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INCORPORATED VILLAGE OF WESTHAMPTON DUNES
ZONING BOARD OF APPEALS

July 22, 2017
10:00 a.m.

Meeting held at
906 Dune Road, Westhampton Dunes, New York

APPEARANCES:

- Harvey Gessin - Chairman
- James Cashin - Member
- Eric Saretsky - Member
- Kenneth W. Siegel - Member

- Joseph Prokop - Village Attorney
- Angela Sadel i - Village Clerk
- Aram Terchuni an - Commissioner of Wildlife
Protection

**Zoning Board of Appeals
Incorporated Village of West Hampton Dunes
Notice of Public Meeting**

Please take notice that the Zoning Board of Appeals of the Incorporated Village of West Hampton Dunes will conduct a public meeting on Saturday, July 22, 2017 at 10:00 a.m. at 906 Dune Road, West Hampton Dunes, New York regarding the following matters.

Ray Weber; SCTM#0907-02-01-04; 846 Dune Road, West Hampton Dunes, NY.

The applicant proposes to subdivide a conforming lot into two substandard lots, Lot 1 and Lot 2, requiring the following variances:

Lot 1 Variances:

A minimum lot area variance of 28,688 square feet where a minimum lot area of 40,000 square feet is required and a lot area of 11,312 square feet is proposed.

A lot width variance of 87 feet where a lot width of 150 feet is required and a lot width of 63 feet is proposed.

A rear yard variance of 47 feet where a rear yard of 70 feet is required and a rear yard of 23 feet is proposed.

A side yard variance of 13.30 feet where a side yard of 20 feet is required and a side yard of 6.70 feet is proposed.

A total side yard variance of 30 feet where a total side yard of 60 feet is required and a total side yard of 30 feet is proposed.

Lot 2 Variances:

A minimum lot area variance of 23,391 square feet where a minimum lot area of 40,000 square feet is required and a lot area of 16,609 square feet is proposed.

A lot width variance of 75 feet where a lot width of 150 feet is required and a lot width of 75 feet is proposed.

A front yard variance of 15.2 feet where a front yard of 60 feet is required and a front yard of 44.8 feet is proposed.

A total side yard variance of 23 feet where a total side yard of 60 feet is required and a total side yard of 37 feet is proposed.

Such other matters as may properly come before the Zoning Board of Appeals.

Dated: July 10, 2017
Angela Sadeli
Village/Zoning Clerk

1 (The meeting was called to order at 10:06 a.m.)

2 CHAIRMAN GESSIN: Okay. Let's start with the
3 Pledge of Allegiance.

4 (All stood for the Pledge of Allegiance)

5 CHAIRMAN GESSIN: Okay. We'd like to call
6 this meeting to order, the meeting of the
7 Westhampton Dunes Zoning Board. We have, I
8 believe, only one application today.

9 MS. SADELI: That's it.

10 CHAIRMAN GESSIN: Okay. It's Weber. The
11 address is 77 -- I mean, 8 --

12 MR. HULME: 846.

13 MS. SADELI: 846.

14 CHAIRMAN GESSIN: 846.

15 MR. SIEGEL: One address?

16 MR. SARETSKY: One?

17 MR. HULME: One.

18 MR. SIEGEL: Only one address?

19 CHAIRMAN GESSIN: I think so.

20 MR. HULME: Not determinative of anything,
21 except that the post office decided that's what
22 they're going to do.

23 For the applicant, James N. Hulme, H-U-L-M-E,
24 Kelly & Hulme, P.C., 323 Mill Road, Westhampton
25 Beach, New York. With me today is my client, Ray Weber.

1 Okay. Well, as -- we've been here a couple
2 of times, but just to recap really quickly, my
3 client currently owns a 27 -- 28,000 square foot
4 lot located on Dune Road, on the bay side of Dune
5 Road. It's approximately 75 feet wide by 372 feet
6 deep. It's currently improved with two
7 single-family residences.

8 My client is, per the notice for this
9 meeting, seeking the necessary area variances to
10 allow the Planning Board for the Village to go
11 forward with a subdivision of this property into
12 two lots, Lot No. 1 being on the road and being a
13 little over 11,000 square feet, and Lot No. 2 being
14 on the bay, about a little over 16,000 square feet.

15 I'll talk in more detail about the specific
16 variances later this morning, but they're obviously
17 detailed in the notice that was prepared by Counsel
18 and was used to advertise this property.

19 The variances appear to be nine in total, two
20 of which merely reflect existing conditions. They
21 don't represent a change caused by the subdivision,
22 they just represent the fact that the houses are
23 where they are now and those dimensions already
24 exist. Of the remaining --

25 MR. PROKOP: Which two are those, could you

1 just state that for the record?

2 MR. HULME: Sure. Those two are the lot
3 width of 75 feet for Lot No. 2, and the total side
4 yard for Lot No. 2. Those are not affected or
5 impacted or changed as a result of the relief that
6 we're seeking.

7 Of the remaining seven, two of them, two of
8 those are in what I would term as internal, in that
9 they really relate to the line between the two
10 houses that we're drawing. For example, the rear
11 yard variance on Lot No. 1 is a direct result of
12 the internal line that we're drawing between the
13 two lots and doesn't really have any affect on
14 anybody to either side, and the front yard variance
15 on Lot No. 2 is similarly situated.

16 And three, an additional three of those are
17 really artifacts and aren't actual impacts, if you
18 will. And what I mean by that is if you -- if you
19 look at the map, we've drawn flagpoles so that we
20 could get access to the waterfront lot. And so
21 that reduced the side yard setback, as measured
22 under the code, to 6.7 feet. But if you think for
23 a minute about what the purpose of the side yard
24 setback is for, it's to protect this guy from
25 development getting too close. So the affected

1 side yard is exactly the same, it just happens to
2 -- we could have, I guess, chosen to do this by --
3 without a flagpole by an easement.

4 CHAIRMAN GESSIN: Right.

5 MR. HULME: Giving easement access, and then
6 that side yard wouldn't have changed at all. So
7 the actual impact of the drawing, this imaginary
8 line, which created this artificial variance, is
9 nonexistent. There is no impact, it is exactly the
10 same before and after. This guy is affected
11 exactly the same by this configuration as the
12 configuration that exists today.

13 So, at the end of the day, I'm hoping to
14 convince you that the only real variances we're
15 talking about is lot size, the area of the lots in
16 question. But, anyway, I'll get back to that when
17 I summarize where we're at, but just some things to
18 ponder as we go forward.

19 Now one of the issues that has come up along
20 the way is the validity of the certificates of
21 occupancy that the Village issued relative to these
22 properties. We submitted some time ago to the
23 Village Building Inspector a factual record, and
24 requested that he issue corrected certificates of
25 occupancy reflecting the true history of what we

1 believe to be the true history of this property as
2 two single-family residences. The Building
3 Inspector, after reviewing that, agreed with us and
4 issued certificates of occupancy, and those are of
5 record, and those haven't been cancelled by the
6 Village or by the Building Inspector, or anybody
7 with authority to do so.

8 Be that as it may, Mr. Haefeli is here on
9 behalf, I presume, of the neighbor to the east in
10 opposition to the variances being sought there,
11 raised the issue of whether those COs are valid or
12 not. So --

13 MR. PROKOP: Well, I think, if I could just
14 say -- mention, this Board has the ability to
15 invalidate either one or both of the CO's, but
16 there was no application to this Board to do so. I
17 think there was a time period where this Board
18 could have invalidated them, but there was no
19 application.

20 MR. HULME: Correct.

21 MR. PROKOP: There was a thirty-day --

22 MR. HULME: Are you reading my notes?

23 (Laughter)

24 MR. PROKOP: No. You made a statement that
25 nobody --

1 MR. HULME: Yes.

2 MR. PROKOP: No Board, nobody had the
3 authority to do so. I just want to say I disagree,
4 that, for the record, that this Board --

5 MR. HULME: Okay. I misspoke on that. There
6 are two bases under the law that people can do
7 this. One of them is Village Law Section 7-714,
8 which allows the Village to do it. Why the
9 Village -- and does not have a private right of
10 action. Unlike the Town version of the same law,
11 which does have a private right of action, that
12 particular section does not have any private right
13 of action. And why the Village would go and
14 challenge their own action in issue is a question
15 for a different day.

16 The other procedure is under Village Law
17 Section 7-712(B), which I believe is the approach
18 that Mr. Haefeli has attempted to take. However,
19 there's a time period built into that, and there's
20 an actual -- you have to apply for that. He has
21 mentioned his opposition to this subdivision based
22 on that. But, as far as I can tell, there's no
23 formal application which would implicate the
24 Building Inspector having to come and defend his
25 actions. So I think on both -- if there was ever a

1 time in which that could be done, that time has
2 past, is our position.

3 So I think in that light, I would suggest to
4 you that this Board, in going forward and
5 deliberating over the variances that we're seeking,
6 has -- their starting point has to be that we have
7 two validly issued certificates of occupancy for
8 two separate single-family residences. Obviously,
9 at the end of the day, that's something that the
10 Board may opine on, but that's -- that is the
11 position that we're taking.

