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PLANNING BOARD

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VILLAGE OF NORTH HAVEN

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Held at:

335 Ferry Road

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Sag Harbor, New York 11963

11

Also Held Via:

Zoom Video Communications

12

13

January 16, 2024

4:30 p.m.

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A P P E A R A N C E S:

Bryan von Hagn, Chairperson

Ernest Schieferstein, Deputy Chairperson

Allen Kopelson, Board Member  
(Absent)

Gregory Churchill, Board Member

Christian Duryea, Board Member  
(Absent)

Susan Edwards, Board Member

Scott Middleton, Esq., Village Attorney  
(Absent)

Richard A. DeMaio, Esq.,  
Acting Village Attorney

Billy Hajek, Planning & Environmental  
Consultant

George Butts, Village building inspector

Erika Gubitosi, Village Clerk/Secretary

\* \* \*

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   CHAIRMAN VON HAGN: Welcome to the  
3 Village of North Haven Planning Board for  
4 Tuesday, January 16th, 2024. We'd like to  
5 open with the Pledge of Allegiance.

6                   (Whereupon, the Pledge of  
7 Allegiance was recited.)

8                   CHAIRMAN VON HAGN: All right,  
9 thank you.

10                  All right. We're gonna start off  
11 with the approval of the December 18th,  
12 2023 transcript. Did everybody get a  
13 chance to read that?

14                  Can I have a motion to approve?

15                  MR. SCHIEFERSTEIN: So moved.

16                  CHAIRMAN VON HAGN: Okay, Ernie.

17                  MR. CHURCHILL: Second.

18                  CHAIRMAN VON HAGN: Second. All  
19 in favor?

20                  ALL BOARD MEMBERS: Aye.

21                  CHAIRMAN VON HAGN: All right.  
22 That's done. Let's see here. All right.  
23 We have a bit of an abbreviated session,  
24 not much here.

25                  But we're gonna start off with

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Carpe North, LLC, Owner/Brian C. Doyle, Esq., Agent. The property is located at 43 Robertson Drive, North Haven, New York. Suffolk County Tax Map No. 901-4-1-32.7. The applicant proposes modifications to the site plan approval, approved by the Board on January 13, 2020.

Can I have your name for the record, please?

MR. DOYLE: Good afternoon, everybody. Brian Doyle, for the applicant.

CHAIRMAN VON HAGN: Hey, Brian. Good to see you.

MR. DOYLE: Nice to see you.

CHAIRMAN VON HAGN: And how do we stand on this? I think we were -- this was with the change with the padel court, if we all remember that last week.

MR. CHURCHILL: Yeah.

MR. SCHIEFERSTEIN: You mean last month.

CHAIRMAN VON HAGN: Last month. Sorry.

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2                   MR. HAJEK:   You have a draft  
3                   resolution.

4                   CHAIRMAN VON HAGN:   Yeah, we do  
5                   have a draft resolution.   But, so you  
6                   weren't here last month?

7                   MR. SCHIEFERSTEIN:   No.

8                   CHAIRMAN VON HAGN:   Okay.   So  
9                   they're just basically changing the tennis  
10                  court, is that correct, to a padel court.

11                  MR. DOYLE:   Yeah.   The padel court  
12                  is smaller in size than the tennis court  
13                  that's shown on the plan.   And we had a  
14                  letter from the neighbor that would be  
15                  most affected by the padel court saying  
16                  she has no objection to it.

17                  The structure, itself, is much  
18                  smaller, and we're effectively giving you,  
19                  you know, shading and everything that's  
20                  surrounding the padel court.   So it's a  
21                  less obtrusive structure than the tennis  
22                  court was.

23                  CHAIRMAN VON HAGN:   They had  
24                  approval prior -- on top of the parking  
25                  area, the garage was gonna be a tennis

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2                   court, that they had approval. And then  
3                   they came to us to make it into half the  
4                   size. But a padel court would be glass  
5                   walls. And there was some screening and  
6                   there was no lights.

7                   MR. CHURCHILL: We talked about  
8                   lighting.

9                   CHAIRMAN VON HAGN: Lighting.

10                  MR. CHURCHILL: There was no  
11                  lighting.

12                  CHAIRMAN VON HAGN: There's no  
13                  lighting.

14                  So I do have a draft resolution.  
15                  That should have been e-mailed to you.  
16                  Take a second.

17                  MS. EDWARDS: When did this get  
18                  e-mailed?

19                  MR. SCHIEFERSTEIN: It's usually  
20                  e-mailed, isn't it? Yeah.

21                  MR. CHURCHILL: Yeah, I read it.

22                                 (Crosstalk)

23                  MR. SCHIEFERSTEIN: So what --  
24                  what is -- what kind of court is it?

25                  MR. DOYLE: Padel court is a --

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it's like, in layman's terms, it's a paddleball court that has a glass enclosure around it. So it's a different game where, I think, you can hit the ball off of the walls, unless -- à la racquetball.

MR. SCHIEFERSTEIN: Yeah, right. Okay.

MR. DOYLE: So it's completely enclosed. So there's -- at least from my understanding, there's less noise than the paddleball.

