, almost 21 feet. So, you know, if we have two stories, eight and eight,
plus half a foot or a foot in between, and then a
roof, we'll remain well under that. Looking at
the front and the rear, for a 20-foot rear yard
setback, the sky plain is at 34-and-a-half feet.

MEMBER SIEGEL: I have a question.

MR. HULME: Sure.

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

CHAIRMAN GESSIN: Side yard.

MEMBER SIEGEL: -- the side yard.

MR. HULME: Yes.

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

MR. HULME: Yes.

MEMBER SIEGEL: -- surface like this --

MR. HULME: Yeah.

MEMBER SIEGEL: -- going this way.

MR. HULME: Right.

MEMBER SIEGEL: That it's leaning in.

MR. HULME: Yes.

MEMBER CASHIN: Or a shed type.

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

MEMBER SIEGEL: Right.

MR. HULME: Okay. And then --

MEMBER CASHIN: Also, would that limit the

height of your two buildings, then, at the peak?

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

MEMBER CASHIN: Do you know what that is?

MR. HULME: I don't. No, I didn't calculate

that. I just -- you know, I just --

CHAIRMAN GESSIN: He's not looking for a

height variance.

MR. HULME: We're not, we're not looking for

a height variance either.

MEMBER SIEGEL: And not pyramid.

MR. HULME: Yeah, and we're not looking for

pyramid relief.

And just to complete the thought, at a

40-foot front yard setback, the sky plain is at

almost 70 feet, so there's -- I don't think

there's any way -- well, I guess you could design

a house that would pierce it, but it might look a

little odd. So, anyway, the pyramid relief is off

the table, so that's not -- that's not anything

we're looking for.

So let's continue. The chart that I gave
you compares the lots as subdivided to the neighborhood. You know, one of the factors is character of the neighborhood. So what is the neighborhood? This is a map that came out of, I believe, the Goldstein application --

CHAIRMAN GESSIN: Okay.

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

CHAIRMAN GESSIN: Yeah

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

But if you look at the average of the neighborhood, the average comes out to about 7300 square feet in lot size. Again, as I said, some of them are 5,000, some of them are 10,000, and,
apparently, there's one that is exactly 7500. And so, you know, we're a little bit under that, but not -- we're not out of range of what's there and what's adjacent to us.

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

CHAIRMAN GESSIN: So the shaded area is roof?

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

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

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

CHAIRMAN GESSIN: Correct, we pushed it forward.

MR. HULME: Some would say you pushed this forward. The rear yard that we ended up there at 13 Dune Lane is 19 feet, so we're actually a foot greater than that. And the lot coverage that you allowed there was 23.37, which is a couple of
percentage points greater than what we are. So, you know, I think, compared to the neighborhood as a whole, and compared to the most recent decision on these types of things, I think we line up under the character of the neighborhood category.

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

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

CHAIRMAN GESSIN: This is you? No?

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

CHAIRMAN GESSIN: Okay.

MR. HULME: And this house is 43.

CHAIRMAN GESSIN: Okay.

MR. HULME: So we're --

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

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

MEMBER CASHIN: Have we heard from any neighbors?
MR. HULME: No, I haven't.

CLERK SADELI: No, I haven't either.

MEMBER CASHIN: And all the notices went out?

CLERK SADELI: They did.

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

MR. HULME: Yup.

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

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

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

MEMBER SIEGEL: It seemed like a catwalk on top.

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

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

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

MR. HULME: Yeah, the house directly.

Directly adjacent to us to the west is that house with kind of the bridge between the two parts of it, and then, then there is a smaller house right on the corner.
MEMBER CASHIN: Which one is that, Jim?

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

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

MR. HULME: And then over here.

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

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

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

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

MEMBER SIEGEL: When was that picture taken?

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


MR. HULME: 2018, yeah.

MEMBER SIEGEL: It's very recent.

MR. TERCHUNIAN: (Nodded yes)

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

CHAIRMAN GESSIN: So, Jim, with the septic system raised, how are you actually getting to the
house? Are you walking around the system?