12 And so, you know, we spend a lot of time
13 talking about this. We should spend a few minutes
14 talking about why this is important. Well, it's
15 important. Taking a step back, the reason why
16 they're -- in a global sense, the reason why we
17 have zoning at all is to be able to order -- allow
18 for the orderly development of neighborhoods and
19 things like that, and the primary goal of zoning is
20 compliance. You have a zone that says you -- each
21 lot has a single-family residence on it. That's
22 what you want in that neighborhood, you want
23 residences like that, and that's what's in play in
24 this particular place. And absent the preexisting
25 status that we believe these two residences have,

1 the only way you could get the circumstance other
2 than that is through some type of a use variance,
3 which is a huge megillah of a variance to get, and
4 probably unlikely in this case.

5 So by seeking the area variances that we need
6 to create this subdivision, we're really moving
7 this development in the direction of where zoning
8 wants us to be. The overriding thing, the
9 overriding thing here is the permitted uses in this
10 Village for that -- those lots, and we are trying
11 to get to a place where we have one residence on
12 one lot. So that's why that's important, maybe
13 important to the overall analysis here.

14 We are -- we are moving towards compliance by
15 seeking this subdivision. We have a use that
16 violates the use requirements of the zone. It's
17 allowed to continue because of its preexistence,
18 but it is something that is not reflective of what
19 zoning is trying to create here, which is one lot,
20 one house. So that's why that's -- that's why that
21 -- I guess that's -- not I guess. That's why that
22 has been so important here.

23 However, keep in mind, at the end of the day,
24 that's only one part of this application. If you
25 were to completely and 100% disagree with me and

1 decide that the COs, there was some issue with the
2 COs, that we didn't, in fact, have two residences,
3 this is still I think a valid and appropriate
4 application.

5 There are a number of examples up and down
6 the street of lots that were substandard to begin
7 with, less than an acre to begin with, having only
8 one single-family residence on it that this Board
9 and prior Boards has granted variances for to
10 create lots of typical comparable size to what we
11 have here. If you go in the one direction, if we
12 look at 836, 836 A, B and C, we go in the other
13 direction, we look at 13, 15, 17 Dune Lane and
14 other lots in the area, you're going to find lots
15 that are in the 10 to 16,000 -- 10 to 16,000 square
16 foot range, and in the Dune Lane area, even as
17 little as 5,000.

18 So the -- at the end of the day, as I said
19 before, what this application is really about is
20 allowing us to have reduced lot sizes on these two
21 lots, and the reduced lot sizes that we are seeking
22 are very much in keeping with lot sizes that have
23 been granted in this Village in the past.

24 One of the other things we wanted to look at,
25 because I think there was a sense that in prior

1 discussions that in granting this, you were
2 creating some valuable super extra rights for my
3 client to -- or others to develop the single lots
4 to a greater extent than might be allowed if it
5 remained as one lot. So I wanted to give this for
6 the record.

7 MR. SIEGEL: Thank you.

8 CHAIRMAN GESSIN: Thank you.

9 MR. SARETSKY: Thanks.

10 MR. HULME: So if you skip the table for a
11 minute and if you look at the first page, that's
12 just really our subdivision application showing the
13 road access and parking, and the other issues that
14 we spoke about. I believe I've submitted full size
15 copies of these for the record, but, as always,
16 these smaller ones are not scaled, but they're
17 easier, I think, to --

18 CHAIRMAN GESSIN: To handle.

19 MR. HULME: To handle.

20 CHAIRMAN GESSIN: Right.

21 MR. HULME: So, if you look at the -- what I
22 think is the third page, you'll see if -- you'll
23 see the building envelopes. If this were a vacant
24 lot, then you were just seeking to subdivide this
25 vacant lot in the manner that we just described.

1 You see two relatively small building envelopes
2 within which we would be compelled to do any
3 construction or development.

4 MR. SIEGEL: Are these numbers accurate, or
5 are these numbers the ones that --

6 CHAIRMAN GESSIN: Well, just the side yard,
7 just the side yard.

8 MR. SIEGEL: And the back is fine at 99?

9 CHAIRMAN GESSIN: I don't know, I can't tell.

10 MR. HULME: And I want you to compare and
11 contrast that to the huge building envelope, that
12 if we were to develop this property just as one
13 single-family residence. So, you know, there is
14 value in subdividing these, there's no doubt about
15 that, there's some economic value in that, but
16 we're not going to get away with any major
17 deviation from the developability of this property.
18 And, in fact, arguably, it's developable to a
19 lesser extent divided than it is undivided.

20 MR. SIEGEL: I mean, there's a complete
21 difference in size between this buildable area,
22 this is something that's spread way out --

23 MR. HULME: Right.

24 MR. SIEGEL: -- and this.

25 MR. HULME: And that.

1 MR. SIEGEL: This is really less.

2 MR. HULME: So, I mean, this really contains
3 -- and I've shown the same thing on the charts on
4 the first page. And you can see that the sum total
5 of the building envelopes on the two subdivided
6 lots is substantially less than the total, which is
7 the same thing that's shown in the pictures. So,
8 you know, by granting this relief, you're not
9 creating a situation where we're going to have wild
10 and unfettered and huge change in the
11 developability of the property, and that's really
12 what I wanted to show with that.

13 And the other thing I wanted to talk about
14 is, and I've mentioned this already, the only real
15 variance that is impactful on the neighbor to the
16 east is the variance seeking the 6.7 foot setback
17 on the east side of Lot No. 1. And, as we just
18 discussed, the effective setback for that is the
19 sum total of the flagpole plus the 6.7, which is
20 about 18, 18 point --

21 MR. TERCHUNIAN: Seven.

22 MR. HULME: Seven, thank you. So it's really
23 only 1.3 feet less than the 20 feet that's required
24 for a single side yard.

25 So the neighbor, who, by the way, has an

1 8 1/2 foot setback for his house --

2 MR. PROKOP: Can you just say who we're
3 talking about?

4 MR. HULME: The neighbor to the east. I
5 don't know what his name is. Eight-and-a-half foot
6 setback to the east for the house, a 4-foot setback
7 for his air conditioning unit, and the 6-inch
8 setback for the walkway that he's installed. We're
9 far closer to the requirement when you add the
10 flagpole and the side yard setback, so that his --
11 the effective setback on that side is almost the
12 required. And so the impact will be minimal, and,
13 in fact, will not change from the impact that there
14 is right now.

15 There's a house there right now, it's 18.7
16 feet away from the neighbor's property. If the
17 subdivision is granted, it will still be 18.7 feet
18 away from the neighbor's property. It will be 6.7
19 feet from the flagpole line, but that's -- you
20 know, we're doing that to ourselves, we're not
21 doing that to anybody else. And we're the
22 applicant, so I think we're allowed to suffer a
23 little bit in return for --

24 CHAIRMAN GESSIN: I think what Jim is saying
25 is if they decided to amend their application and

1 make this flagpole and easement, they would not
2 need the variance.

3 MR. SIEGEL: Right. But would that have
4 affect --

5 CHAIRMAN GESSIN: Am I correct, Jim?

6 MR. SIEGEL: -- of the overall lot size of
7 Lot 2 and the buildability?

8 CHAIRMAN GESSIN: Yeah, it would, absolutely.

9 MR. SIEGEL: But it really wouldn't add much,
10 it would just -- it would just shuffle to where and
11 who would get the benefit. Like this house might
12 get a little more benefit than this particular
13 house.

14 MR. HULME: But I think -- yeah. Well, I
15 think that by statute, the flagpole can't count
16 when you're calculating coverage, so that change
17 would be neutral for Lot No. 2. It would add a
18 little bit more to the building envelope for Lot
19 No. 1, because Lot No. 1 would have --

20 CHAIRMAN GESSIN: Greater area.

21 MR. HULME: More area, but it would --

22 MR. SIEGEL: Interesting. Seems like a
23 benefit to you, then.

24 MR. HULME: It would, but I think -- I would
25 think that you would -- well --

1 CHAIRMAN GESSIN: This plan makes --

2 MR. HULME: I think this makes more -- this
3 is, from a -- you're not the Planning Board.

4 CHAIRMAN GESSIN: Makes better neighbors.

5 MR. HULME: Yeah.

6 CHAIRMAN GESSIN: Right?

7 MR. HULME: From a planning perspective,
8 deeded access to your property is --

9 CHAIRMAN GESSIN: I agree.

10 MR. HULME: -- is better.

11 CHAIRMAN GESSIN: I agree.

12 MR. HULME: You know, I can give you a list
13 of 20 cases that I've been involved in in the last
14 10 years over battles over easements that would
15 have never occurred had there been deeded access.

16 CHAIRMAN GESSIN: Right.

17 MR. HULME: You lost the easement, you don't
18 have the easement, the easement is incorrectly
19 crafted, your road is someplace different than the
20 easement is. You know, whatever side of this you
21 want to talk about, I've been involved in a case
22 about that.

23 And so I would think that from a planning
24 perspective, this is a better way, because whoever
25 ends up some day owning this lot knows that they

1 have actual access.

2 You know, one of the representations in the
3 standard contract of sale in New York is that you
4 have access to a public road. You know, that's
5 much easier to say when this lot actually extends
6 to the -- so I think this -- from a planning
7 perspective, this is a better idea, but the effect
8 is zero, the effect is neutral, because it doesn't
9 move any development any closer to the neighbor.
10 And, in fact, this would move any future
11 development of Lot No. 1 further away from the
12 neighbor, because despite the effective setback
13 that I'm talking about, if an application were to
14 come to the Building Department to do something on
15 Lot No. 1 after it was created, it would have to be
16 in the other direction. And, you know, it may
17 still require variances.

