INCORPORATED VILLAGE OF WEST HAMPTON DUNES
ZONING BOARD OF APPEALS

February 2, 2019
10:00 a.m.

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

APPEARANCES:
Eric Saretisky - Acting Chairman
Harvey Gessin - Member
James Cashin - 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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APPLICATIONS:  
Christine Parrottino  3-34
21 Dune Lane
West Hampton Dunes, NY
SCTM #0907-01-01-45
(The meeting was called to order at 10:03 a.m.)

MEMBER GESSIN: Pledge to the flag.

(All stood for the Pledge of Allegiance)

MEMBER GESSIN: Just before we get started, I just have to make a statement, that Jim Hulme and I are working on a case together, so I am not going to vote on this one particular application, and Eric's going to take over for my place today. Okay. We won't have enough members on the Board to have a vote, so we're going to probably have to put that off for the next meeting.

MR. HULME: And then you have other members who will be able to read the transcript.

MEMBER GESSIN: Yes.

MR. HULME: Review it.

MS. SADELI: Yeah, I'll email it out.

MR. HULME: Okay.

MR. DICIOCCIO: We're going to leave the hearing open until next time, so we'll just --

MR. HULME: Yeah.

MR. DICIOCCIO: We'll adjourn.

MEMBER GESSIN: We're not closing the hearing.

MR. DICIOCCIO: We won't close the public hearing.
MR. HULME: Yeah, that's fine.
MEMBER GESSIN: We'll close it next time.
ACTING CHAIRMAN SARETSKY: I guess we're going to review 21 Dune Lane.
MEMBER GESSIN: Yup.
ACTING CHAIRMAN SARETSKY: The application --
this is a --
MEMBER GESSIN: Continuation.
ACTING CHAIRMAN SARETSKY: -- continuation from, I guess, two months ago.
MR. DICIOCCIO: That's two months ago,
yeah.
MS. SADELI: Yeah.
ACTING CHAIRMAN SARETSKY: And the issue, maybe, Aram, you can take us through it. This was -- this is a proposed subdivision, right?
MR. DICIOCCIO: It's a proposed two-lot subdivision with, you know, certain area variances that are necessary to complete the subdivision.
MR. HULME: Let me say a few things --
ACTING CHAIRMAN SARETSKY: Sure.
MR. HULME: -- just to keep the record up.
So since we were last -- we had extensive conversation last time about the variances that we were seeking. Since the last time we were here,
I've made three additional submittals. The first was a site plan prepared by Nick Vero, wherein we redesigned the septic and provided for the necessary parking.

The second document was the survey that's in front of you, which reflects the site plan design of Nick Vero.

And then the third thing is, we submitted a Long Form EAF, so that we'll be in a position at some point to deal with the SEQRA determination that is necessary for these kind of proceedings.

So, as -- just a quick review from last time. No pyramid relief, we're not looking for pyramid relief. With this new design, we've eliminated the need for any parking relief, because we can fit the requisite number of cars in the two driveways. So that leaves us with the -- and I think this chart is part of the -- part of the record already, indicating what variances we are needing to create the two lots. The neighborhood average, as reflected in this document, which is also part of the record, and we compared it to 13 Dune Lane, which was similarly situated in the most recent granted variances of these types. And, also, I compared it to what the
requirement is, so that you can compare and contrast it in that way. Just real quickly, neighborhood character, I won't -- the argument could be made that this subdivision brings this lot more into the character of the neighborhood than less, because the 5,000 square foot lots that we're seeking to create are more typical in the neighborhood. Comparing to the neighborhood averages, we're the same, close or better in almost every way, so we really haven't changed. We're really not proposing anything that is different than what's already existing in this neighborhood. Other feasible method, there's really no other way to do this subdivision except this way. Substantial nature, that's always, I think, a relative term, again, compared to the conditions in the neighborhood. We're not seeking deviations that are much different than what's already there. Environmental impact, single family residence in the zone, allowing for single family residences, so there shouldn't be any inappropriate environmental impacts. And, ultimately, you're going to adopt SEQRA, and you're going to either classify this as
an Unlisted Action or a Type II, and I don't think
you're going to find that there's any significant
environmental impact, so, on that. I mean, I
don't want to prejudge, but that seems to be the
way it's going one way or the other.