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

(Laughter)

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

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

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

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

CHAIRMAN GESSIN: Yeah, you see a three here.

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

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

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

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

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

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

MR. HULME: No, no, no.

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

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

MEMBER SIEGEL: Yeah, that's interesting.

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

MEMBER SIEGEL: Front yard dirt.

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

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

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

MR. TERCHUNIAN: They're not.

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

MR. TERCHUNIAN: Right.

MEMBER CASHIN: What's the height of the
CHAIRMAN GESSIN: Eight.

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

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

MR. HULME: No, no, no.

CHAIRMAN GESSIN: No, no, no.

MEMBER SIEGEL: Elevation.

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

MEMBER CASHIN: Right.

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

MEMBER CASHIN: It's five.

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

MEMBER CASHIN: So what's --

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

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

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

CHAIRMAN GESSIN: Right.
MR. HULME: -- above grade.
MEMBER CASHIN: So the house is going to be below?
CHAIRMAN GESSIN: No.
MEMBER CASHIN: The first floor of the house is going to be below the --
CHAIRMAN GESSIN: No. The house is --
MR. HULME: No. The first floor of the house is going to be at 12 feet.
CHAIRMAN GESSIN: At 12.
MEMBER CASHIN: Oh, oh, okay, okay. Right, right, okay.
MR. HULME: So it will be --
MEMBER CASHIN: And what's going on underneath the house?
MR. HULME: It will be seven feet above grade.
MEMBER CASHIN: Okay. What's going on underneath the house?
MR. HULME: Pilings.
MEMBER CASHIN: Just pilings?
MR. HULME: Yeah.
MEMBER CASHIN: And no storage or living spaces, no garages or anything?
MR. HULME: I don't believe so.
MEMBER CASHIN: You haven't designed the house.

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

CHAIRMAN GESSIN: A way to get there.

MEMBER CASHIN: Yeah.

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

MEMBER CASHIN: Right.

CHAIRMAN GESSIN: Unless we ran the septic here.

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

MEMBER CASHIN: Right.

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

MEMBER CASHIN: Right.

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

CHAIRMAN GESSIN: So I assume that the stair -- the stairs will go from this covered porch area down to the septic system. It doesn't show here, but --
MR. HULME: No. I think -- I think the stairs are under -- are back. This hatched area is the second floor. But I think the stairs are actually --

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

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

CHAIRMAN GESSIN: In here?

MR. HULME: Yeah.

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

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

CHAIRMAN GESSIN: Right.

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

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

MR. HULME: Right.

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

MR. HULME: Yes.

MEMBER SIEGEL: Once you get this little
package, you'll make something to fit it, right?

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

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

MR. HULME: Yes.

MEMBER SIEGEL: Right.

MR. HULME: Correct.

MEMBER SIEGEL: Right.

MR. HULME: Correct.

(Laughter)

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

CHAIRMAN GESSIN: Right.

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

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

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

MEMBER SIEGEL: -- that there will be some
kind of step and some kind of covered porch.

MR. HULME: Right.

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

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

MEMBER SIEGEL: Up to the 40 feet.

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

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

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

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

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

MR. HULME: Right.

(Laughter)

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

CHAIRMAN GESSIN: Right.

MR. HULME: Yeah.

MEMBER SIEGEL: This is going to be --
MR. HULME: And, I mean, we could very simply do that by a four-foot-wide elevated walk to a porch underneath the existing house, the existing -- well, not -- the proposed house.

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

MR. HULME: Yes.

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

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

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

CHAIRMAN GESSIN: Well, I mean --

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

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

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

CHAIRMAN GESSIN: I mean, the way it looks to me, of course, it's not fully developed, but it looks to me --
MEMBER SIEGEL: It looks like it should come from here to here, but it's not. It's going across this gap --

CHAIRMAN GESSIN: Yes.

MEMBER SIEGEL: -- then up in here.

MR. HULME: Or, but we could --

MEMBER SIEGEL: And then another one sort of here.