And I think what -- John Keane was here last time. There was a question about can it survive the winds over there. It's hurricane tested.

MR. SCHIEFERSTEIN: Yeah. How high are those panels?

CHAIRMAN VON HAGN: They're, like, ten feet.

MS. EDWARDS: They're high, but they're hurricane glass.

MR. DOYLE: They're hurricane glass, hurricane tested. They're used in

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2                   Florida and Miami. So John made the  
3                   representation that they're sufficient for  
4                   what we're going to endure up on the  
5                   cliffs over here.

6                   CHAIRMAN VON HAGN: Yeah. It was  
7                   a big game in, like, Spain, I think, is  
8                   where it started, and then it's taken off.  
9                   And, like, in Florida, it's the hottest  
10                  game going.

11                  So can I have a motion to approve  
12                  the resolution for the change from the  
13                  tennis court to the padel court?

14                  MR. CHURCHILL: So moved.

15                  CHAIRMAN VON HAGN: Okay. Second?

16                  MR. SCHIEFERSTEIN: Second.

17                  CHAIRMAN VON HAGN: Okay. All in  
18                  favor?

19                  ALL BOARD MEMBERS: Aye.

20                  CHAIRMAN VON HAGN: Are you in  
21                  favor?

22                  MS. EDWARDS: Sure.

23                  CHAIRMAN VON HAGN: Okay. All in  
24                  favor. Great. All right. Thanks, Brian.

25                  MR. DOYLE: Thank you, everybody.



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CHAIRMAN VON HAGN: Appreciate it.

MR. DOYLE: Stay warm, stay dry.

Appreciate it.

CHAIRMAN VON HAGN: All right.

Next up, we have 20 Forest Road LLC, Owner/Tiffany Scarlato, Agent. The property is located at 20 Forest Road, North Haven, New York. Suffolk County Tax Map No. 901-5-1-62. Discussion regarding revegetation plan submitted by the applicant.

Is anyone here from the applicant?

AUDIENCE MEMBER: She's in Costa Rica.

CHAIRMAN VON HAGN: So we don't have --

MR. HAJEK: Tiffany is?

MR. DOBRINER: She's -- based on my conversation, an informal conversation that I had with Tiffany last week, she was planning on Zooming.

CHAIRMAN VON HAGN: Okay. So, well, we can -- we can probably discuss it anyway.

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2                   MR. HAJEK: We have the plan here.

3                   CHAIRMAN VON HAGN: Yeah. So we  
4                   should have all seen this revegetation  
5                   plan. This is for 20 Forest. If you guys  
6                   remember, this is the one that they were  
7                   gonna at one point possibly make it into a  
8                   tennis court. They withdrew the  
9                   application. Now it's back to the  
10                  original plan that we approved and we gave  
11                  an extension to subject to the  
12                  revegetation plan, and that's what's  
13                  submitted here.

14                 So Billy can speak on it. Billy,  
15                 what's your impression of this?

16                 MR. HAJEK: This is similar to the  
17                 plan that the Board was about to approve  
18                 for the tennis court project.

19                 CHAIRMAN VON HAGN: Right.

20                 MR. HAJEK: The exception is that  
21                 for that project, the Board had -- because  
22                 the tennis court was sort of elevated, the  
23                 back side of it was elevated, there were  
24                 some taller, I guess, I don't want to call  
25                 them shrubs, but they were taller trees

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proposed. They removed the trees and added more bayberry in place of the shrubs or trees that were originally proposed. But in all intents and purposes, it's a very similar plan.

You know, they're clustering some woody vegetation along the boundary to prevent inadvertent mowing into it, and it's along the lines of what you would normally approve. They do have the existing mature trees that -- to remain all called out.

MS. EDWARDS: And this is the one I had a question on, your feeling that 30 inches on center is adequate for this?

MR. HAJEK: Oh, yeah, because they're using the stock. It's a two-gallon shrub. So if they were -- if the switchgrass was -- like, if they were using plugs or small pots, I would suggest clumping them closer together. But a two-gallon container is a fairly large -- large grass. I think that's sufficient.

MS. EDWARDS: All right. And what

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2                   about some mix in the variety rather than  
3                   2,000 of one kind of plant?

4                   MR. HAJEK:   If you'd like to see  
5                   more variety?

6                   MS. EDWARDS:   To your comment  
7                   about some should be tall, some should not  
8                   be tall, some -- you know, at least  
9                   something different.   That's -- that's --

10                  MR. HAJEK:   From my perspective,  
11                  that's okay.   If you want to -- you're  
12                  free to ask for a variation to this if  
13                  you'd like to mix it up with other types  
14                  of species.   That's fine.

15                  CHAIRMAN VON HAGN:   Now, with --  
16                  let me ask you a question.   When they come  
17                  back, let's -- we know that there's  
18                  potentially -- I think this is about to  
19                  trade hands or in that process or for  
20                  sale, whatever it is, but I know there's  
21                  been some attempt at coming to us with a  
22                  new application.   Does this transfer over  
23                  or is this more of something that we're  
24                  gonna re-evaluate?

25                  MR. HAJEK:   So this is gonna go

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2                   along with the existing approval that  
3                   you've agreed to extend.