18 And that's one of the other points that I
19 wanted to make, is granting these variances doesn't
20 grant unfettered ability to build much bigger,
21 huger houses. I think just about anybody --
22 anything anybody would want to do as far as
23 expanding the footprint of these existing houses
24 would have to come back here, even with -- even
25 with the zoning variances that we've had now. For

1 example, if somebody had Lot No. 1 and they wanted
2 to put a second story on that, assuming the
3 subdivision were granted, they'd have to come back
4 for pyramid relief, they'd have to come back to
5 extend the side yard setback relief to the second
6 floor, you know, and then there may be other issues
7 that I'm forgetting about. So even after granting
8 these variances, the Board has -- will have to see
9 these properties again, if somebody chooses to make
10 changes to the --

11 MR. PROKOP: Well, I think that's one of the
12 things the Board wanted -- excuse me.

13 MR. SIEGEL: No. I was just going to say,
14 but one of the variance wouldn't be to be building
15 on a subdivided lot.

16 MR. HULME: Right.

17 MR. SIEGEL: You would already --

18 MR. HULME: Because you would already
19 grant -- you would already approve that. That's
20 true, but if you agree that we have two legal
21 existing residences now without the subdivision, we
22 have certain rights of continued development. For
23 the house on the front, for the second floor, we
24 probably wouldn't need pyramid relief if there was
25 no subdivision.

1 MR. SIEGEL: If there was no subdivision.

2 MR. HULME: If there was no subdivision, the
3 property line would be 18 feet away, so yeah. So
4 we'd -- and if you add this lot --

5 MR. SIEGEL: If he's willing to --

6 MR. HULME: Yeah. So -- you know, so, on the
7 one hand, we view the subdivision as economically
8 valuable, that's the reason to do it. But I guess
9 what I'm trying to say is that if you become -- if
10 you're concerned about granting this subdivision
11 and then creating a whole megillah of development,
12 I think really what will occur is that this Board's
13 and this Village's ability to control and regulate
14 the development on that property gets better, gets
15 greater in a lot of ways, as compared to what we
16 could do without the benefit of variances now.

17 So, and as I said, I wanted to -- I wanted to
18 again go over the individual forms of relief. Both
19 for Lot 1 and Lot 2, we're looking for relief for
20 the minimum area. As I said, I think that's really
21 -- those are really the only real variances in this
22 application. And in prior meetings and again
23 today, we've provided other examples of where this
24 Board has willingly created smaller lots than the
25 40,000 that is required under the Village Code. I

1 mean, the 40,000 -- the acre lot is the exception,
2 I believe, in this Village and in this area, as
3 opposed to the -- as opposed to the rule. That may
4 be a discussion for the Trustees to take up, as
5 opposed to the Zoning Board.

6 CHAIRMAN GESSIN: Yeah.

7 MR. HULME: But there are lots of examples of
8 lots that have been created that have -- only have
9 single-family residences on it. If you accept the
10 fact that we have two legal residences on this
11 property, I think it makes the argument even more
12 viable for the subdivision, because by granting the
13 subdivision, you are getting us more -- these lots
14 more in compliance with what the code wants to see
15 in that regard.

16 Going down the list, on Lot 1, lot width
17 variance, to allow a 63-foot-wide lot width, as
18 opposed to the 150-foot-wide. As you can see, the
19 lot width right now is 75 feet. And the effective
20 width of this lot, if you add the flagpole back in,
21 as it would impact other neighbors, is still the
22 same. So it's -- yes, it's less than 150 feet, but
23 it's effectively unchanged.

24 The rear yard variance of -- to allow 23 feet
25 instead of the 70 feet as required, again, that's

1 an internal -- that's an internal impact. That
2 impacts this guy or these two guys, it doesn't
3 really impact, I don't think, anybody to either
4 side.

5 We talked about the 6.7 foot variance on
6 Lot 1. It's really, for all intents and purposes,
7 not changing as impacts on the neighbor; same with
8 the total side yard. The lot width for Lot No. 2,
9 it's -- we can't make it any bigger. Even if we
10 did nothing, it's 75 feet wide. It's not 150 feet
11 wide, but we don't own 150 feet in width. So
12 that's an artifact of the preexisting nature of the
13 property.

14 Again, the front yard variance for Lot No. 2
15 impacts Lot No. 1, it doesn't really impact anybody
16 else. And the total side yard on Lot No. 2, yes,
17 it is lower than what's required, but it's what we
18 have and what we got, and the subdivision line that
19 we're proposing to draw doesn't change any of that.

20 So, you know, at the end of the day, this
21 becomes a balancing test of benefit versus
22 detriment. Obviously, the applicant would not be
23 here if he didn't see some benefit to undertaking
24 this subdivision.

25 I think that we have demonstrated that much

1 of the relief we are seeking has zero to no impact
2 on the neighborhood. And the two variances that
3 may be considered impactful at all are variances
4 that have been granted throughout the Village in
5 recognition that although this is an R-40 world,
6 the reality is the actual lot sizes throughout the
7 Village are significantly, and sometimes in some
8 cases, much smaller. And, you know, that's the --
9 that's the -- that's what the neighborhood is, and
10 so we're just asking to be treated in the same way
11 that many others have been treated.

12 So, that's basically where we're at. So if
13 there's any questions, I'll be happy to --

14 MR. TERCHUNIAN: Well, I think you should
15 review the five part test for the Board.

16 MR. HULME: Okay. I don't want to.

17 (Laughter)

18 MR. TERCHUNIAN: I think it's important that
19 they hear it.

20 MR. HULME: All right.

21 MR. SARETSKY: Well, they already listed it,
22 Aram, I mean, and --

23 MR. ARAM: Oh, they -- okay.

24 MR. SARETSKY: Well, I mean, I'm not as
25 uncomfortable with it, but I understand their

1 posi ti on.

2 MR. TERCHUNI AN: Okay.

3 MR. SARETSKY: I mean, we can go through it.
4 It's in your -- it's in your document.

5 MR. HULME: Okay, then.

6 MR. SARETSKY: So, I mean, I'm not sure. If
7 you want to read through it, you can.

8 MR. TERCHUNI AN: No, okay, that's fine, I'm
9 sati sfi ed.

10 MR. PROKOP: I think it's more important the
11 Board, like you -- the Board develops their own
12 opi ni on.

13 CHAIRMAN GESSIN: Okay. On the -- on Lot 1,
14 on the side yard variance, okay, unless I'm --
15 unless I di dn' t wake up thi s morni ng, maybe I
16 di dn' t, we're four-tenths or three-tenths when we
17 do the subdi vi si on?

18 MR. PROKOP: Aram, it's four -- it's --

19 CHAIRMAN GESSIN: It's four-tenths --

20 MR. PROKOP: Four-tenths.

21 CHAIRMAN GESSIN: -- when we do the
22 subdi vi si on, ri ght, si de yard?

23 MR. TERCHUNI AN: No.

24 MR. PROKOP: I think it's four-tenths.

25 MR. TERCHUNI AN: If you do the subdi vi si on,

1 the Board decides what's they want. I don't think
2 that you have to do -- the four-tenths and
3 three-tenths has to do with whether the house is
4 centered or offset. If the house is offset, then
5 it's -- the four-tenths is applied. If the house
6 is centered, then the three-tenths applies.

7 CHAIRMAN GESSIN: Okay. For intents and
8 purposes, let's assume it was four-tenths. The
9 relief is actually a lot less than you're looking
10 for, because on four-tenths, your side yard, your
11 single side yard would be 11.25.

12 MR. HULME: Okay.

13 CHAIRMAN GESSIN: Okay. There were a couple
14 of other issues that -- or items we had asked
15 for -- asked from you in the past. I don't know if
16 you brought them with you and just never gave it to
17 us, or whatever. We asked you to bring copies of
18 both water bills.

19 MR. SARETSKY: Water and electric.

20 CHAIRMAN GESSIN: And electric bills.

21 MR. HULME: Well, we don't have them, but
22 Mr. Weber can under oath swear that they're
23 separately metered and separately watered, if
24 that's -- if that's the case, and if that would
25 suffice, and then --

1 MR. WEBER: I did send those to you, but the
2 electric is separate. The water is for both.
3 One -- two electric meters, one water meter.

4 CHAIRMAN GESSIN: Okay. So --

5 MR. WEBER: I have two cables, two
6 everything, two insurance policies, two everything,
7 and then the only thing that they share is the
8 water.

9 CHAIRMAN GESSIN: Okay. So they have to be
10 separated?

11 MR. WEBER: Yeah, I would imagine, yes.

12 CHAIRMAN GESSIN: They have to be separated.

13 MR. HULME: If that's -- you know, that's a
14 reasonable condition of the approval, that's fine.

15 MR. WEBER: Well, if the lots were ever sold
16 separately, you would have to, but --

17 MR. HULME: I think he's -- I think he's
18 talking about conditioning.

19 CHAIRMAN GESSIN: Yeah.

20 MR. HULME: If they choose to give him the
21 subdivision, that that's going to be --

22 MR. WEBER: I understand.

23 MR. HULME: -- one of the conditions.

24 MR. WEBER: Right.

25 MR. HULME: And what I'm saying is that's

1 fine.

2 CHAIRMAN GESSIN: Yeah. I think it would be
3 easier if you could just submit --

4 MR. SARETSKY: Send the bills.

5 CHAIRMAN GESSIN: -- whatever you have, and
6 then at least way it's clear.

7 MR. HULME: We're -- I will note that --

8 CHAIRMAN GESSIN: Okay.

9 MR. HULME: -- because I do have those. I
10 just forgot to --

11 CHAIRMAN GESSIN: The other thing we had
12 requested, I think at the last meeting, was a
13 diagram with the pyramid code on Lot 1, just to see
14 where we actually fall.