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

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

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

MEMBER SIEGEL: Don't do that.

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

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

MEMBER SIEGEL: A stair variance for the
40-foot variance? The stair underneath?

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

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

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

MR. HULME: Yeah.

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

MR. HULME: Right.

CHAIRMAN GESSIN: Okay?

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

CHAIRMAN GESSIN: Covered.

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

CHAIRMAN GESSIN: Covered. I like that.

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

CHAIRMAN GESSIN: Okay.

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

CHAIRMAN GESSIN: Confine of the
footprint --

MR. HULME: Yeah.

CHAIRMAN GESSIN: -- of the house.

MR. HULME: Yeah.

CHAIRMAN GESSIN: I actually like that.

MEMBER SIEGEL: You approve the footprint.

MR. HULME: Yeah.

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

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

CHAIRMAN GESSIN: They all go into --

MR. HULME: Right.

CHAIRMAN GESSIN: -- the front yard.

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

CHAIRMAN GESSIN: Right, we can work that through.

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

CHAIRMAN GESSIN: Are you okay with that, Aram?

MR. TERCHUNIAN: I'm still thinking about
it.

(Laughter)

MR. TERCHUNIAN: I'm a little out of it this morning. We got other questions from the Board?

Jim, were you completed?

MR. HULME: I think so, yeah.

MR. DICIOCcio: I did have one question.

When you -- or do you want to ask it?

MEMBER SARETSKY: No, go ahead.

MR. DICIOCcio: The -- you referred to the neighborhood average.

MR. HULME: Yes.

MR. DICIOCcio: Is that neighborhood Dune Lane? Is it a 200-foot radius --

MR. HULME: That neighborhood is --

MR. DICIOCcio: -- 500 food radius?

MR. HULME: That neighborhood is these.

MR. DICIOCcio: So it's just those homes on Dune Lane?

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

MR. DICIOCcio: Okay.

MR. HULME: In this, you know, this is in the -- in the Goldstein application, which isn't -- which I'm not sure what the actual
approval is there. This was established as the neighborhood by which that was analyzed. When we did 13 Dune Lane, which was this vacant lot here, it's not vacant now, but it was vacant, this was the neighborhood that that analysis was based on and the variances were granted on, so.

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

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

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

MEMBER CASHIN: Yeah.

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

MEMBER CASHIN: Yeah, right here, right? Yeah.

CHAIRMAN GESSIN: Right.
MEMBER CASHIN: Yeah.

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

MEMBER CASHIN: Yeah.

CHAIRMAN GESSIN: Virtually on --

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

CHAIRMAN GESSIN: Right.

MEMBER CASHIN: Right here, right?

MR. HULME: Yup.

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

MR. HULME: Sorry about that.

CHAIRMAN GESSIN: I'll just tell you.

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

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

(Laughter)

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

MEMBER SIEGEL: Yeah, and it's not before us at this time
MR. HULME: Right. And that needed further relief, that this proposal does not relieve -- does not need, because we've located -- we've centered the houses and met the side yard setbacks that the code required.

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

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

CHAIRMAN GESSIN: Okay.

MEMBER CASHIN: And there's no issue --

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

MR. TERCHUNIAN: Yeah.

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

CHAIRMAN GESSIN: There's no issue, no.

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

CHAIRMAN GESSIN: No.
MR. TERCHUNI:

Just a couple of questions.

Jim, what's your parking capacity here? Have you done an analysis?

MR. HULME: I have --

MEMBER SIEGEL: This is 50 feet, so --

MR. HULME: We have room for two cars.

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

MEMBER SIEGEL: No, it's says 20.

CHAIRMAN GESSIN: The width of the driveway is 20?

MEMBER SIEGEL: No, it says --

CHAIRMAN GESSIN: Oh, okay.

MEMBER SIEGEL: -- it's 20 scale.

CHAIRMAN GESSIN: Or 15.

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

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

CHAIRMAN GESSIN: No, no.

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

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

MR. TERCHUNI:

But it looks like two cars?

MEMBER SIEGEL: So that's close enough,
okay.