And self-created, again, by itself doesn't
carry the day one way or the other. But,
obviously, my client didn't do anything about all
of the regulations that applied to this property
that make these variances necessary to do this
project.

And that's in summary everything I wanted to
say today.

MEMBER CASHIN: Does anybody have the last
version of this?

MR. TERCHUNIAN: Here it is.

MEMBER CASHIN: So the only changes are the
driveway and waste --

ACTING CHAIRMAN SARETSKY: Septic system.

MEMBER CASHIN: Septic.

ACTING CHAIRMAN SARETSKY: So this right
down the middle. So the differences seem to be
that the septic system is modified, and the
driveway is now in the center, as opposed to the
outer flanking of each property, or each side of
the subdivision.

MEMBER CASHIN: So the -- so there's going to be a common driveway, then?

MR. HULME: No, there's two separate driveways.

MEMBER CASHIN: Oh, I see.

MR. HULME: Yeah.

MEMBER CASHIN: These are two separate driveways?

MR. HULME: Yeah.

MEMBER CASHIN: And then what's in the middle here?

MR. HULME: Nothing, just the property line.

MEMBER CASHIN: Okay.

ACTING CHAIRMAN SARETSKY: I guess, to go back to the variances themselves, the 12-foot setback on either side, that was already what it was proposed before.

MR. HULME: Under one of your code sections, because we're centering the houses, we meet the requirements.

ACTING CHAIRMAN SARETSKY: Okay.

MR. HULME: We're not looking for a variance for the side yards.

ACTING CHAIRMAN SARETSKY: Okay, fine.
MEMBER CASHIN: So where are the actual parking spots?

MR. HULME: They're stacked up the driveway.

ACTING CHAIRMAN SARETSKY: They're in line.

MR. HULME: They're in line.

MEMBER CASHIN: One, two this way and one, two this way, or four?

MR. HULME: One, two, three, four.

MEMBER GESSIN: One, two, three, four.

MR. HULME: Oh, yeah. One, two, three, four.

MEMBER GESSIN: One, two, three, four.

MR. DICIOCCIO: Just don't be the guy that pulls in first, right?

(Laughter)

MR. HULME: It's easier to look at it this way. Here's one driveway, here's the other, one, two, three, four. And I believe your code allows for stacked parking in order to meet the requirements.

ACTING CHAIRMAN SARETSKY: So as far as the as-of-right to do this versus the variances themselves, would you say the side setbacks are okay, that there's no variance requested for that, the 12 foot?
MR. TERCHUNIAN: Based on the proposed lot width, you mean?

ACTING CHAIRMAN SARETSKY: Uh-huh.

MR. TERCHUNIAN: Yeah. Based on the proposed lot width, it would meet the three-tenths requirement.

ACTING CHAIRMAN SARETSKY: And when we met last time, the other variances are commensurate with the others that are on Dune Lane? I mean, that was what we went through, I believe, last time.

MR. HULME: Yes.

MR. DICIOCCIO: Yeah, the big variance is the lot size, it's the 5,000 square feet.

MR. HULME: Yeah, going from 40, which is the required throughout the Village, and which I think is universally, almost universally not met in the entire Village --

(Laughter)

MR. HULME: -- to the neighborhood average of 7300. But the neighborhood average, the neighborhood map includes some of the larger -- some larger lots to an exemplar, which is 13 Dune Lane, which is exactly 5,000 square feet.

MEMBER GESSIN: There's no greater variance
than anything else, anything else that's an issue on Dune Lane.

ACTING CHAIRMAN SARETSKY: So, Aram, I guess my question is --

MR. TERCHUNIAN: I'm listening.