15 MR. HULME: Okay. Relative to the
16 subdivision line or relative to the --

17 CHAIRMAN GESSIN: Well, the -- I guess to the 6.7.

18 MR. HULME: Okay. All right. So, obviously,
19 it will --

20 MR. SIEGEL: It will add a variance.

21 MR. HULME: It will add a variance, but to
22 the extent of it --

23 CHAIRMAN GESSIN: Yeah. You might have to
24 have an additional variance.

25 Now I know we've been through this on

1 Dune Lane a bunch of times with these rear yards.
2 What is the -- what is the narrowest rear yard we
3 have over on Dune Lane; do you have any idea, Aram?

4 MR. TERCHUNIAN: On Dune Lane, 20 feet.

5 CHAIRMAN GESSIN: You think that's the
6 narrowest? What did we end up with -- I think it's
7 less. What did we end up with that last
8 application? We --

9 MR. TERCHUNIAN: You're talking about -- oh,
10 yeah, that one.

11 CHAIRMAN GESSIN: Because we pushed in to
12 line up with everybody else.

13 MR. HULME: Can I see that? I just can't
14 remember what the number was.

15 CHAIRMAN GESSIN: Oh, that's right, you did
16 that.

17 MR. HULME: I did that one, yeah.

18 MR. TERCHUNIAN: Here they are.

19 MR. SARETSKY: I have that. How do you like
20 that? Here, I got it on me.

21 MR. HULME: Shazam.

22 MR. TERCHUNIAN: Rear yard, 15 is the --

23 CHAIRMAN GESSIN: That was to a house or to a
24 deck?

25 MR. TERCHUNIAN: Let me check on the lot.

1 MR. SARETSKY: It looks like --

2 MR. TERCHUNIAN: Lot 46.

3 MR. SARETSKY: This one? Rear yard to house,
4 rear yard to walkway.

5 MR. TERCHUNIAN: That's to the house. You
6 got 20 to the house, 15.8 to the deck.

7 CHAIRMAN GESSIN: Okay. So where this --

8 MR. TERCHUNIAN: 19.5 here.

9 CHAIRMAN GESSIN: Okay. So this one's 24, 16
10 plus 8.

11 MR. HULME: Yup.

12 CHAIRMAN GESSIN: So we're greater than
13 everything on Dune Lane, Aram, do you think?

14 MR. TERCHUNIAN: Yeah, I'm looking, and
15 there's a 17.

16 MR. SARETSKY: No. Here, this one's 33 and
17 these are 40, right?

18 MR. TERCHUNIAN: Yeah.

19 MR. HULME: What's the average?

20 MR. TERCHUNIAN: The average.

21 MR. SARETSKY: Forty, 33, 40, 20. This one's
22 almost 20.

23 MR. TERCHUNIAN: The rear yard average, 25.8.

24 MR. SARETSKY: Right, 25.8.

25 CHAIRMAN GESSIN: Is what, the --

1 MR. TERCHUNIAN: The average.

2 MR. SARETSKY: The average.

3 CHAIRMAN GESSIN: The average, okay. But the
4 narrowest?

5 MR. TERCHUNIAN: Narrowest is --

6 MR. HULME: Fifteen, I think you said.

7 MR. TERCHUNIAN: Well, 15 to the deck.

8 MR. HULME: Oh, 20 to the house, 15 to the
9 deck.

10 MR. TERCHUNIAN: There's actually a 19 -- no,
11 it's a 17. No, that's a deck, too; 19.5.

12 CHAIRMAN GESSIN: To a house?

13 MR. TERCHUNIAN: To a house.

14 CHAIRMAN GESSIN: Okay. So we're not
15 creating new precedent there if we --

16 MR. TERCHUNIAN: Actually, there's a 16.8
17 over here, too. Yeah, 16.8 is the narrowest.

18 MR. SIEGEL: Forty-nine?

19 MR. TERCHUNIAN: Forty-nine over here.

20 MR. PROKOP: Well, it's -- there's two
21 things. One is existing, and the other is what's
22 been granted by the Board before.

23 MR. HULME: Well, we just read --

24 MR. PROKOP: Existing conditions have -- I'm
25 sorry. Existing conditions have to do with the

1 criteria, the five criteria, but, you know, you
2 should also, just in the back of your mind, keep --
3 look at what's been granted by the Board.

4 CHAIRMAN GESSIN: Correct. But I know that
5 we haven't granted anything less than what's there
6 currently.

7 MR. PROKOP: Okay.

8 MR. TERCHUNIAN: Yeah.

9 CHAIRMAN GESSIN: So we're good. We're good
10 there not --

11 MR. TERCHUNIAN: No, you're good there.

12 CHAIRMAN GESSIN: -- to create a new
13 precedent.

14 MR. TERCHUNIAN: Yeah.

15 CHAIRMAN GESSIN: Okay. Anybody else have
16 any questions?

17 MR. CASHIN: No. We just got to hear from
18 the other side.

19 CHAIRMAN GESSIN: Jim, you're done?

20 MR. HULME: Yes.

21 CHAIRMAN GESSIN: Okay.

22 MR. HULME: Thank you.

23 CHAIRMAN GESSIN: Thank you. Who would I like
24 to go next, Richard?

25 MR. HAEFELI: Okay. Richard T. Haefeli, 48F

1 Main Street, Westhampton Beach, New York, for the
2 adjacent property owners to the west.

3 CHAIRMAN GESSIN: East, east.

4 (Laughter)

5 MR. HAEFELI: East. I'm sorry, east. I'm
6 sorry, east, okay.

7 First thing I just want to note is we had a
8 meeting in November, we had a meeting in February.
9 I wasn't here in March. Is all of the information
10 that was submitted during those meetings being
11 considered by the Board? Is this all part of it?

12 CHAIRMAN GESSIN: Yes.

13 MR. HAEFELI: Or do I have to introduce all
14 of that information again?

15 CHAIRMAN GESSIN: No.

16 MR. HAEFELI: Okay. So everything that we
17 had before is in the record?

18 CHAIRMAN GESSIN: Yes, it is.

19 MR. HAEFELI: I think you understand my major
20 objection is that it's an invalid two-family
21 residence that's on the property.

22 I'm not going to go through the whole thing
23 again, but I just want to emphasize, in 1950, there
24 was a house there. That was before zoning. He
25 could have put anything on that property he wanted

1 to, a gas station or anything else. Fifty-seven,
2 zoning came into effect in the Town. This property
3 was zoned in a C Residence District, which
4 permitted a one-family dwelling only, a single
5 one-family dwelling on 15,000 square feet.

6 1960, there was a building permit issued for
7 an addition, and that's exactly what it says. The
8 building permit, and you have this in your file,
9 the building permit says an addition, and it has a
10 number to it. That was issued in April of 1960.
11 In October of 1960, the Certificate of Occupancy
12 was issued and it says, "This is to certify that
13 the addition, new," doesn't say it's a new
14 dwelling, it's an addition to the dwelling.

15 CHAIRMAN GESSIN: Uh-huh.

16 MR. HAEFELI: Which he would have been
17 entitled to do. What he would not have been
18 entitled to do in 1960 is to put a second dwelling
19 on the property, because it would have been
20 prohibited.

21 Mr. Harold Ormerod in 1979 submitted an
22 affidavit, which is used in 1992, when the CO was
23 issued, stating the structure shown on the survey
24 was a completed one-family dwelling, so he's
25 acknowledging that it was a one-family dwelling.

1 As I indicated before, and you have that
2 information in the file, in 1992, the current owner
3 requested an updated CO from the Town of
4 Southampton. The Building Inspector went out to
5 look at it. He put notes on the affidavit of
6 Mr. Ormerod stating what he saw at that time. And
7 the CO was issued for a single story, single -- one
8 framed dwelling, attached deck and storage
9 building. That's what was issued.

10 In 1999, this Village issued a Certificate of
11 Occupancy for this property, single family
12 structure, additional one-story building and a
13 deck.

14 In 19 -- sorry. In 2016, the Building
15 Inspector somehow or other decided that was no good
16 and he issued two separate COs. He had no
17 authority to issue the COs, he couldn't issue the
18 COs.

19 In 1992, when Mr. Weber obtained the CO from
20 the Town of Southampton, if he didn't like the
21 fact, if he thought he had two -- a one-family
22 dwelling, he could have appealed, he never did. In
23 1999, he could have appealed, he never did. He
24 never appealed the fact that he only had one
25 one-family dwelling on the property.

1 In 2016, he submitted a letter to the
2 Building Inspector, and, in my opinion, Building
3 Inspector had no authority to overturn an existing
4 CO. If -- he could have rejected that application
5 and the owner of the property could have gone
6 before this Board to make a determination.

7 So my basic principle is there's only one
8 single-family dwelling on the property, that there
9 are not two single-family dwellings. You
10 definitely have the jurisdiction.

11 We didn't appeal the June 2016 issuance of
12 the COs, we had no knowledge of it. First time we
13 became aware of it was when this application came
14 in. We came in in opposition, and once we came in
15 in opposition, we -- this Board -- I'm sorry -- has
16 the authority and the jurisdiction to review
17 everything about it, including whether or not
18 there's valid COs.