MR. HULME: Yeah, I think so.

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

CHAIRMAN GESSIN: It's just shy of 15.

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

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

MR. TERCHUNIAN: Oh, okay.

MEMBER SIEGEL: Are two cars required?

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

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

CHAIRMAN GESSIN: The wall?

MR. HULME: The wall and the property line.

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

MR. HULME: No.

MEMBER SIEGEL: That's one thing, which is
CHAIRMAN GESSIN: You're about 18 feet. You could be double-loaded up to the wall.
MR. HULME: Yeah. And how long is it from the front lot line to the --
CHAIRMAN GESSIN: To the back?
MR. HULME: To the wall.
CHAIRMAN GESSIN: Well, to the -- from the property line or from the road?
MR. HULME: Yeah, from the -- well, we can't -- I presume we can't park in the -- can we park on the Village property? I wouldn't think so.
MR. TERCHUNIAN: I can't use that in your calculation.
CHAIRMAN GESSIN: So, okay. So we really got to be here.
MR. HULME: Yeah, there to there.
CHAIRMAN GESSIN: Okay. So we're 23 feet.
MR. HULME: All right. So that's --
CHAIRMAN GESSIN: And if we went to the property line --
MR. HULME: That's 18 feet, you said, right?
CHAIRMAN GESSIN: Well, you're about 20 -- you're just shy of 20 to the property line.
MR. HULME: All right. So we could probably fit two cars, yeah.

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

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

CHAIRMAN GESSIN: How many spots do they need?

MR. TERCHUNIAN: I don't recall.

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

MR. HULME: We'd probably need three.

CHAIRMAN GESSIN: Three plus one.

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

CHAIRMAN GESSIN: Right.

MEMBER CASHIN: So you need four on each.

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

CHAIRMAN GESSIN: Go ahead.

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

CHAIRMAN GESSIN: One for each bedroom, plus
MEMBER SIEGEL: And how many bedrooms are there?

MR. HULME: It's a three bedroom.
CHAIRMAN GESSIN: You need four.

MR. HULME: A three bedroom right?
MEMBER SIEGEL: You need four?
MR. HULME: You think?
MEMBER CASHIN: It hasn't been designed yet, but --

MS. PARROTTINO: Yeah.
MEMBER SIEGEL: But it wasn't asked for.
CHAIRMAN GESSIN: Well, I mean, they can get -- if they just widened that parking stall, they have at least two.

MEMBER SIEGEL: And counting. Would you count this?

CHAIRMAN GESSIN: No, I didn't count that.
MR. HULME: No.
MEMBER SIEGEL: Would you, though, if they could get off the road?

MR. TERCHUNIAN: Yeah, I don't think you're allowed to count the right-of-way that the Village owns as private parking.
MEMBER CASHIN: I assume you have the septic
system minimized as much as possible --

MR. HULME: Yes.

MEMBER CASHIN: -- in terms of the walls

and --

MR. HULME: Yes.

MEMBER CASHIN: That's almost the starting

point, right?

MR. HULME: Yeah, yeah. And that's why we

went with the square galleys, rather than the

round.

MEMBER SIEGEL: This line --

CHAIRMAN GESSIN: No, that has to be ten

feet. No. No, these --

MR. TERCHUNIAN: Ken and Harvey --

CHAIRMAN GESSIN: These structures --

MR. TERCHUNIAN: Ken and Harvey, you guys

are very bad.

(Laughter)

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

CHAIRMAN GESSIN: Okay, no problem.

MR. TERCHUNIAN: And speak clearly.

CHAIRMAN GESSIN: Okay. Ken, was asking

whether the septic wall could go under the front

porch, which I don't believe it can.
MR. HULME: That cannot.

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

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

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

MR. TERCHUNIAN: Yeah.

MEMBER CASHIN: To the property line, you mean?

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

MEMBER CASHIN: Oh, oh, okay.

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

CHAIRMAN GESSIN: Excuse me, one sec.

MR. TERCHUNIAN: I'm sorry.