ACTING CHAIRMAN SARETSKY: -- is there any precedent-setting concern that we should have for this in the sense that, again, it seems like it falls into range of others, you know, in this Dune Lane area, which is what I think he's representing?

MR. TERCHUNIAN: So this is the neighborhood analysis that was submitted, so that you can just see it graphically. This is the lot that we're looking at right here, okay? So the -- you could see that there's a series of 5,000 square foot lots along this --

MEMBER GESSIN: Whole strip.

MR. TERCHUNIAN: Yeah. This is the southern side of Dune Lane. So there -- so there's a neighborhood, and then there's kind of a sub-neighborhood, because if you look at, you know, this, the southern side of Dune Lane, you know, it's five, five, five, five, five, ten, ten, and then the corners are different.
MS. PARROTTINO: And this ten is two separate houses on that lot with a --

MEMBER CASHIN: Yeah, I was concerned about the lot size until I drove through. It really is commensurate with the rest of it.

MR. DICIOCcio: What about the other side, Aram, I guess the side that fronts Dune Road?

MR. TERCHUNIAN: Yeah, the -- that would be the north side of Dune Road, and those are mostly 10,000. There's the corner lots, if you take the corner lots out, because they're also a different shape, rectangular, it goes ten -- from west to east, it's ten, ten, ten, five, five. So you can divide this neighborhood in half and say, if you're on Dune Road, you're primarily 10,000 square foot lots. If you're on Dune Lane, you're primarily --

MEMBER GESSIN: You're five.

MR. TERCHUNIAN: -- 5,000 square foot lots. And, you know, when you drive down Dune Road, you don't even know Dune Lane is there, unless you turn in.

ACTING CHAIRMAN SARETSKY: So the 5,000 foot -- the other 5,000 foot lots that could want to do the same thing, right --
MR. TERCHUNIAN: The other 10,000 foot lots.

ACTING CHAIRMAN SARETSKY: Oh, the other 10,000, I'm sorry.

MEMBER GESSIN: You're talking about the ones on Dune Road?

ACTING CHAIRMAN SARETSKY: Well, either on Dune Lane or Dune Road.

MR. TERCHUNIAN: Well, there would be one more lot on Dune Lane, and that would be the lot immediately west of this lot, adjoining this lot to the west.

ACTING CHAIRMAN SARETSKY: So that's this lot.

MR. TERCHUNIAN: That, that lot.

MR. HULME: And it has two houses on it already.

MEMBER GESSIN: Already.

MR. HULME: So there's a difference.

ACTING CHAIRMAN SARETSKY: It's the long gray one, right?

MS. PARROTTINO: Yes.

MR. HULME: So there's a different argument for why that would be --

ACTING CHAIRMAN SARETSKY: Okay.

MR. HULME: -- dividable, I think, but --

MR. TERCHUNIAN: So there aren't any other
lots on this side of Dune Lane that are 10,000 square feet with a single house on it. All the rest of them are either 5,000 square feet, or the one lone 10,000 square foot lot has the two houses.

ACTING CHAIRMAN SARETSKY: So, in essence, we're making this house, the 10,000 foot lot two fives, which is more similar to what's there.

MR. TERCHUNIAN: More similar to this sub-neighborhood you're looking at.

ACTING CHAIRMAN SARETSKY: And there were no responses from any of the neighbors on this?

MS. SADELI: No.

ACTING CHAIRMAN SARETSKY: So, right, we don't have any objections?

MS. SADELI: None.

ACTING CHAIRMAN SARETSKY: I mean, Aram, can you think of any reason to not do this?

MR. TERCHUNIAN: Well, you know, the -- you know, lot area is important, and this is not the only Board that's going to weigh in on that. You know, as part of the process, they're going to have to go to the County as well, so --

MEMBER GESSIN: You know, you have a little unusual situation here with the driveways, but
that was created by the Health Department.

ACTING CHAIRMAN SARETSKY: Right, because of the septic system.