19 If a building permit and a CO was issued
20 invalidly or was a mistake, or anything else,
21 doesn't give the property owner any vested rights.
22 If it's invalid, it is invalid, and it could be
23 overturned at any point in time. And that's really
24 what we're saying, that the Board has the authority
25 and the jurisdiction to make a determination that

1 there's only one single-family dwelling on the
2 property, and that this application can't go
3 forward because he has two COs. He's not entitled
4 to the two COs, and that's a determination that
5 this Board should make.

6 All right. In addition, in 2008, the son
7 issued an affidavit, which, again, I think is very
8 important. That affidavit was submitted, I think,
9 with reference to some sort of application before
10 the DEC. He's --

11 MR. CASHIN: I'm sorry, did you say the son?

12 MR. HAEFELI: The son.

13 MR. CASHIN: The son of whom?

14 MR. HAEFELI: Ormerod. I'm sorry.

15 Mr. Ormerod. Raymond was the father, who -- he's
16 the one that built it. He's the one that got
17 the -- put the, I'm saying, the addition on in
18 1960. And his son lived there, and everything
19 else, and he submitted an affidavit in 2008. And
20 in 2008, he states that the second building was
21 built pursuant to a building permit issued in the
22 early 1960s. I, again, go back and say from 1957,
23 that could never have happened. If it did happen,
24 and everybody makes mistakes in this world, it's an
25 invalid building permit, invalid Certificate of

1 Occupancy, and this Board has the authority and the
2 jurisdiction to review that and make that
3 determination.

4 I've submitted all the information. I don't
5 know if I need to submit anymore. I don't want to
6 go into -- make this a two hour long process. But
7 I think I submitted a Memorandum of Law, the
8 affidavit from the Building Inspector, who
9 inspected it in 1992. In 1992, this was part of
10 the Town of Southampton, that's the C0. If he
11 didn't like it, he should have appealed that
12 determination in '98 -- I'm sorry. In 1999, this
13 Village issued a C0 for the same exact thing, one
14 single-family dwelling. So my opinion is based
15 upon the memorandum I submitted and everything
16 else. He does not have two valid buildings on that
17 property, he only has one.

18 As far as the variances are concerned, he's
19 looking -- just using his diagram, he has the lot
20 as 27,900 -- 27,921 square feet. He wants to
21 subdivide the property. One line is going to have
22 11,300, the other is going to have 16,600. Those
23 are substantial variances.

24 Are there a lot of small lots in this
25 Village? Absolutely. This Village was basically

1 developed or partially developed in the early
2 1950s, before zoning came into effect. You have a
3 lot of small lots. There's nothing wrong with
4 that. I'm not arguing that whatsoever. What he's
5 asking you to do is now create two small lots, not
6 to allow variances that are on small lots, you do
7 that all the time. You have a small lot and you
8 try to compromise with the owner as to what can be
9 built on it. Before you can even get to whether or
10 not the building should be there, the side yard
11 setbacks and everything else, why would you grant a
12 variance to allow a lot of 13,300 square feet or
13 16,609 square feet?

14 The end result, if you grant these variances,
15 in my opinion, you're establishing a precedent
16 which would allow anybody else in this Village to
17 come in and request variances of those small
18 amounts, and I don't think that's in the interest
19 of the Village.

20 The most extensive variance he's asking for
21 is a lot area variance. They are substantial, no
22 matter how you want to cut it. The one for Lot 1
23 is almost a fourth of what the requirements are,
24 while currently he has 27, which is a little more
25 than -- it's a little more than half of what is

1 required, and the other is 16, which is a third.
2 So he's asking -- disregarding the other variances,
3 some of which are substantial, some of which may
4 not be substantial, he's asking for a lot area
5 variance that is substantial. He doesn't -- and is
6 -- he has not established a basis for it.

7 He -- it's self-imposed. When he bought the
8 property, he only had one single-family dwelling.
9 So that's an issue that can be take into
10 consideration, not separately, but in conjunction
11 with the other five elements. And he has -- the
12 variances are substantial when you consider the two
13 of them. The application for the variances should
14 be denied.

15 CHAIRMAN GESSIN: What in your opinion is the
16 benefit to leaving these two structures married?

17 MR. HAEFELI: The benefit of the two
18 structures, if, in fact, I'm correct, okay, and
19 he's not entitled to the second structure, he can't
20 have the second structure, and it's up to the
21 Village to make a determination what they want to
22 do about it. He only had one structure when he
23 bought it, he put another one up.

24 Look, a lot of things occurred in this -- I
25 was in --

1 CHAIRMAN GESSIN: In this world.

2 MR. HAEFELI: -- was the Village Attorney in
3 Westhampton Beach. There's a lot of things
4 occurred in this Village after '92, with all of the
5 things that happened, and the records aren't the
6 greatest. I went out to the Town of Southampton on
7 this one. All I could find is what I gave to you.
8 There was -- there is no big records in the Town of
9 Southampton. And, therefore, The Village of
10 Westhampton Dunes in a lot of cases started from
11 scratch when they came into existence, but they
12 still were controlled by the laws of the Town of
13 Southampton.

14 So mistakes, I'm sure there have been a
15 number of mistakes made in this Village simply
16 because people really weren't certain what they
17 had, what they didn't have, what they could have.
18 But if in 1996 he got a CO from this Village for
19 one one-family dwelling, by that time, the Village
20 had come to the point of saying, "That's all you
21 have on this property."

22 I'm saying to you the Building Inspector in
23 2016 did not have the authority to take, revoke
24 those Certificates of Occupancy. If the request
25 were made, that had to come to this Board and it

1 was a determination for this Board as to what the
2 applicant actually had.

3 CHAIRMAN GESSIN: Uh-huh.

4 MR. CASHIN: I have question. I'm not sure
5 it's determinative of anything. But regardless of
6 the history of the property, there are -- there's
7 currently two structures on the property. Does
8 anybody know when the other structure was built?

9 MR. HAEFELI: Well, in 19 -- in 1999 -- I
10 think there's a survey in the file. Let me just
11 get to it. I hope I have it. And there's actually
12 the one that we --

13 CHAIRMAN GESSIN: It had to be when the DEC
14 permit was issued.

15 MR. CASHIN: For the extension?

16 CHAIRMAN GESSIN: Yeah.

17 MR. HAEFELI: There was a DEC --

18 CHAIRMAN GESSIN: I don't have -- I don't
19 have that with me today.

20 MR. CASHIN: So instead of building an
21 extension, he built a house?

22 CHAIRMAN GESSIN: No, no, no, no, no.

23 MR. HAEFELI: He had a --

24 CHAIRMAN GESSIN: He had a permit to do both
25 of those; am I correct, Aram?

1 MR. TERCHUNIAN: Yup.

2 CHAIRMAN GESSIN: At that time, he had a
3 permit to build or reconstruct both of these
4 things. That's where --

5 MR. HAEFELI: No. In 19 -- no. In 1999, the
6 application, as far as I can see, and the survey
7 shows that there were two one-family dwellings on
8 the -- there was a '79 survey that was used. It
9 showed there were two one-family dwellings, and the
10 indications on that were that one was to be
11 removed. The others were to be removed and they
12 were going to be replaced by one single-family
13 dwelling. That's --

14 CHAIRMAN GESSIN: I don't know that.

15 MR. HAEFELI: Here. Here's the -- here's the
16 survey in -- it was 1979 updated. It shows an
17 existing -- it shows an existing. That's the
18 survey, it's in your file. It shows existing,
19 existing. Here's the notation. It says the
20 cross-outs were to be removed and this was to take
21 its place. So what was to take the place was only
22 one single-family dwelling.

23 CHAIRMAN GESSIN: Yeah. I don't remember --

24 MR. HAEFELI: That's what this --

25 CHAIRMAN GESSIN: I don't remember seeing

1 this.

2 MR. HAEFELI: Well, I will submit that -- I
3 will -- huh?

4 MR. CASHIN: And then so at some point
5 another house was built here.

6 MR. HAEFELI: Another house was built there.
7 I -- if you're going to ask me when and how that
8 was built --

9 MR. CASHIN: Without permits, without --

10 MR. SIEGEL: This is the front piece? Yeah,
11 this looks like the front.

12 MR. CASHIN: And there's no record of this
13 other house, where building permits --

14 MR. HAEFELI: I don't have anything on it. I
15 don't have anything on it. There was a building
16 permit -- no, I'm sorry. There was a building
17 permit issued in 19 -- yeah. I will submit this,
18 that's the same survey. There was a building
19 permit issued in 1999, which reflected that there
20 would be a house -- yeah. I'll submit this as
21 well. Building permit by the Village of
22 Westhampton Beach, date stamped received February
23 25th, 1998. Residence and guest construction, new
24 two-story residence with guesthouse.

25 MR. CASHIN: Oh, okay.

1 MR. HAEFELI: Okay?

2 MR. CASHIN: All right. So that's --

3 MR. HAEFELI: That was in 1999, which was
4 after the fact.

5 MR. SIEGEL: This is pretty crazy. When they
6 did that proposed house here, whoever came to build
7 it, instead of going, "Oh, why are we knocking this
8 down, why are we putting this here, why don't we
9 just put it here, so that we don't have to take
10 this down."