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

MEMBER SARETSKY: That's what the house has
CHAIRMAN GESSIN: So you can get it -- you can get the car right up to the house.

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

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

CHAIRMAN GESSIN: Okay.

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

MR. HULME: Yeah.

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

MR. HULME: Yes.

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

MR. HULME: Correct.

MR. TERCHUNIAN: Okay. And the -- my understanding of the way the County handles the subdivisions on improved lots, as crazy as it
sounds, they're going to make the applicant build
a whole brand new system on this lot before they
will undertake the subdivision application, before
they'll consider --

CHAIRMAN GESSIN: Really?
MR. TERCHUNIAN: Yeah.
CHAIRMAN GESSIN: You're kidding.
MR. TERCHUNIAN: Nope.
MR. HULME: Not if we tear the house down
first.

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

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

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

(Laughter)
MEMBER CASHIN: I hadn't heard that either,
but --

MR. TERCHUNIAN: No, that's the way they do it.
MR. HULME: All right. Well, we'll deal --

obviously, we have to deal with the Health
Department --

MEMBER CASHIN: Okay. So --
MR. HULME: -- with a number of different issues, but --

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

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

CHAIRMAN GESSIN: Really?

MR. TERCHUNIAN: Yeah, absolutely.

MR. HULME: That part I agree with.

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

MR. HULME: Right.

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

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

CHAIRMAN GESSIN: I don't think that helps.

MR. HULME: No.

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

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

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

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

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

CHAIRMAN GESSIN: Right

MR. HULME: Yeah. All right. I think we're going to have to explore that.
CHAIRMAN GESSIN: Yeah. Isn't there a house already on Dune Lane --

MEMBER SARETSKY: Yes.

CHAIRMAN GESSIN: -- that ran --

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

MS. PARROTTINO: The blue one.

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

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

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

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

(Laughter)

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

MR. HULME: Right.

MEMBER SARETSKY: -- hypothesis for it.

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

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

MEMBER CASHIN: You're allowed to park on
MR. HULME: Yeah, the Health Department, the whacky Health Department will make you sign an affidavit that says, "This is a really bad idea, but if give us $900, we'll let you do it."

CHAIRMAN GESSIN: Oh, they charge now for --

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

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

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

(Laughter)

CHAIRMAN GESSIN: Right.

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

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

MR. TERCHUNIAN: No, not really.

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

MR. TERCHUNIAN: No, they're -- the sanitary
is mostly on the sides.

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

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

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

    MR. HULME: Yeah.

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

    CHAIRMAN GESSIN: How does that help?

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

    CHAIRMAN GESSIN: We're not moving anything.

    MR. HULME: No.

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

    MEMBER SIEGEL: Because of this, Eric.

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

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

    MR. HULME: So I think we would agree to do
that as part of this approval.
MEMBER SIEGEL: Could these two walls be one wall --

MR. HULME: No.

MEMBER SIEGEL: -- so that you gain --

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

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

MR. HULME: Yes.

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

MR. HULME: Yup.

MEMBER CASHIN: Because this is open here.

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

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

MEMBER CASHIN: Oh, it does? Okay.

MR. TERCHUNIAN: And then the other thing that's in here that's really pushing this are these expansion tanks in the front. So, you know, there's a question -- first, the question is are
they going to need a variance from the Health
Department for this system as it's laid out right
now. I believe that they will. If that's the
case, then the question becomes should they ask to
get rid of these expansion tanks or reduce the
number of --

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

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

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

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

CHAIRMAN GESSIN: Right.

MR. TERCHUNIAN: -- or replacement easily.

So, in some cases, the Health Department will
allow you to eliminate those expansion tanks on
these smaller lots, but then that's going through
an entire process with the Health Department.

MEMBER CASHIN: You know, Jim, if you really
get hung up, there's new technology they're
talking about in Suffolk County for --
MR. HULME: Yes.

MR. TERCHUNIAN: It doesn't change the leaching system.

MEMBER CASHIN: No?

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

MR. TERCHUNIAN: Yeah.