4                   CHAIRMAN VON HAGN:   Okay.   Yup.

5                   MR. HAJEK:   If a new application  
6                   is submitted for the property and it's --  
7                   it depends on what type of application's  
8                   submitted.   If it's a -- if it's a new  
9                   site plan application, and obviously  
10                  you're gonna re-evaluate the entire  
11                  project.   If it's something small or a  
12                  minor modification, then I would imagine  
13                  this would run with the -- run with the  
14                  land, unless they make some change that  
15                  necessitates you wanting to change this.

16                  CHAIRMAN VON HAGN:   Okay.

17                  MR. HAJEK:   Unless they -- or  
18                  unless they propose to change it for sale.

19                  CHAIRMAN VON HAGN:   Yeah.   I mean,  
20                  this looks almost identical to what we  
21                  were going to approve.   Now, this is  
22                  before your time.

23                  MS. EDWARDS:   Okay.

24                  CHAIRMAN VON HAGN:   But we did go  
25                  through this.   So, you know, I don't know

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2                   who -- what your feeling is on this, or  
3                   Greg?

4                   MR. CHURCHILL: No, I agree with  
5                   Susan that there should be some variety,  
6                   but --

7                   CHAIRMAN VON HAGN: Okay.

8                   MR. CHURCHILL: -- that's just a  
9                   preference. They're free to do what they  
10                  wish, really.

11                  MR. HAJEK: I mean, it meets the  
12                  requirements for --

13                  MR. CHURCHILL: It does.

14                  MR. HAJEK: -- revegetation.

15                  MR. CHURCHILL: Yeah.

16                  MR. HAJEK: Whether or not you'd  
17                  like to see more diversity, that's, you  
18                  know, up to the Board. My main objective  
19                  is getting some kind of woody boundary --

20                  MR. SCHIEFERSTEIN: Right.

21                  MR. CHURCHILL: Yeah, yeah.

22                  MR. HAJEK: -- cover to prevent  
23                  the inadvertent mowing of it.

24                  MR. CHURCHILL: Right.

25                  CHAIRMAN VON HAGN: Well, let's

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2                   take a -- we can take a vote on it. Does  
3                   that sound what we should do at this  
4                   point?

5                   All right. So can I have a motion  
6                   to approve the revegetation plan?

7                   MR. SCHIEFERSTEIN: Yeah. So  
8                   moved, yeah.

9                   CHAIRMAN VON HAGN: Second?

10                  MR. CHURCHILL: Second.

11                  CHAIRMAN VON HAGN: Okay.

12                  We want to -- I'll vote for it.

13                  And do you want to vote against?

14                  MS. EDWARDS: I will vote against.

15                  CHAIRMAN VON HAGN: Okay. So  
16                  one -- one against and three for. Okay.  
17                  So that's that.

18                  MR. HAJEK: I thought it was the  
19                  next one that you were suggesting that all  
20                  they were doing was grasses. I didn't --  
21                  'cause I didn't look at the other  
22                  revegetation plan. I didn't realize it  
23                  was that -- the one we just discussed,  
24                  that your comment --

25                  MS. EDWARDS: That's a lot of

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2                   square feet of -- this is boring and  
3                   uninteresting and, you know --

4                   MR. SCHIEFERSTEIN: Tell us how  
5                   you really feel.

6                   CHAIRMAN VON HAGN: No, that's a  
7                   good point.

8                   MR. HAJEK: I mean, the same could  
9                   be said if they did all lowbush blueberry  
10                  and be all lowbush blueberry. So it's,  
11                  you know --

12                  MS. EDWARDS: Well, if they did  
13                  that, there'd be none, because the deer  
14                  eat that.

15                  MR. HAJEK: Do they? Lowbush  
16                  blueberries?

17                  MS. EDWARDS: Have you seen a  
18                  blueberry in North Haven in the last ten  
19                  years?

20                  CHAIRMAN VON HAGN: No, but I  
21                  think the low --

22                  MS. EDWARDS: The answer is no,  
23                  you have not.

24                  CHAIRMAN VON HAGN: They eat the  
25                  low-lying blueberries.



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2                   MR. HAJEK: Not in my yard, they  
3                   don't.

4                   CHAIRMAN VON HAGN: They don't eat  
5                   mine, either.

6                   MS. EDWARDS: They don't in East  
7                   Hampton when they do here, which I think  
8                   comes up on this next one, now that you  
9                   mention it.

10                  CHAIRMAN VON HAGN: All right.  
11                  Next up, we have Preliminary Applications.

12                  So we have Joe Marger and Sunhee  
13                  Hwang, if I pronounce that right,  
14                  Owners/Inter-Science Research Associates,  
15                  Agent. The property is located at 15  
16                  North Harbor Drive, North Haven, New York.  
17                  Suffolk County Tax Map Number 901-5-1-73.

18                  If we can just have your names for  
19                  the record, please.

20                  MR. DOBRINER: My name is Scott  
21                  Dobriner. I work at Inter-Science  
22                  Research Associates. My official title is  
23                  senior environmental planner and landscape  
24                  architect. This is the project architect.

25                  MS. LIU: Nice meeting you.

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2                   CHAIRMAN VON HAGN:   What's your  
3                   name?