MEMBER GESSIN: Yeah. We didn't have that before.

MR. TERCHUNIAN: No.

ACTING CHAIRMAN SARETSKY: So to accommodate the septic system, we're --

MEMBER GESSIN: That's why the driveway is where it is.

ACTING CHAIRMAN SARETSKY: And, again, the driveway issue is only affecting each other, really.

MR. HULME: Right, it's an internal impact.

ACTING CHAIRMAN SARETSKY: So it's not really --

MEMBER CASHIN: Somebody else will be figuring out any arguments about parking, I guess.

(Laughter)

ACTING CHAIRMAN SARETSKY: I mean, I can't -- just I can't see any objection to this.

MEMBER CASHIN: No.

ACTING CHAIRMAN SARETSKY: We were okay before, so I think -- I mean, unless --

MR. DICIOCCIO: Well, I mean, the only thing
you'll have to do is that, you know, you'll have
to really tailor the decision to Dune Lane, so
that it doesn't kind of --
MEMBER GESSIN: Spread throughout the
Village.
MR. DICIOCCIO: -- spread throughout
Dune Road.

ACTING CHAIRMAN SARETSKY: I guess that's --
I guess that's the other question.
MR. TERCHUNIAN: Well, I think that --
ACTING CHAIRMAN SARETSKY: It makes -- we
don't want this to all of a sudden, every 10,000
foot lot then --
MR. TERCHUNIAN: Right.

ACTING CHAIRMAN SARETSKY: -- wants to
become two fives.
MR. HULME: Darn.
MR. TERCHUNIAN: And, you know --
MS. SADELI: Cuts his business in half.
MR. HULME: Exactly.

(Laughter)

MR. TERCHUNIAN: If that's the concern of
the Board, you got to make sure that your Attorney
understands that, so he can write a decision that
is specific to these facts.
ACTING CHAIRMAN SARETSKY: Right. I mean, I think that's probably the appropriate thing, because it's in character with this particular area.

MR. HULME: Right. I would understand why you would write it that way, so.

MR. TERCHUNIAN: There's a couple of other limitations on here that, you know, I just saw in my notes. Like I just want to put on the record that, you know, in making this subdivision and the building envelope as proposed for housing, there's no room for additional accessory structures such as a pool and things like that. So it is important that -- I don't think that the Board can limit somebody's ability to make an application in the future, but I think it's important to include it in the record that as part of the subdivision, they're looking to maximize all building on the lot. Sort of, you know --

MEMBER CASHIN: Did we change the size of these?

MR. HULME: Yes.

MEMBER CASHIN: Because of the lot?

MR. HULME: The septic system got smaller.

MEMBER CASHIN: Just by number, there's
more --

MR. HULME: Yes, yeah. Well, that's why we went to an architect to do it.

MEMBER CASHIN: This is a larger array.

MR. HULME: Yeah.

MEMBER CASHIN: It looks like they're the same size, but I guess, yeah.

MR. HULME: Well, I think we're a foot deeper, or something. There's a couple of changes, but --

ACTING CHAIRMAN SARETSKY: So volume made it --

MR. HULME: Yeah. The original system was overdesigned, let's put it that way.

MEMBER CASHIN: Oh, was it? Yeah.

MR. HULME: Yeah.

MEMBER CASHIN: Okay. It looked like it.

MR. HULME: So in order to deal with the parking, we were able to make it smaller and still create an approvable septic system, while allowing for more parking on the property.

ACTING CHAIRMAN SARETSKY: My only concern, really, is that to avoid any precedence-setting type things, and, again, I think the character of Dune Lane, I mean, you agree, right?
MEMBER CASHIN: Yes.

ACTING CHAIRMAN SARETSKY: I mean, Harvey, you think the same, right?

MEMBER GESSIN: I mean, to me it looks good. I mean, right now, they're asking for a .8 lot coverage variance, but that's it.

ACTING CHAIRMAN SARETSKY: Right.