11 MR. TERCHUNIAN: Well, that just says
12 proposed, it doesn't say it was ever done.

13 MR. SIEGEL: Right.

14 MR. TERCHUNIAN: It could never have been
15 acted on. It's a proposed survey.

16 MR. SIEGEL: Okay.

17 MR. HAEFELI: It says proposed. And there
18 was a building permit in --

19 MR. SIEGEL: So when they did it, they just
20 went, "All right, instead of putting here, we'll
21 just put it here."

22 MR. TERCHUNIAN: I don't think that that
23 document is determinative of that, of what you
24 just. This document says --

25 MR. SIEGEL: It's not here, it's here.

1 MR. TERCHUNIAN: -- somebody proposed that,
2 it doesn't say somebody did that.

3 MR. SIEGEL: Yeah, true.

4 MR. SARETSKY: So where's the survey for the
5 second house?

6 MR. SIEGEL: True, it doesn't say they did
7 that, that's correct.

8 MR. HAEFELI: But there's the building permit
9 issued in '99. They're saying -- which is after
10 the CO was issued, and they're saying a house and a
11 cottage.

12 MR. TERCHUNIAN: Because October '92 is a
13 month before the major storm that caused a
14 mile-wide breach. That project was never
15 undertaken.

16 MR. SIEGEL: Okay. I was going to say, what
17 was that?

18 MR. CASHIN: So when was that?

19 MR. TERCHUNIAN: So it was then post '96,
20 when the area was redeveloped, is when this site
21 was --

22 CHAIRMAN GESSIN: Aram, the DEC permit was '98.

23 MR. TERCHUNIAN: Yeah, post '96.

24 MR. HAEFELI: This, this is -- all I'm saying
25 is this -- I want to introduce that, in case that's

1 not in your packet.

2 CHAIRMAN GESSIN: Oh.

3 MR. HAEFELI: This is just a permit issued by
4 the Village in 1998, okay? That's what it says.

5 CHAIRMAN GESSIN: That's when the -- I guess
6 the two structures were built or rebuilt, whatever.

7 MR. HAEFELI: That's where your two house,
8 where they were built. But that's not what was
9 shown on the survey in 1992, which says proposed.
10 I'm not -- I'm not arguing what it says or doesn't
11 say. It shows proposed. And that's the survey
12 that was used in 1992 by the Building Inspector in
13 the Town of Southampton.

14 CHAIRMAN GESSIN: That was part of the DEC --
15 excuse me one second -- the DEC permit.

16 MR. HAEFELI: The DEC permit also says that
17 you can't sell it as two houses, and, you know --

18 CHAIRMAN GESSIN: We were not --

19 MR. HAEFELI: There's language in that that
20 makes reference to it's a Village issue, it's not a
21 DEC issue, and some of it is, but that's what the
22 permit says. The permit says you're not going to
23 have -- sell two houses.

24 MR. CASHIN: September 11th.

25 MR. SIEGEL: '98.

1 MR. CASHIN: It looks like --

2 MR. SIEGEL: It looks like '98.

3 MR. CASHIN: Looks like 1500 and something.

4 (Laughter)

5 MR. CASHIN: Doesn't that look like a five?

6 MR. SIEGEL: Yeah.

7 MR. CASHIN: All right, I get it. I'm not
8 sure it's apropos of anything at this point, but I
9 just -- I'm just curious how a house appears, you
10 know, out of nowhere.

11 MR. PROKOP: I just want to say the case and
12 this point -- the case in point is called Parkview
13 Associates. It's a case in New York City where a
14 building permit was issued in error and allowed a
15 building to be built 12 stories too high. And the
16 Building -- the Building Department in that case
17 realized, when they saw what was happening, that
18 they had issued the building permit in error, and
19 can't -- revoked it, and the builder had to remove
20 the top 12 stories of the building. This was in
21 1986.

22 And the -- I am mentioning that case for two
23 reasons. Number one, because it doesn't -- it's
24 clear that what is in paper doesn't give rights or
25 take away rights. However, the -- there has been

1 several comments about the Village's paperwork.
2 And with respect to that, I would note in this case
3 that we have all the paperwork. Amazingly, we have
4 papers going back to the 1950s, which is -- I think
5 is incredible.

6 But the second thing is in New York City, the
7 payroll of the Building Department is probably
8 \$20 million and they managed to approve something
9 else. And that has nothing to do with what was
10 approved here.

11 I have spoken to the Building Inspector. He
12 does not consider either Certificates of Occupancy
13 to have been issued in error, and he's not going to
14 withdraw them of his own accord. And I think that
15 the time has past for a review of either of those
16 two Certificates of Occupancy.

17 CHAIRMAN GESSIN: Okay.

18 MR. PROKOP: And I would like to know,
19 however, the --

20 MR. HAEFELI: By the way, I didn't mean to
21 disparage the Village of Westhampton Dunes. That
22 was not --

23 CHAIRMAN GESSIN: No, we didn't think you
24 did.

25 MR. HAEFELI: Okay, that's all.

1 MR. HULME: I thought he did. That was
2 awful.

3 (Laughter)

4 MR. PROKOP: We don't take it personally,
5 don't worry.

6 MR. SIEGEL: Considering you established it.

7 MR. PROKOP: So the question I have, could
8 you just identify -- I don't know why the -- your
9 client is a mystery and has to be referred to as
10 the "people to the east". What -- who is your
11 client?

12 MR. HAEFELI: Peck, P-E-C-K.

13 MR. PROKOP: P-E-C-K, okay.

14 MR. HAEFELI: Robert Peck and his wife.

15 MR. PROKOP: Okay. When --

16 MR. HAEFELI: I'm sorry. I just, you know --

17 MR. PROKOP: There's a statement on the
18 record now that their structure is four feet from
19 the property line. When was their structure built?

20 MR. HAEFELI: I'll defer to the Chairman.

21 CHAIRMAN GESSIN: I think it was in --

22 MR. HAEFELI: He built it. I believe you
23 built it. I think that's what you said last time.

24 CHAIRMAN GESSIN: I think '01.

25 MR. HULME: And I think what -- so the record

1 is correct, let me say that the house is 8.5 feet.

2 CHAIRMAN GESSIN: The house isn't four feet
3 from the property line.

4 MR. HULME: The air conditioner platform
5 is --

6 MR. PROKOP: But they have one of these air
7 conditioner platforms that's four feet --

8 MR. HULME: That's four feet, yes.

9 MR. PROKOP: -- from the property line.

10 CHAIRMAN GESSIN: Oh, the air conditioner.

11 MR. PROKOP: And when did they buy the
12 property?

13 MR. HAEFELI: When did they buy the property?

14 CHAIRMAN GESSIN: They bought it from us.

15 MR. PROKOP: Okay.

16 MR. HAEFELI: About four years -- about four
17 years ago, I think, something, or under that.

18 CHAIRMAN GESSIN: No. I think they were the
19 original purchaser.

20 MR. HAEFELI: But it's only -- I don't
21 think -- all right. It's only four or five, four
22 or five years ago is when they purchased it.

23 CHAIRMAN GESSIN: Right, right.

24 MR. HAEFELI: Because I represented them on
25 that.

1 MR. PROKOP: Okay. But they --

2 CHAIRMAN GESSIN: Oh, okay, okay.

3 MR. PROKOP: They own the -- the current
4 owner that's objecting owned the property in '16,
5 when the C of O's were issued.

6 CHAIRMAN GESSIN: In '16?

7 MR. PROKOP: In 2016.

8 CHAIRMAN GESSIN: When the COs were issued
9 for --

10 MR. HAEFELI: The Pecks were the owners of
11 the property next door --

12 MR. PROKOP: Okay.

13 MR. HAEFELI: -- when the COs were issued. I
14 will acknowledge that, that's a fact.

15 CHAIRMAN GESSIN: Okay.

16 MR. PROKOP: So my -- just as the Attorney
17 for the Board, I would just say -- I like to say that
18 the -- you know, all of these -- all of these
19 records that are before us, particularly records
20 that were issued by agencies other than the
21 Village, are relevant to the five factors, but
22 they're not controlling of any part of this
23 application.

24 CHAIRMAN GESSIN: Right.

25 MR. PROKOP: That's my belief. And I also

1 believe, at the time, for a party other than the
2 Building Inspector to cancel the C of O has past.

3 CHAIRMAN GESSIN: Right. All right. Let me
4 ask you a question, because I'm not sure where we
5 go with this, or if we have to at all.

6 MR. PROKOP: But that in itself -- I don't
7 want that -- but that in itself -- excuse me. The
8 opinion that I just gave about revoking the C of O,
9 I don't think that that's controlling about this.
10 I'm just making that as a tangential comment about
11 the application. That also was not, I don't
12 believe, controlling.

13 CHAIRMAN GESSIN: Right. There was a
14 requirement on that DEC permit to file a C&R not to
15 separate these properties. And Jim actually
16 mentioned that that had never taken place, the
17 filing of the C&Rs, so it's now invalid. Is --
18 would it be appropriate for us to have Jim do the
19 research and make sure that there actually is not a
20 C&R on the property?

21 MR. PROKOP: Yes.

22 MR. HULME: Okay.

23 CHAIRMAN GESSIN: You'll be okay with that?

24 MR. HULME: I've got to give you -- I've got
25 to give you some other stuff anyway.

1 CHAIRMAN GESSIN: Okay, good.

2 MR. HULME: So I'll be happy to do that.

3 CHAIRMAN GESSIN: Okay.

4 MR. PROKOP: What the -- if this was going to
5 go, or some version of this was going to go
6 forward, what DEC approvals are required?