4                   MS. LIU:    Siyu Liu is my Chinese  
5                   name.   People here call me Lucy.

6                   CHAIRMAN VON HAGN:   Lucy.   Okay,  
7                   wonderful.   Good to have you.

8                   So just as a reminder, this is a  
9                   preliminary discussion.   This is not an  
10                  official application.   Is that what you'd  
11                  call it?   So, you know, this is all just  
12                  sort of discussion.   It's not -- nothing  
13                  is binding at this point.

14                  But we'd love to hear more about  
15                  the project, if you just want to take us  
16                  through this, Scott?

17                  MR. DOBRINER:    Sure.   I have a  
18                  feeling that Lucy's gonna fill in a lot of  
19                  the blanks for me.

20                  CHAIRMAN VON HAGN:   Okay.

21                  MR. DOBRINER:    But I'll certainly  
22                  start.   And I'm happy to -- we're both  
23                  happy to answer your questions.

24                  CHAIRMAN VON HAGN:   So, and just  
25                  to remind the Board here, so this is --

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'cause I'm sure most of us have not been out to this property yet, and we will when it becomes an official application. Once it becomes an official application, we're able to walk the property. Preliminarily, we really don't like to walk around people's backyards.

This is in Bay Haven is my understanding, correct?

MR. DOBRINER: Correct.

CHAIRMAN VON HAGN: This is Bay Haven, where I know there's some nonconforming lots to the size.

MR. DOBRINER: They're all nonconforming. This whole street's nonconforming.

CHAIRMAN VON HAGN: Yeah, okay.

MR. DOBRINER: This is the existing survey. There's an existing house there. George and I actually walked through it 'cause there was a GFA issue -- CO issue. So it's a completely developed property.

The lawn area goes right down to

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2                   the wetland boundary right now. In fact,  
3                   it's -- the clearing is -- the existing  
4                   clearing is 83 percent. Basically, the  
5                   entire property is cleared, other than  
6                   what is seaward of the wetland boundary.  
7                   It's a small lot.

8                   CHAIRMAN VON HAGN: Yeah.

9                   MR. DOBRINER: It's a small lot,  
10                  like most of the properties in the area.

11                  So here's the proposed site plan.  
12                  With the proposed site plan, we are  
13                  proposing a 50-foot wide wetland buffer.  
14                  If we go to 75, we're actually into the  
15                  swimming pool area.

16                  So what I would, like, love to  
17                  hear from you guys, if you're comfortable  
18                  with it, I would like to hear that you  
19                  believe that 50 percent -- that a 50-foot  
20                  buffer is reasonable on this property.

21                  Thank you. Thank you for that.

22                  (Crosstalk)

23                  CHAIRMAN VON HAGN: I appreciate  
24                  the question. Personally, I feel that on  
25                  a half an acre lot, a 50-foot buffer, my

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2                   initial impression, feels appropriate.

3                   MR. DOBRINER: Thank you. I  
4                   actually have --

5                   CHAIRMAN VON HAGN: But I'd like  
6                   to go visit the property, you know.

7                   MR. DOBRINER: Understood.

8                   MR. HAJEK: So is this a  
9                   renovation or a new construction?

10                  MR. DOBRINER: That's a good  
11                  question. We'll broach that now.

12                  MR. HAJEK: 'Cause that's -- to  
13                  me, that's critical in the assessment --

14                  MR. DOBRINER: Yes.

15                  MR. HAJEK: -- in a 50-foot buffer  
16                  versus --

17                  MR. DOBRINER: There was some  
18                  preliminary discussion and some  
19                  questioning with respect to the existing  
20                  foundation. Lucy will speak more to that.  
21                  But right now, the -- how would you say?  
22                  Like, 80, 85 percent? 80 percent of the  
23                  foundation will remain as is?

24                  MS. LIU: Pretty much, yeah.

25                  Most --

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2                   MR. DOBRINER:   About 20 percent  
3                   will be reconfigured within the footprint  
4                   of the structure, so.

5                   MR. HAJEK:    Okay.   But just  
6                   keeping the foundation, to me, doesn't  
7                   make it a, you know, renovation, like, you  
8                   know, if there's not gonna be a stitch of  
9                   old lumber left in the house.   Like,  
10                  building a little addition is one thing.  
11                  But if it's gonna be completely gutted and  
12                  renovated and only 20 percent of the  
13                  foundation is -- remains, to me, that's,  
14                  you know --

15                  MR. DOBRINER:   Lucy can speak to  
16                  that issue.

17                  CHAIRMAN VON HAGN:   So, and what  
18                  I'm having a hard time understanding is  
19                  why you can keep the foundation.   Like,  
20                  why go through this?   What are you  
21                  gaining?   I don't see even, though, what  
22                  you're gaining by it.   That's a question I  
23                  had.   Is it the setbacks don't meet?

24                  MS. LIU:    Should I -- should I  
25                  answer it now or should I do it --

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2                   CHAIRMAN VON HAGN: Yeah, you can  
3 answer it now. This is totally just --

4                   MS. LIU: Can we -- you have the  
5 drawings, right?

6                   So this house originally is only a  
7 little bit right here, and then this  
8 portion of it is all new. Well, it's all  
9 renovated and added on at a later date.  
10 So these are all nice, poured foundation.