MEMBER GESSIN: And they're still below the 23.5, which is pretty much, you know, as far as we've ever pushed any of the houses on Dune Lane or in the Village.

ACTING CHAIRMAN SARETSKY: Right. So .8 doesn't seem to be something to --

MEMBER GESSIN: No.

ACTING CHAIRMAN SARETSKY: -- make a big deal out of.

MEMBER GESSIN: No. But what -- you know, Jim's point, if they decide to come back, they may come back and try to get all the way up to 3.5, as opposed to .8. It's not a lot of footage.

ACTING CHAIRMAN SARETSKY: Right, no.

MR. HULME: No.

MEMBER GESSIN: It's about this much (demonstrating).

ACTING CHAIRMAN SARETSKY: My only other
concern would be, so, again, whether the people on either side are paying attention or not, that whatever the landscaping is on either side is not in such a way that commensurate with --

MR. TERCHUNIAN: Well, that's certainly something that the Board can put in their decision about, you know, landscaping and buffering.

That's a normal and ordinary thing.

ACTING CHAIRMAN SARETSKY: Only because -- only because you're now -- I mean, again, there are other lots that are -- these are 12-foot setback also, right?

MEMBER GESSIN: Yes.

ACTING CHAIRMAN SARETSKY: I mean, the other, they're like, you know, on most of the Dune Road houses --

MR. DICIOCCIO: What's the setback of the existing home on the property?

MR. HULME: It's --

ACTING CHAIRMAN SARETSKY: Well, one side it's close, the other side is big.

MR. HULME: It's what, 13 feet? No, 16 feet. I'm sorry.

MS. PARROTTINO: Yeah.

MR. HULME: On the one side, and then the
other side, it's substantial.

MR. DICIOCCIO: Okay.

MS. PARROTTINO: I mean, what's the setback on this house?

MR. HULME: But these guys are six-six and --

MS. PARROTTINO: Yeah.

MR. HULME: Or nine-nine. Am I reading it upside down? Ten feet, nine feet.

MEMBER GESSIN: I mean, mostly, when we got into landscaping, it was more because of the sanitary wall, rather than the variances --

ACTING CHAIRMAN SARETSKY: Right, okay.

MEMBER GESSIN: -- for the side yard. So if you want to do something as far as a landscape plan and the finishes on the wall, which is the issue we've always had with these walls --

ACTING CHAIRMAN SARETSKY: Right. I mean, I think we want to do that. I don't want to make it onerous for the tenant, for the owner, but we just want to make sure because of this that it's not looked at in any extreme way. That's how you want it to look.

MR. HULME: The issue with the wall, it would have to be a limitation, I think, as to
materials of construction, as opposed to landscaping, because the wall is on the property line.

MEMBER GESSIN: Right. So what Jim is saying is finish of the wall, as opposed to landscaping in front of the wall. You could have landscaping like we did on 878, where they ended up drooping it over the wall to cover the wall.

MR. TERCHUNIAN: Yeah, that was nice.

ACTING CHAIRMAN SARETSKY: Something like that. I mean, again, we should maybe look at it and then see if the owner of the adjacent house has any request. I mean --

MEMBER GESSIN: They will after it's done.

ACTING CHAIRMAN SARETSKY: Right.

(Laughter)

MEMBER GESSIN: Right.

MR. HULME: "Why didn't you guys..."

MEMBER GESSIN: Right.

ACTING CHAIRMAN SARETSKY: Maybe there's a reasonable -- again, have a landscape plan that we approve, or try to minimize the impact of it might be the nicer way, right?

MR. TERCHUNIAN: If the Board wants landscape plans, they should ask for it now so
it's available at the next hearing.

MEMBER GESSIN: Just ask for it.

MR. DICIOCCIO: We are adjourning, so.

ACTING CHAIRMAN SARETSKY: So why don't we do that? I mean, again, I don't think that's --

MR. HULME: Right.