MR. HULME: -- than these.

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

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

MR. TERCHUNIAN: Yeah.

CHAIRMAN GESSIN: By a lot.

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

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

CLERK SADELI: Planning Board.

MR. TERCHUNIAN: -- Planning, Planning Board.

MR. HULME: Commission?

MR. TERCHUNIAN: Planning Commission. Thank you. So you're going to need that before you can
really do anything anyway.

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

MR. TERCHUNIAN: No, I don't believe so. And I just want to, you know, point out, you know, for the applicant, Jim, you've stated that, you know, everything you do is going to be within the box that you're proposing.

MR. HULME: Right.

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

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

MR. TERCHUNIAN: I understand that you understand it.

(Laughter)

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

MS. PARROTTINO: I do understand.

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

MS. PARROTTINO: Yeah.

MR. TERCHUNIAN: And then all these numbers that you're talking about will change.
MEMBER SIEGEL: Are you also talking about a -- like an overhanging balcony?

MR. TERCHUNIAN: Anything that casts a shadow.

MR. DICIOCCIO: Eaves.

MEMBER SIEGEL: Sorry?

MR. DICIOCCIO: Eaves, roof eaves?

MEMBER SIEGEL: I don't know about eaves.

MR. TERCHUNIAN: No, eaves are fine.

MR. HULME: Yeah.

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

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

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

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

MR. TERCHUNIAN: Yeah, you need a permit.

MR. HULME: Okay.

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

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

(Laughter)
MS. PARROTTINO: We don't have anyone --

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

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

MS. PARROTTINO: Do whatever I need to do.

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

CHAIRMAN GESSIN: Doctor this up, okay.

MR. HULME: And resubmit this survey --

CHAIRMAN GESSIN: Okay.

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

CHAIRMAN GESSIN: Right.

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

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

MR. HULME: Right.

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

MR. HULME: Right, we won't need these steps, that's true.
CHAIRMAN GESSIN: But mention that.

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

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

MR. HULME: Yeah, yeah.

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

MR. HULME: Yes, we could do that.

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

MR. HULME: Right.

MEMBER CASHIN: So --

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

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

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

MR. HULME: Yeah.

MEMBER CASHIN: So he's good?
MR. HULME: You know --

MR. TERCHUNIAN: No, he needs ten.

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

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

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

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

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

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

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

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

CHAIRMAN GESSIN: Does anybody have any
other issues that may be an issue, may be a
problem for this Board?

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

MR. HULME: Yeah.

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

CHAIRMAN GESSIN: Jim, open it up.

MR. HULME: Oh, yeah, sorry.

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

CHAIRMAN GESSIN: Playing with now, right.

MR. HULME: Yes.

MEMBER SARETSKY: So -- but if you take the
houses in -- you know, the corner lots that are
very large, or something else that's in this, is
that skewing things in a way that's not right?

You know what I'm saying, Harvey?

CHAIRMAN GESSIN: No.

(Laughter)

MEMBER SARETSKY: All right. So these five
homes, one, two, three, four, five --
CHAIRMAN GESSIN: Okay.

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

CHAIRMAN GESSIN: Yes, uh-huh.

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

CHAIRMAN GESSIN: Right.

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

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

MEMBER SARETSKY: Right.

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

MR. DICIOMO: Well, it was my understanding that we were including, we were including all of these in that neighborhood average.

MEMBER SARETSKY: Right.

CHAIRMAN GESSIN: Yes.

MR. HULME: Yes.
MEMBER SARETSKY: So that's my, I guess my --
MEMBER CASHIN: So it's skewing it the other way, if anything.
MEMBER SIEGEL: It's making it harder for them, because --
MR. HULME: Yeah, we don't like that average, but we gave it to you anyway.
MEMBER SIEGEL: These are bigger.
MR. HULME: I would prefer just to take the lots to the east and average that.
MEMBER SARETSKY: No, no, no. Then it's varied, you know.
CHAIRMAN GESSIN: That one group now pretty much has the backyards, the back of the buildings and --
MEMBER SARETSKY: Okay. No, no. It make me feel better about them --
CHAIRMAN GESSIN: Right.
MEMBER SARETSKY: -- if you think of it that way, that we're treating --
MEMBER CASHIN: Yeah, I think it's -- I think it's commensurate with the neighborhood, what they're trying to do, in the way I see it.
MR. DICIIOCIO: Well, you could specify
that, you know, you are treating this little subdivision here as its own neighborhood.