11                   The -- the inside has block  
12 foundation in there and this part has  
13 block foundation, but we're gonna convert  
14 it into a garage. So even though it's not  
15 in top shape, it doesn't really bother us.

16                   CHAIRMAN VON HAGN: Okay.

17                   MS. LIU: And, of course, the  
18 setback is also another concern, 'cause we  
19 have the existing nonconforming setback  
20 that we can keep. And also, the -- this  
21 portion of the house, we most likely gonna  
22 keep all the framings there.

23                   And there was build -- I don't  
24 remember, I need ask, I don't remember  
25 exactly when the addition was done. I can

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   check on my computer. It was -- it was a  
3                   later date is, is --

4                   CHAIRMAN VON HAGN: Yeah.

5                   MS. LIU: Totally poured  
6                   foundation. It's in a good shape.

7                   MR. DOBRINER: I think Bruce's  
8                   project narrative actually indicates  
9                   something to the effect that --

10                  MS. LIU: I have it on my  
11                  computer. I pull it out.

12                  MR. DOBRINER: Okay.

13                  MS. LIU: I will pull it out and I  
14                  will know exactly --

15                  MR. DOBRINER: Most of the  
16                  existing foundation and draining will  
17                  remain.

18                  MS. LIU: Yeah. So the only  
19                  portion that might need a little bit  
20                  repair is probably here, might need a  
21                  little bit repair. Even that is not,  
22                  because I'm gonna -- I'm gonna -- hold on.  
23                  Let me pull out -- this is probably better  
24                  to look at.

25                  CHAIRMAN VON HAGN: So what are



1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   the setbacks?

3                   MR. HAJEK:   Offhand, I don't know.

4                   I couldn't say right now.

5                   CHAIRMAN VON HAGN:   Do you know,

6                   George, top of your head?

7                   MS. LIU:   It's on the survey.  You

8                   mean, the --

9                   CHAIRMAN VON HAGN:   Like, the side

10                  yard setbacks, the front yard setbacks.

11                  MR. DOBRINER:   You mean the

12                  Village -- the Village setbacks for the

13                  Zoning District?

14                  CHAIRMAN VON HAGN:   Yeah.  What

15                  are they?  Theoretically, what are they?

16                  You got 21 foot on one side here.

17                  MR. DOBRINER:   Yeah.

18                  CHAIRMAN VON HAGN:   You got 24

19                  feet.  20 foot?

20                  MR. DOBRINER:   It's --

21                  MS. LIU:   I'll pull it out.  I'll

22                  pull it out.  I have it.

23                  MR. DOBRINER:   -- pre-existing

24                  nonconforming.

25                  MS. LIU:   I have --

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   CHAIRMAN VON HAGN: No. I'm  
3 saying if you were building new here.

4                   MS. LIU: No, he's asking what  
5 is -- what is required.

6                   CHAIRMAN VON HAGN: What are  
7 the -- let's say it was a new site.

8                   MR. SCHIEFERSTEIN: Right, empty  
9 lot.

10                  CHAIRMAN VON HAGN: What are your  
11 setbacks, required setbacks?

12                  MR. DOBRINER: That information, I  
13 don't have for you.

14                  CHAIRMAN VON HAGN: Yeah.

15                  MS. LIU: I thought this is all  
16 about --

17                  MR. DOBRINER: It doesn't. The  
18 existing structure does not conform.

19                  CHAIRMAN VON HAGN: It doesn't,  
20 but is it just 'cause of the front yard  
21 setback?

22                  MR. SCHIEFERSTEIN: No idea.

23                  CHAIRMAN VON HAGN: 'Cause my  
24 understanding is, I know that the Village,  
25 at one point --

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   MR. DOBRINER: Lucy can speak to  
3                   that.

4                   CHAIRMAN VON HAGN: The Village at  
5                   one point was trying to rezone this area  
6                   as a different zone, right? Wasn't it  
7                   something like that, George?

8                   MR. BUTTS: From an R-1 to an R-2.

9                   CHAIRMAN VON HAGN: Yeah, because  
10                  all these things are nonconforming.

11                  Now, my understanding is, most of  
12                  the time you go to the ZBA and you're in  
13                  this area and you have these  
14                  nonconforming. They're more -- they're  
15                  pretty flexible in this one area to deal  
16                  with it through the Zoning Board.

17                  MR. DOBRINER: It certainly -- the  
18                  front yard setback is -- I think it's 80  
19                  feet.

20                  CHAIRMAN VON HAGN: Yeah.

21                  MR. DOBRINER: We don't conform to  
22                  that.

23                  But I think Lucy's about to say  
24                  something to the effect about the -- what  
25                  is it, the three --

**NORTH HAVEN PLANNING BOARD - 1/16/2024**

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MR. BUTTS: Four-tenths rule.

MR. DOBRINER: Four-tenths rule?

MR. BUTTS: Right.

MR. DOBRINER: We're conforming --  
if not conforming, real close.

MS. LIU: I'm not going on the  
side out at all.

MR. CHURCHILL: Right.