ACTING CHAIRMAN SARETSKY: We'll have time. We're going to have time to do that. It doesn't have to be -- it could be even a sketch, it doesn't have to be something so --

MR. HULME: And the only -- the only caution I'm saying is that because the landscape -- because the wall is on the property line, we can't put any landscaping --

MEMBER GESSIN: Right.

MR. HULME: -- in front of it.

ACTING CHAIRMAN SARETSKY: So maybe you should --

MEMBER GESSIN: Finish the wall --

MEMBER CASHIN: Yeah.

MEMBER GESSIN: -- drooping over, and irrigation.

MR. HULME: Okay.

MEMBER GESSIN: Okay? Those three things.

MEMBER CASHIN: Where is the wall on the on
the property line?

ACTING CHAIRMAN SARETSKY: The wall is going
to be right here, right? This is the wall.

MR. HULME: The wall --

MEMBER GESSIN: Aram.

MR. HULME: The wall here and here and here.

MEMBER GESSIN: I wasn't -- Aram?

MEMBER CASHIN: I see it here, but which

property line is it on?


MEMBER GESSIN: That's the only plan.

MR. TERCHUNIAN: Eric, you need to control

the conversation, because --

MS. SADELI: She can't take the notes.

MEMBER CASHIN: I'm sorry.

MR. HULME: On the new plan, it's right

here.

MEMBER CASHIN: Oh, I see it. I see it,

okay.

MR. HULME: Right here, right here, right

here.

MEMBER CASHIN: Are you going to remove this

curb completely or --

MR. HULME: I don't know that there's a curb

there now.
MEMBER GESSIN: I don't think there is a curb. I don't think there's a curb there.

MS. PARROTTINO: No.

MEMBER CASHIN: What does that say right there?

MR. TERCHUNIAN: Oh, it's a timber frame.

MEMBER CASHIN: Concrete wall.

MR. TERCHUNIAN: It's a landscape tie.

MEMBER GESSIN: So, Aram, I wasn't aware, you can actually put these walls right on the property line?

MR. TERCHUNIAN: If you invert the footing.

MEMBER GESSIN: Oh, okay.

MEMBER CASHIN: Keep the footing on your side.

MR. HULME: Oh, I thought he was asking as a regulatory matter, yeah, as a --

MEMBER GESSIN: Yeah, I am.

MR. HULME: The answer to that is yes.

MR. TERCHUNIAN: Yeah, but you have to invert the footing. The footing can't be on the other person's property.

MR. HULME: He answered this.

MEMBER GESSIN: There's no setback requirement?
MR. TERCHUNIAN: No.
MEMBER GESSIN: Okay.
MEMBER CASHIN: How high is that wall over there? What, do they run it three feet or something?
MR. HULME: I think it's taller than that, but --
ACTING CHAIRMAN SARETSKY: It looks like this is 3 feet, so probably 7 feet.
MR. HULME: Well above grade.
ACTING CHAIRMAN SARETSKY: So it's probably like 6 feet?
MEMBER CASHIN: What's the reveal, do you know, Aram?
MR. TERCHUNIAN: Oh, I'm checking.
MR. HULME: This is the site plan. Where is the --
MR. TERCHUNIAN: The grade is at 8-2, and the road --
MR. HULME: The top of wall is at 9.
MR. TERCHUNIAN: Top of wall is at 9?
MR. HULME: According to this.
MR. TERCHUNIAN: Top of wall, 9.
ACTING CHAIRMAN SARETSKY: It's about 5 feet.
MR. TERCHUNIAN: It's about 5 feet. Yeah, the grade there is about -- I mean, the driveway -- I'm sorry. The road there is about 4 to 5 feet above sea level.

ACTING CHAIRMAN SARETSKY: I mean, I guess it's just -- like I said, I don't want to make it a hardship, I just want to try to do anything we can to minimize the impact of the wall.

MR. HULME: Well, I think that --

MEMBER GESSIN: Yeah.

MR. HULME: -- draping of landscape --

MEMBER GESSIN: Yeah.