7 CHAIRMAN GESSIN: Nothing.

8 MR. PROKOP: Nothing.

9 MR. HULME: They have subdivision approvals,
10 so we're going to have to get their approval --

11 CHAIRMAN GESSIN: Oh, oh, oh, right.

12 MR. HULME: -- of that.

13 MR. PROKOP: So aren't they going to have to
14 review their own -- that's going to --

15 MR. HULME: Yeah, we have to -- we have to
16 deal with whatever issues present themselves there,
17 but --

18 MR. PROKOP: I mean, they probably have a
19 file around somewhere that has that in it, right?

20 MR. HULME: What, the -- well, there was a
21 requirement at one point to file a covenant that
22 was never filed, and I think what the --

23 CHAIRMAN GESSIN: Yeah, that's what I was
24 speaking about.

25 MR. HULME: What the Chairman is asking for

1 is a title search showing that it was never
2 recorded.

3 CHAIRMAN GESSIN: That there's nothing there.

4 MR. HULME: And the permit is expired.

5 MR. PROKOP: Right. But where -- the
6 objector is asking us to not doing -- not doing
7 any -- not do anything, and one of the reasons is
8 he's raising that condition. I don't think -- I
9 don't think that we impose -- I don't think that
10 that is a de facto, you know, hurdle to you moving
11 ahead with your review of this, but --

12 CHAIRMAN GESSIN: No. I think we could
13 finish it, and I think we could make it subject to.

14 MR. PROKOP: Yeah, the DE -- but the DE --

15 CHAIRMAN GESSIN: Yeah.

16 MR. PROKOP: Yeah, right. Somewhere on -- at
17 Stony Brook there must be a file somewhere that has
18 that same --

19 CHAIRMAN GESSIN: Maybe, maybe not.

20 MR. PROKOP: Okay. Maybe our records are
21 better than theirs.

22 CHAIRMAN GESSIN: Sometimes they've been
23 known to be.

24 MR. PROKOP: Yeah, right.

25 CHAIRMAN GESSIN: Okay.

1 MR. HAEFELI: No, I don't have --

2 CHAIRMAN GESSIN: Are you finished?

3 MR. HAEFELI: I don't have anything else.

4 CHAIRMAN GESSIN: Okay, great.

5 MR. HAEFELI: I presented my case.

6 CHAIRMAN GESSIN: Anybody else like to speak?

7 MR. HULME: I just have one or two comments.

8 CHAIRMAN GESSIN: Okay. Thank you, Richard.

9 MR. HAEFELI: Okay. You want to -- I want
10 you to keep --

11 CHAIRMAN GESSIN: I want to keep the one, you
12 can have this back.

13 MR. HAEFELI: Okay.

14 CHAIRMAN GESSIN: If you don't mind.

15 MR. HAEFELI: Just keep -- that's in the
16 record? Then that's part of the --

17 CHAIRMAN GESSIN: Can you make a --

18 MS. SADELI: Make a copy?

19 CHAIRMAN GESSIN: Make a copy and --

20 MS. SADELI: I'll scan it.

21 CHAIRMAN GESSIN: Okay. Yeah. I'm going to
22 stick it in your file.

23 MR. HULME: Under the heading of making sure
24 things are in the record, I believe that when we
25 first filed this application, we made part of the

1 record the letter that we provided the Building
2 Inspector requesting the updated CO --

3 CHAIRMAN GESSIN: Uh-huh.

4 MR. HULME: -- and I just wanted to make sure
5 that that was in the record.

6 CHAIRMAN GESSIN: We have that.

7 MR. HULME: Okay.

8 CHAIRMAN GESSIN: Yeah.

9 MR. HULME: And, specifically, I'd just like
10 to point out that there's a series of aerial
11 photographs in that submission that show from the
12 1950s to today that there were two structures
13 there.

14 CHAIRMAN GESSIN: Right.

15 MR. HULME: And so there's always been two
16 structures. They changed in orientation because of
17 the storm and the further reconstruction.

18 And Mr. Haefeli had cited a couple of times
19 to Mr. Ormerod's affidavit, so that affidavit is in
20 there as well, and it fully supports the fact that
21 there were two residences there since the '50s and
22 early '60's, so.

23 CHAIRMAN GESSIN: Right.

24 MR. CASHIN: Can I just see the aerial for a
25 second?

1 MR. HULME: They're a little cryptic, but I
2 think you can -- this is the '62, and then there's
3 a structure there and a structure there. And then
4 that was the photograph in '66. You can see
5 they're in juxtaposition to each other, and
6 similarly to the aerial from '62. And then in '84
7 it looked like that.

8 MR. CASHIN: This was these two here?

9 MR. HULME: Yeah?

10 MR. CASHIN: Still the same place.

11 MR. HULME: No.

12 MR. SIEGEL: They used to be -- looked like
13 they used to be here.

14 CHAIRMAN GESSIN: You know, I think we're --
15 my opinion, maybe not other members of the Board, I
16 think we're clear that everything may not have been
17 in the exact location that it currently is.

18 MR. HULME: Right.

19 CHAIRMAN GESSIN: But we do realize there
20 were multiple structures on the property.

21 MR. CASHIN: Right.

22 MR. HULME: Okay. And that's all I wanted to
23 say.

24 MR. HAEFELI: I did -- actually, here's the
25 2016 aerial photo. And I'm only introducing it for

1 the purposes of the lot area. The issue is what is
2 the lot area of the other buildings around. This
3 is the property in question, no question about it.
4 But all of these others, if you look at it, I don't
5 know what the square footage is, but they certainly
6 were in the range of a half acre. He's asking to
7 produce -- create two lots, one 11, one 16,000
8 square feet, all right? So I'd just like --

9 CHAIRMAN GESSIN: Yeah. Again, I just
10 don't -- I just don't see what benefit the Village
11 has leaving these married together. Not that my
12 vote is to separate them, I'm not saying that, but
13 I just don't understand, whether they get separated
14 or they stay combined, unless one is removed, how
15 anything changes.

16 MR. HAEFELI: If one is removed, then
17 something changes.

18 CHAIRMAN GESSIN: Well, I said if one is
19 removed, then --

20 MR. HAEFELI: And I would go back to the case
21 your Counsel mentioned. You know, it was an
22 invalid permit. It came down to being invalid.
23 What was it, five, six stories had to be removed?

24 MR. PROKOP: Twelve. Twelve.

25 CHAIRMAN GESSIN: And who's counting?

1 MR. HAEFELI: Whatever number of stories, a
2 lot of them.

3 MR. HULME: It might be -- you know,
4 Mr. Haefeli reads -- Mr. Haefeli reads the record
5 one way, talking about a building unit permit for
6 an addition that was followed by a CO for a new
7 property.

8 CHAIRMAN GESSIN: Right.

9 MR. HULME: This was all presented to your
10 Building Inspector.

11 CHAIRMAN GESSIN: Right.

12 MR. HULME: And the rationale and the
13 reasoning behind that and why -- the record is
14 complete, but they didn't keep as good records in
15 those days as they do now.

16 CHAIRMAN GESSIN: I hear you.

17 MR. HULME: And you really have to parse it a
18 bit. He, the independent arbiter of this, not a
19 neighbor who's upset about something that might
20 happen next door, came to a conclusion that they
21 were, in fact, for the entire duration two
22 residences there.

23 CHAIRMAN GESSIN: Right. Are either one of
24 you the next door neighbor?

25 MR. FRIEDMAN: No.

1 CHAIRMAN GESSIN: Oh, okay.

2 MR. PROKOP: Do you have -- when you asked
3 for those, you asked him to issue the two C of O's,
4 did you -- are there any documents that you
5 submitted?

6 MR. HULME: Yeah, I submitted -- I submitted
7 the letter dated March 31st, 2016, which is in the
8 record, that has six or seven exhibits to it.

9 MR. PROKOP: Okay.

10 MR. HULME: But it's certainly available to
11 review, and it's part of this record as well.

12 MR. PROKOP: No, I don't want to review it, I
13 just want to --

14 MR. HULME: Yes.

15 MR. PROKOP: Okay.

16 MR. HULME: Yes.

17 MR. CASHIN: Could I ask, what's the
18 practical objection of your client to --

19 MR. HAEFELI: What is the practical
20 objection? He's got on illegal house. How's that?
21 He's only entitled to one, that's all he ever had.
22 You're also -- he's also asking to subdivide a
23 piece of property into areas that are less than
24 half of what my client has.

25 MR. CASHIN: Yeah, that's not really my

1 question. I mean, how -- what's the --

2 MR. SARETSKY: Solution, you're saying?

3 MR. CASHIN: No. What's the effect on him?

4 MR. SARETSKY: What would he like the
5 solution to be?

6 MR. HAEFELI: Excuse me?

7 MR. CASHIN: What's the effect on your -- no,
8 no, that's not what I'm asking. What is the effect
9 on your client, practically?

10 MR. HAEFELI: What is the effect on my
11 client? Having two houses when his opinion is
12 there's only supposed to be one.

13 MR. CASHIN: All right. So you think one of
14 them should be ripped out?

15 MR. HAEFELI: Yeah.

16 MR. CASHIN: And that -- and what, that
17 improves his view or --

18 MR. HAEFELI: It's what the law is.

19 MR. CASHIN: Okay.

20 MR. HULME: Two houses that were there, being
21 used and functioning as houses when his client
22 bought his property.