MS. LIU: No, not at all. I'm  
not -- I'm only going --

CHAIRMAN VON HAGN: I mean, I just  
hate seeing you get stuck in this position  
that you're trying to keep this  
foundation, work around this framing.  
It's gonna cost you more money in the long  
run, anyway, working around this stuff  
than just starting over and going to the  
ZBA and seeing if they'll just grant you  
the relief on what you're trying to do  
with a new structure and get out of this  
demoing, like, block foundation, scabbing  
on. And, you know, it just seems like  
it's a lot of work, working around this  
for something that they might grant you

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   anyway just due to the fact you're in Bay  
3                   Haven. And we all know that it's like --  
4                   the zoning there doesn't really match with  
5                   the lot sizes. You know what I mean?

6                   MS. LIU: Yeah. I know the client  
7                   also wants to save money, so.

8                   CHAIRMAN VON HAGN: But that's  
9                   your decision, yeah.

10                  MS. LIU: I know. I've been  
11                  trying to tell him.

12                  CHAIRMAN VON HAGN: Yeah, yeah.

13                  MS. LIU: Yeah. And mostly,  
14                  really, the setback for the front yard is  
15                  75 feet. I'm just looking at it. And  
16                  with the three-tenths -- four-tenths rule,  
17                  my side yard, minimum 16 feet, my total  
18                  side yard is 40 feet, and my rear yard is  
19                  60 feet. So those are not problem.

20                  CHAIRMAN VON HAGN: Yeah.

21                  MS. LIU: It's only the front  
22                  yard. Right now I have --

23                  CHAIRMAN VON HAGN: Yeah.

24                  MS. LIU: -- 34 feet, and what  
25                  they're asking is 75 feet.

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   CHAIRMAN VON HAGN: If it was me,  
3 I would just say, hey, let me at least go  
4 to the ZBA, approach them and say, listen,  
5 I'm in Bay Haven. I have this  
6 pre-existing thing. I could either work  
7 around a foundation that I'm dealing with  
8 here or, you know, get me out of this hell  
9 of having to deal with this.

10                  MR. DOBRINER: But we can work  
11 within the existing foundation.

12                  CHAIRMAN VON HAGN: No, you can.

13                  MR. DOBRINER: And we can work  
14 within the framing.

15                  CHAIRMAN VON HAGN: I get that. I  
16 just feel bad that you have to go through  
17 this only for the fact that I have a  
18 feeling that they would probably be --  
19 gonna be a little -- they'd want to hear  
20 this, you know.

21                  MR. DOBRINER: We'd still end up  
22 here, though.

23                  CHAIRMAN VON HAGN: I understand  
24 that. But you wouldn't maybe have to be  
25 dealing with -- if you're taking the house

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   away, then you have to go get the  
3                   variance, right? If you're starting from  
4                   scratch --

5                   MR. DOBRINER: Oh, sure.

6                   CHAIRMAN VON HAGN: -- you gotta  
7                   go get a variance, which I feel that, due  
8                   to the fact this is Bay Haven with all  
9                   these nonconforming lots, and everybody  
10                  understands the situation over here, that  
11                  they might be willing to grant you that  
12                  variance instead of having to be forced  
13                  into dealing with this. That's my only  
14                  point.

15                 MR. DOBRINER: I think our design  
16                 works within the framework of the existing  
17                 framing and the foundation.

18                 CHAIRMAN VON HAGN: Totally up to  
19                 you. I'm just trying to get -- I'm just  
20                 hearing this and I'm like, wow, it sounds  
21                 like a lot of work.

22                 MS. LIU: Yeah. You're trying to  
23                 actually --

24                 CHAIRMAN VON HAGN: Help you.

25                 MS. LIU: -- make it easier for us

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   to do the construction.

3                   CHAIRMAN VON HAGN:   Yes.

4                   MS. LIU:   'Cause you start from  
5                   new.  We been -- I been going through this  
6                   back and forth with the homeowner many  
7                   times.

8                   CHAIRMAN VON HAGN:   Yeah.

9                   MS. LIU:   And I think we were -- I  
10                  think at one point, I think I talked to --  
11                  what was the -- what's the lady's name  
12                  again?

13                  CHAIRMAN VON HAGN:   Erika,  
14                  probably.

15                  MS. LIU:   Erika, yeah.  And she  
16                  said she's gonna ask the Village Attorney  
17                  whether we can keep the setback when we do  
18                  new.  We never get an answer.  And then  
19                  the homeowners always who wants to keep  
20                  his foundation.

21                  CHAIRMAN VON HAGN:   Yeah.

22                  MS. LIU:   So we decided to go back  
23                  to what we started.

24                  MR. SCHIEFERSTEIN:   Just so I'm  
25                  clear, what variances are you saying they



1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   would apply for if they start over?

3                   MS. LIU:   Front yard.

4                   CHAIRMAN VON HAGN:   Well, they're  
5                   front yard setback.

6                   MS. LIU:   Front yard is 75 feet.  
7                   We have right now 34 feet.

8                   MR. SCHIEFERSTEIN:   Right.   But  
9                   what --

10                  MR. CHURCHILL:   What could they  
11                  build 75 feet back?   They couldn't.

12                  MS. LIU:   Nothing.

13                  MR. CHURCHILL:   Nothing.

14                  CHAIRMAN VON HAGN:   No, that's why  
15                  they've been granted -- am I wrong?   I  
16                  know they tried to change the zoning for  
17                  this area.