MR. HULME: -- is a wonderful solution.

MEMBER GESSIN: There's plenty of stuff out there they can find.

ACTING CHAIRMAN SARETSKY: Okay.

MEMBER GESSIN: It's not a big deal.

MR. HULME: Then we can come back with a sketch before the next meeting, so you'll know what we're thinking.

ACTING CHAIRMAN SARETSKY: Now there's no -- and there's no issue with the property behind it, right, because their setback is 20 feet? So --

MR. HULME: And we're looking for a small variance there, I think. We're looking for a --
ACTING CHAIRMAN SARETSKY: Rear yard is --

MR. HULME: We're looking for a 20-foot rear yard.

ACTING CHAIRMAN SARETSKY: Ten foot, right?

MR. TERCHUNIAN: Ten foot, from 30 to 20.

ACTING CHAIRMAN SARETSKY: From 30 to 20.

MR. HULME: Yeah.

MR. TERCHUNIAN: And that's consistent pretty much throughout Dune Lane.

MR. DICIOCCIO: Are there other properties in the --

MR. HULME: Twenty feet, 20 feet, 19 feet.

MR. DICIOCCIO: -- in the area that have these retaining walls right on the property line?

MR. TERCHUNIAN: A couple, yeah.

MR. DICIOCCIO: The side, right?

MEMBER GESSIN: But not on that side of the road.

MR. DICIOCCIO: Not on that side?

MR. TERCHUNIAN: They're all on this side, this side.

MR. TERCHUNIAN: They're on the Dune Road side.

MEMBER GESSIN: They're on the -- no, they're on the bay side.
MR. TERCHUNIAN: Oh, on the bay side. Oh, on the north side of Dune Lane.

MEMBER GESSIN: Right, right. There's nothing on this side.

MR. TERCHUNIAN: There are quite a few that are on the property line. I can't tell you the number, but I know that they're all over.

MEMBER CASHIN: Were you required to reissue this to the neighbors as part of this process?

MEMBER GESSIN: To the neighbors? No.

MR. TERCHUNIAN: No.

MS. SADELI: No.

ACTING CHAIRMAN SARETSKY: I guess nothing changed, really.

MEMBER CASHIN: Except as far as looking at a 5-foot wall.

MR. HULME: Well, they were looking at a wall before, too.

MEMBER GESSIN: You're right.

MR. HULME: Substantial as well. And that's not -- while it's a concern, I understand, it's not anything that we're seeking a variance for. So it's really not --

MEMBER CASHIN: So, therefore, you didn't have to.
MR. HULME: Right.

ACTING CHAIRMAN SARETSKY: All right.

MR. DICI OCcio: There is, you know, as a result of the variances being sought.

MR. HULME: Right, that is true. Or the not -- the variances not being sought, more correctly. I mean, we could have gone with the other plan, but we would have needed another variance. We would have needed a parking variance. It's two sides of the same coin.

MEMBER CASHIN: May I ask --

MR. DICI OCcio: Well, the overall variances, though, require that you --

MR. HULME: Yes.

MR. DICI OCcio: -- put the retaining wall around.

MR. HULME: Yes.

MEMBER CASHIN: Are your neighbors -- do they know what you're planning?

MS. PARROTTINO: Yes, yeah.

MEMBER CASHIN: Have you spoken to them?

MS. PARROTTINO: Yeah. We're all very friendly.

ACTING CHAIRMAN SARETSKY: All right. So I guess the plan, then, would be to have some type
of, whether it's a narrative or a plan --

MR. TERCHUNIAN: No, we want a landscape plan.

ACTING CHAIRMAN SARETSKY: A landscape plan that shows how the wall is treated and --

MR. TERCHUNIAN: The finish, the finish and the landscaping on the wall and on the -- and on the property boundaries.

MS. PARROTTINO: So do I have to have that professionally done, or can I submit --

MR. TERCHUNIAN: Well, you should ask -- your attorney will advise you. It doesn't have to be --

MS. PARROTTINO: I'm asking what you guys want to see.