MEMBER SARETSKY: Right.

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

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

CHAIRMAN GESSIN: You think?

MEMBER SARETSKY: Well, yeah.

(Laughter)

MEMBER SARETSKY: No, but we did the same. I mean --

CHAIRMAN GESSIN: Right.

MEMBER SARETSKY: Okay.

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

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

MR. HULME: And this little --

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

MR. HULME: Right.

CHAIRMAN GESSIN: Well, like I is said, we'll just craft it --

MR. HULME: Yeah.
CHAIRMAN GESSIN: -- so it's only unique to this house.

MR. HULME: Right.

CHAIRMAN GESSIN: These two houses.

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

MEMBER CASHIN: Harvey.

MEMBER SIEGEL: This wall.

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

MS. PARROTTINO: Who's right behind me?

MR. HULME: Yeah.

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

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

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

MR. HULME: Right.

MEMBER SIEGEL: And they're not here.

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

CHAIRMAN GESSIN: Okay.

MEMBER CASHIN: Is that J.C.?
MR. DICIOCCIO: J.R.

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

CHAIRMAN GESSIN: Because their line's there.

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

CHAIRMAN GESSIN: Okay.

(Laughter)

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

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

MEMBER SIEGEL: Dune Lane.

MEMBER CASHIN: Yeah.

MEMBER SIEGEL: Dune Lane, not Dune Road.

MEMBER CASHIN: Then this guy might come in and say, "Okay, now I can put two houses on Dune Road."
MEMBER SARETSKY: I guess that's where I was at.
MEMBER SIEGEL: Dune Lane versus Dune Road.
MEMBER CASHIN: Yeah. So when we get there.
MR. HULME: Well, if you take -- if we redo the averages just based on the Dune Lane houses --
MEMBER CASHIN: Maybe even better.
MR. HULME: -- where it's even better for us, so I have no problem with that becoming the neighborhood.
MEMBER SIEGEL: Does the other side of Dune Lane count at all as Dune Lane?
MR. HULME: Not -- no, I think those --
MEMBER SIEGEL: This here.
MR. HULME: The ocean side, I think it's a completely --
MEMBER SIEGEL: Or bay side, bay side.
MR. HULME: I mean, the bay side, the water side is a completely different beast.
CHAIRMAN GESSIN: I agree.
MR. HULME: I would, I would suggest to you.
MEMBER CASHIN: Right. So we have to be careful how we word it --
MR. HULME: Yeah.
MEMBER CASHIN: -- when we get there.
MR. HULME: Yeah. All right?
CHAIRMAN GESSIN: Anything else
MEMBER CASHIN: I don't have any problems with it.
MR. HULME: Okay.
MR. TERCHUNIAN: The only other thing, since you're looking at the sanitary system, you might want to look at the -- is see if using the innovative alternative septic tank will mess you up.
MR. HULME: I will.
MR. TERCHUNIAN: Because you are looking at environmental impacts here.
CHAIRMAN GESSIN: Make it work.
MR. TERCHUNIAN: You're creating two houses where there's one. So if there's a way to reduce nitrogen, that would be a good thing.
MEMBER CASHIN: You'll have to do a SEQRA recital, also, when we get there.
MR. DICIOCCIO: Yeah.
MEMBER CASHIN: You or Joe.
MEMBER SARETSKY: Also, Aram, if they're going to use a ramp system, then you'll design a septic system built, you know, for driving on, which is different to begin with, right?
MR. HULME: No.

CHAIRMAN GESSIN: No. It's just --

MR. TERCHUNIAN: No.