18                  MR. BUTTS:   They're just trying to  
19                  make it R-2.

20                  CHAIRMAN VON HAGN:   Right.   But  
21                  then the decision was made, I think, from  
22                  what I remember with the Trustee boards,  
23                  was the fact that there's only a few left  
24                  that it just is easy -- instead of trying  
25                  to get into this whole thing, just go to

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   the variance Board and ask them for -- to  
3                   see --

4                   MR. DOBRINER: I don't think  
5                   that's any easier, though, because --

6                   MR. SCHIEFERSTEIN: But what's the  
7                   whole thing?

8                   CHAIRMAN VON HAGN: The whole  
9                   thing is now you're forced -- if you were  
10                  gonna -- if you give up your foundation,  
11                  now all of a sudden you're going -- let's  
12                  say they want to start new.

13                  MR. SCHIEFERSTEIN: Right, okay.

14                  CHAIRMAN VON HAGN: They have to  
15                  meet a 75-foot --

16                  MR. SCHIEFERSTEIN: Correct.

17                  CHAIRMAN VON HAGN: -- front yard  
18                  setback.

19                  MR. SCHIEFERSTEIN: Right, which  
20                  is impossible.

21                  CHAIRMAN VON HAGN: Right.

22                  MR. SCHIEFERSTEIN: So they'd end  
23                  up in the same --

24                  MS. LIU: We'll probably build the  
25                  same thing.

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   MR. SCHIEFERSTEIN:  -- footprint,  
3                   yeah.

4                   MS. LIU:  It's just, use a  
5                   cleaner --

6                   MR. SCHIEFERSTEIN:  Yeah.

7                   MS. LIU:  A newer foundation.

8                   MR. SCHIEFERSTEIN:  I'm just  
9                   trying to understand what you're saying.

10                  CHAIRMAN VON HAGN:  You're taking  
11                  away half this foundation to make it work.  
12                  I'm just saying, it seems like you gotta  
13                  go through a lot of work to try to salvage  
14                  this foundation.

15                  MR. DOBRINER:  I don't think it's  
16                  half the foundation at all.  I think it's  
17                  probably 20 percent of the foundation.

18                  CHAIRMAN VON HAGN:  20.  Okay.  
19                  All right.

20                  MS. LIU:  Yeah.  'Cause, as I  
21                  said, if you look at this, if you look at  
22                  this -- this house --

23                  MR. DOBRINER:  Yeah.

24                  MS. LIU:  -- this is all nicely  
25                  poured foundation right here.  And then

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   I'm building a little bit more here. So  
3                   all the not so great block foundation is  
4                   actually inside. So I'm not too worried  
5                   about it.

6                   CHAIRMAN VON HAGN: Okay.

7                   MR. DOBRINER: I think --

8                   CHAIRMAN VON HAGN: All right. So  
9                   we're past that.

10                  MR. DOBRINER: I think we're  
11                  sticking -- part of the analysis so far --  
12                  we even have an engineer's report that  
13                  says the existing foundation is capable of  
14                  supporting this --

15                  MS. LIU: Yeah.

16                  MR. DOBRINER: -- with few  
17                  exceptions.

18                  CHAIRMAN VON HAGN: Yeah. No, I  
19                  just didn't want to see you -- like,  
20                  'cause it seems like you're working around  
21                  this foundation and maybe you don't want  
22                  to, and I'm just saying --

23                  MR. DOBRINER: It's okay. The  
24                  narrative says we're gonna keep as much of  
25                  the framing as -- as we can. I think

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   Lucy -- Lucy prepared the narrative.

3                   MS. LIU:    Yeah.

4                   MR. DOBRINER:   So that's truthful.

5                   CHAIRMAN VON HAGN:   Oh, no, I'm  
6                   not thinking it's not.   I'm not even --  
7                   I'm just -- I just -- why are you taking  
8                   this house down to the little --

9                   MS. LIU:    He's trying to make life  
10                  better.

11                  MR. DOBRINER:   I appreciate what  
12                  you're saying.

13                  CHAIRMAN VON HAGN:   That's it.   I  
14                  just don't --

15                  MR. DOBRINER:   But I think we will  
16                  just end up here anyway with the same --

17                  CHAIRMAN VON HAGN:   Well, you will  
18                  end up here.

19                  MR. DOBRINER:   -- with the same  
20                  proposal.

21                  CHAIRMAN VON HAGN:   Agreed.   I'm  
22                  not denying that you're gonna end up in  
23                  Planning Board.   I'm just saying you might  
24                  be coming here and saying, you know, we're  
25                  putting this -- whatever.   You can do

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   whatever you want.

3                   MS. LIU: We started this in 2021,  
4                   I think, many years now, and the client is  
5                   kind of impatient. I don't think he  
6                   really wants to go through Zoning Board  
7                   appeal. That's why we were trying to go  
8                   through our -- to ask the Village  
9                   Attorney, say if we knock down, can we  
10                  still use the setback. We never get a  
11                  answer. So he said let's -- let's just  
12                  keep this and keep going.