MR. TERCHUNIAN: Well, it has to be -- it does -- it has to be complete enough that, you know, that we can understand what the finish is --

MS. PARROTTINO: Right.

MR. TERCHUNIAN: -- and what the plants are, how high they are, what the spacing is.

MS. PARROTTINO: Okay.

MEMBER CASHIN: I don't think you need a stamped landscape architect.

MS. PARROTTINO: Yeah. And I would want to
make it, you know, nice for everybody to look at, so not looking at -- look at a concrete wall.

MEMBER GESSIN: Right.

MEMBER CASHIN: Yeah, that would be my only concern if I were a neighbor --

MS. PARROTTINO: Yeah.

MEMBER CASHIN: -- and, you know, looking at a wall. I mean, I know you have to put it in, but --

MS. PARROTTINO: Yeah.

MEMBER CASHIN: -- if there's something you could do to --

MEMBER GESSIN: Yeah. Make it simply stucco, it would look nice.

MEMBER CASHIN: Yeah.

MEMBER GESSIN: Especially once the greenery is hanging over it. It will sort of block it and soften it.

MS. PARROTTINO: Right.

ACTING CHAIRMAN SARETSKY: So because we don't have enough people to vote on it today --

MEMBER GESSIN: We have put it over.

MR. DICIOCCIO: And just make a motion to adjourn.

MS. SADELI: March 2nd.
ACTING CHAIRMAN SARETSKY: So we'll make a -- I'll make a motion to adjourn.

MR. TERCHUNIAN: To adjourn for all purposes.

ACTING CHAIRMAN SARETSKY: For all purposes, and we'll reconvene when we set the next meeting up.

MS. SADELI: March 2nd.

ACTING CHAIRMAN SARETSKY: And then on that date or before, we'll -- you'll have some type of sketch, drawing, something that will illustrate the foundation wall treatment, as well as the rest of the landscape on the property.

MS. SADELI: Right.

MEMBER GESSIN: Correct.

MEMBER CASHIN: I'm not going to be here March 2nd.

MS. SADELI: Okay. I'll put an email out to the Board this week to see if we have --

MEMBER GESSIN: You have to have four.

MS. SADELI: -- a quorum.

MEMBER GESSIN: You have to have at least four.

ACTING CHAIRMAN SARETSKY: So if they had Joe and -- well, you can't vote, so --

MEMBER GESSIN: Well, you need three to
vote, so you need four.

ACTING CHAIRMAN SARETSKY: Okay.

MEMBER GESSIN: If I'm here, it's four.

ACTING CHAIRMAN SARETSKY: Okay.

MR. TERCHUNIAN: And I'm unavailable March 9th, because I'm the Grand Marshal in the Saint Patrick's Day Parade.

MR. HULME: Showoff.

(Laughter)

MS. SADELI: Yeah, he just had to put that in there.

MR. TERCHUNIAN: I really did.

MR. HULME: For the record.

(Laughter)

MS. SADELI: All right. I'll send an email to the Board and see if everybody else is available. If not, then we'll find another date that works.

MEMBER GESSIN: Okay.

ACTING CHAIRMAN SARETSKY: So I have to make a motion to close.

MR. TERCHUNIAN: No, to adjourn for all purposes.

ACTING CHAIRMAN SARETSKY: To adjourn for all purposes.
MR. DICIOCCIO: And close the meeting, yeah.

ACTING CHAIRMAN SARETSKY: And close the meeting. Second?

MEMBER CASHIN: Second.

ACTING CHAIRMAN SARETSKY: Okay.

MR. HULME: All right. Thank you.

MS. PARROTTINO: Thank you.

MR. HULME: Good to see you all.

MS. PARROTTINO: Thanks for coming out.

(The meeting was adjourned at 10:26 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 February 2, 2019.

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 February, 2019.

_____________________________________
Lucia Braaten

Lucia Braaten
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