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

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

CHAIRMAN GESSIN: What's the steel coverage?

MEMBER SARETSKY: Yeah.

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

CHAIRMAN GESSIN: And the truth is --

MEMBER SARETSKY: I'm sure it covers.

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

MR. HULME: Right.

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

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

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

our --

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

MR. HULME: -- wall height is

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

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

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

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

CHAIRMAN GESSIN: Right.

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

build --

CHAIRMAN GESSIN: Yeah, Aram --

MR. HULME: -- a wall that way.

CHAIRMAN GESSIN: I'm sorry.

MR. HULME: That's okay.

CHAIRMAN GESSIN: Aram, what's the setback,

the Health Department setback on the walls to the

property lines?

MR. TERCHUNIAN: One foot.

CHAIRMAN GESSIN: Okay.

MEMBER SIEGEL: On the walls to the property

line?

CHAIRMAN GESSIN: You know something, you

might want to go --
MEMBER SIEGEL: Is that what this is here?

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

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

CHAIRMAN GESSIN: Yeah.

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

CHAIRMAN GESSIN: You know?

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

MEMBER CASHIN: Especially if you have --

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

MEMBER CASHIN: Especially if you have no structure --

MR. HULME: Right.

MEMBER CASHIN: -- in the middle.

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

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

MR. TERCHUNIAN: -- to combine the driveways.

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

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

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

MEMBER SIEGEL: Oh.

MEMBER CASHIN: You'll have to swing out.

CHAIRMAN GESSIN: Really?

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

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

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

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

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

(Laughter)

MR. HULME: Yeah. A MINI Cooper I think will be fine, you know.
MEMBER SIEGEL: They're boxy, but they're good. Did you ever see that?

MS. PARROTTINO: Send an Uber to the house.

MR. HULME: Exactly, yes.

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

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

CHAIRMAN GESSIN: Okay.

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

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

CHAIRMAN GESSIN: Sure. Aram, we're trying to set dates right through the whole calendar.

This way --

MR. TERCHUNIAN: Oh, great idea.

CHAIRMAN GESSIN: Okay?

MR. TERCHUNIAN: Yup.

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

MEMBER CASHIN: I can't make it.

(Laughter)

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 it. If it's the 8th, I can't make. I can make the 1st, December 1st.
4 CHAIRMAN GESSIN: Okay.
5 MR. HULME: Is that a Saturday, December 1st?
6 MEMBER CASHIN: That's a Saturday, yeah.
7 CLERK SADELI: That's the first Saturday.
8 MR. HULME: Okay, that works.
9 CLERK SADELI: Is that good?
10 MEMBER CASHIN: I can make that.
11 MR. HULME: You think you'll have the Planning Board Commission by then?
12 MR. TERCHUNIAN: I think the time will have told that --
13 MR. HULME: Okay.
14 CHAIRMAN GESSIN: If they have another time.
15 MR. TERCHUNIAN: Yeah.
16 MR. HULME: Then they can't, yeah. Okay, cool. All right.
17 MEMBER SARETSKY: So what's the time? We're at December 1?
18 MEMBER CASHIN: December 1, 10 a.m., right?
CHAIRMAN GESSIN: Okay. So we'll put this over until December 1st. Jim will be done with his work then, and then I guess it will time for a vote.

MR. HULME: Okay.

MR. TERCHUNIAN: You need a motion to adjourn.

MEMBER SARETSKY: Motion.

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

MEMBER SARETSKY: (Raised hand)

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

CHAIRMAN GESSIN: Second?

MEMBER SIEGEL: I second that. I second that.

CHAIRMAN GESSIN: Okay, let's go home.

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

MR. HULME: Thank you very much.

MEMBER CASHIN: Let's go to the beach.

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

CHAIRMAN GESSIN: Motion. Anybody like to make a motion to adjourn the meeting?
MEMBER SARETSKY: (Raised hand)


MS. PARROTTINO: Thank you all very much.

(The meeting was adjourned at 10:51 a.m.)
CERTIFICATION

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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