23 MR. CASHIN: And, again, our decision isn't
24 really -- you know, I have to go by the five
25 things.

1 CHAIRMAN GESSIN: Right.

2 MR. CASHIN: You know, so I was just curious,
3 though, what -- I mean, whether anything that -- if
4 we approve this, anything is going to change where
5 his view is blocked, or there's going to be, you
6 know, a driveway through his place. I mean, you
7 know, just this --

8 MR. HULME: The result of this is going to be
9 neutral to his client until such time as somebody
10 buys one of the lots and wants to redevelop it --

11 MR. CASHIN: Which would have to come back to
12 the Board.

13 MR. HULME: Which would have to come back to
14 this Board here.

15 MR. CASHIN: Right, okay.

16 MR. HULME: And his client -- or I understand
17 his client is trying to sell his house, so, you
18 know, what future owner might want to participate
19 in the proceedings.

20 MR. CASHIN: Okay. Thank you.

21 CHAIRMAN GESSIN: Okay.

22 MR. HAEFELI: Okay?

23 CHAIRMAN GESSIN: Thank you.

24 MR. HAEFELI: Okay.

25 CHAIRMAN GESSIN: Okay. Would any of you

1 I like to --

2 MR. FRIEDMAN: No, we're just observing.

3 MR. DEAN SIEGEL: No, thank you.

4 CHAIRMAN GESSIN: So --

5 MR. SIEGEL: Can we ask who they are? I know
6 they're not the neighbor, but --

7 CHAIRMAN GESSIN: You can speak, go ahead.
8 He just wants to know who you are.

9 MR. SIEGEL: We just want to know who you
10 guys are and where you're from.

11 MR. FRIEDMAN: Oh, I'm somebody that has made
12 an offer to buy the property, so I wanted to get a
13 full understanding of how the Zoning Board views
14 this.

15 MR. CASHIN: The subdivided property?

16 MR. FRIEDMAN: Exactly. So I'm interested --

17 MR. SIEGEL: One piece, one of the two
18 pieces, or the whole thing?

19 MR. FRIEDMAN: No. I was interested in
20 buying it so that I could renovate the two houses.

21 MR. SIEGEL: All right.

22 MR. FRIEDMAN: And that's what I was trying
23 to understand.

24 MR. SIEGEL: And you guys are together?

25 MR. DEAN SIEGEL: Yes.

1 MR. FRIEDMAN: He's a friend of mine, a good
2 friend.

3 MS. BRAATEN: Could you just state your name
4 on the record?

5 MR. FRIEDMAN: Howard Friedman.

6 MR. DEAN SIEGEL: Dean Siegel.

7 MR. FRIEDMAN: And I just wanted to see --

8 CHAIRMAN GESSIN: What the temperature was.

9 MR. FRIEDMAN: Yes, exactly.

10 MR. SIEGEL: Dean Siegel.

11 MR. TERCHUNIAN: Long lost cousins.

12 MR. DEAN SIEGEL: We look alike.

13 MR. SIEGEL: Definitely.

14 (Laughter)

15 MR. HULME: Okay.

16 MR. SIEGEL: Oh, gosh.

17 CHAIRMAN GESSIN: So what do we want to do,
18 we want to vote on this thing? Do we want to think
19 about it?

20 MR. SARETSKY: Don't we need their other
21 information before we vote?

22 MR. TERCHUNIAN: One of the things you can do
23 is you can give the applicant 10 days to get in all
24 the paperwork you asked them for, or two weeks or
25 something, and then you could schedule it for a

1 decision at the next hearing.

2 MR. PROKOP: That's what I would do.

3 MR. SIEGEL: That's what I would do.

4 CHAIRMAN GESSIN: I think that's probably the
5 best thing.

6 MR. PROKOP: Keep the record -- oh, excuse
7 me. Keep the record open for 15 days for
8 additional submissions, and for the applicant to
9 submit the requested materials.

10 CHAIRMAN GESSIN: Okay. And, Jim, don't
11 forget about the C&R, because I think that's very
12 important, okay?

13 MR. HULME: Yes. So I have list of three
14 items that you want from me. One is the copy of
15 the water and electric bills.

16 CHAIRMAN GESSIN: Yup.

17 MR. HULME: The other is pyramid analysis on
18 the Lot No. 1 house.

19 CHAIRMAN GESSIN: Yup.

20 MR. HULME: Assuming subdivision.

21 CHAIRMAN GESSIN: Yup.

22 MR. HULME: And then the third is the title
23 search showing whether or not that covenant was
24 reported.

25 CHAIRMAN GESSIN: Yup, that will do it.

1 MR. HULME: Okay.

2 MR. SIEGEL: And like that sky exposure plain
3 pyramid drawing, making an amended list of
4 variances as well, amend the list for a Lot 1
5 variance.

6 MR. CASHIN: I guess that's what we have to
7 see.

8 CHAIRMAN GESSIN: What he's referring --

9 MR. SIEGEL: If the diagram shows that it
10 requires an additional variance, it would be an
11 amendment on this.

12 MR. CASHIN: We'd have to notice it.

13 MR. HULME: I think that was produced by the
14 Village, so I'll work with Joe to properly craft it.

15 CHAIRMAN GESSIN: The side yard variance on
16 Lot 1 is too --

17 MR. HULME: Okay.

18 CHAIRMAN GESSIN: What you're asking for is
19 greater than you need.

20 MR. HULME: Okay. I'm happy to do that.

21 MR. SIEGEL: That's two things.

22 MR. HULME: So the required is 11. --

23 CHAIRMAN GESSIN: Yes. Well, the -- yes,
24 11.25.

25 MR. PROKOP: Well, we could make that part --

1 CHAIRMAN GESSIN: The minimum side yard in
2 the Village is 8?

3 MR. PROKOP: Yes.

4 MR. HULME: Yes.

5 CHAIRMAN GESSIN: Okay. Because it would be
6 7.5, it would be less than the 8.

7 MR. HULME: Okay. Thank you.

8 CHAIRMAN GESSIN: Anything else?

9 MR. HULME: Do you know when your next
10 meeting would be?

11 CHAIRMAN GESSIN: We'll -- you have a
12 calendar?

13 MR. CASHIN: I do.

14 CHAIRMAN GESSIN: Everybody?

15 MR. CASHIN: The best for me would be the 5th.

16 MR. HULME: Of?

17 MS. SADELI: Me, too.

18 MR. CASHIN: Of August.

19 MR. HULME: Is that 15 days?

20 MR. SARETSKY: No.

21 MR. HULME: I mean, I'm sure I can get this
22 stuff to you before August 5th.

23 CHAIRMAN GESSIN: Right, if we're going to do
24 it then.

25 MS. SADELI: It's 14 days.

1 MR. SARETSKY: It's 14 days.

2 MR. HULME: All right. So give me ten days
3 to get it to you.

4 MR. CASHIN: I can't do it any other Saturday
5 that month.

6 MS. SADELI: Me neither

7 MR. HULME: So the 5th will be fine with us.

8 CHAIRMAN GESSIN: Okay.

9 MR. PROKOP: Oh, I won't be -- I just -- it
10 doesn't matter to your scheduling. I just want to
11 let you know I won't be here.

12 CHAIRMAN GESSIN: Okay.

13 MR. PROKOP: I can't come.

14 MR. SIEGEL: How is that going to affect the
15 meeting?

16 MR. HULME: Thank you.

17 MR. SIEGEL: How does that affect the
18 meeting.

19 MR. HAEFELI: Well, what date is the --

20 MR. CASHIN: 5th.

21 MR. HAEFELI: Saturday the 5th?

22 CHAIRMAN GESSIN: August 5th.

23 MR. HAEFELI: Saturday the 5th?

24 CHAIRMAN GESSIN: Yeah.

25 MR. PROKOP: The meeting will proceed.

1 CHAIRMAN GESSIN: That's okay. It's just
2 going to be -- Jim will submit it in advance, and I
3 guess we'll review it and, hopefully, we'll vote.

4 MR. HAEFELI: So it could be on for a
5 decision for August 5th?

6 CHAIRMAN GESSIN: I believe so.

7 MS. SADELI: Will I have to renotice the
8 neighbors, Joe?

9 MR. PROKOP: No?

10 MS. SADELI: No?

11 MR. PROKOP: No, it's a public meeting.

12 MS. SADELI: How would I present that?

13 MR. PROKOP: Oh, so I would vote to close the
14 public hearing today.

15 CHAIRMAN GESSIN: Okay. What about --
16 what -- do we have to do anything with this
17 revision on this one variance?

18 MR. PROKOP: But is -- the variance required
19 is less than the variance that is requested.

20 CHAIRMAN GESSIN: Less than they're
21 requesting.

22 MR. PROKOP: No, just leave it alone. We'll
23 just note that in our decision.

24 CHAIRMAN GESSIN: Okay. Okay. Would someone
25 like to make a motion to close the meeting?

1 MR. CASHIN: I make a motion.

2 MR. PROKOP: Excuse me. No, it's to close
3 the public hearing.

4 CHAIRMAN GESSIN: Sorry, close the public
5 hearing.

6 MR. CASHIN: Close the hearing and go to the
7 beach, yes.

8 CHAIRMAN GESSIN: Yes, yes.

9 (Laughter)

10 MR. SIEGEL: I second that.

11 CHAIRMAN GESSIN: Okay. Let's go to the
12 beach.

13 MR. FRIEDMAN: Thank you very much.

14 CHAIRMAN GESSIN: Okay. Thank you.

15 MR. DEAN SIEGEL: Thank you.

16 (The meeting was adjourned at 11:11 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 July 22, 2017.

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 3rd day of August, 2017.

Lucia Braaten

Luci a Braaten

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