13                  MR. SCHIEFERSTEIN: All right.  
14                  Well, you're in zone X anyway, so that --

15                  MR. DOBRINER: We're not in a  
16                  flood zone.

17                  MR. SCHIEFERSTEIN: And you have a  
18                  decent water table.

19                  MS. LIU: Yeah. We're in zone X.  
20                  We have our -- we have our Health  
21                  Department approval, right?

22                  MR. DOBRINER: We have what?

23                  MS. LIU: The Health Department,  
24                  right? We have the Health Department.

25                  MR. DOBRINER: We have a Health

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   Department letter that says they are  
3                   comfortable with the proposal. We can't  
4                   get a permit until --

5                   MS. LIU: Until we get the Village  
6                   and the DEC.

7                   MR. DOBRINER: -- the Village and  
8                   DEC both issue their approvals.

9                   CHAIRMAN VON HAGN: Do you have  
10                  your number?

11                  MR. DOBRINER: We have a DEC  
12                  permit.

13                  CHAIRMAN VON HAGN: Okay.

14                  MR. DOBRINER: However, we're  
15                  revising the proposal ever so slightly, so  
16                  we gotta go back to the DEC.

17                  MS. LIU: The design is approved,  
18                  basically.

19                  CHAIRMAN VON HAGN: Yeah, yeah.

20                  So Billy, I have to ask you this  
21                  question. Does what we just say answer  
22                  your question whether or not this is new  
23                  construction or renovation?

24                  MR. SCHIEFERSTEIN: Right, right.

25                  MR. HAJEK: No, I'll -- when you

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   submit a formal application, I'll review  
3                   the plans.

4                   MR. DOBRINER:   Excuse me?

5                   MR. HAJEK:    When you submit a  
6                   formal application, I'll review the plans  
7                   and read everything.  I didn't review the  
8                   preliminary application.  I don't  
9                   review --

10                  MR. DOBRINER:   But if 80 percent  
11                  of the foundation stays the same and a  
12                  bulk of the framing stays the same --

13                  MR. HAJEK:    Okay.

14                  MR. DOBRINER:   -- why wouldn't it  
15                  be a renovation?

16                  MS. LIU:    So --

17                  MR. HAJEK:    I'll review -- like I  
18                  said, I'll review the plans --

19                  MR. DOBRINER:   All right.

20                  MR. HAJEK:    -- when you submit a  
21                  formal application.

22                  MR. DOBRINER:   Okay.

23                  MR. HAJEK:    And I'll discuss it  
24                  with George.

25                  MR. SCHIEFERSTEIN:  Right.  It's



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not a floodplain.

MR. HAJEK: It's not just a written statement that we're gonna keep it. You gotta show that on the plans. So we'll look at the plans and we'll make an assessment.

MR. SCHIEFERSTEIN: But I'm saying, if it's not in a floodplain or velocities on all that, what's your concern about if it's a renovation or --

MR. HAJEK: I think if it's a new construction, I mean, you're looking at it as a vacant -- you know, at this point, you have nonconformities where you're looking at it as a vacant lot, meaning other improvements, buffers.

MS. EDWARDS: You're saying it would have to meet different criteria.

MR. HAJEK: Yeah. If this were a vacant lot, would you be applying the same criteria. If it's a renovation and an addition versus a new construction.

MR. SCHIEFERSTEIN: But it's such a undersized lot. I'm just trying to

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   understand what --

3                   MR. HAJEK:   You could take that --

4                   MR. SCHIEFERSTEIN:  'Cause they're  
5                   gonna --

6                   MR. HAJEK:   -- factor into  
7                   consideration when you're --

8                   MR. SCHIEFERSTEIN:  Okay.

9                   MR. HAJEK:   -- assessing it, yeah.  
10                  But I just want to call a spade a spade if  
11                  that's what is, you know -- okay.

12                  MS. LIU:   I'm looking at my file.  
13                  The addition is actually done in 1998, so  
14                  it's pretty recent.  So the original  
15                  house, you can see, is this teeny, tiny  
16                  little thing.  And then the owner, the  
17                  previous owner did a pretty substantial  
18                  renovation.  So you can see --

19                  MR. DOBRINER:  This is the  
20                  existing profile from the road.

21                  MS. LIU:   Yeah.  This is basically  
22                  done in 1998.  Let me just check one more  
23                  time to make sure that I'm right.

24                  MR. HAJEK:   Are the ceiling  
25                  heights changing, the plate heights and

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   stuff like that?

3                   MR. DOBRINER:   This is the  
4                   proposed profile from the road.

5                   MR. SCHIEFERSTEIN:   And you're  
6                   sure you can get a car in that garage?

7                   MR. DOBRINER:   Say that again?

8                   MR. SCHIEFERSTEIN:   You sure you  
9                   can get a car in that garage?

10                  MS. LIU:   Yeah.

11                  MR. SCHIEFERSTEIN:   Yeah?   When  
12                  you open the door?

13                  MR. DOBRINER:   It's bigger than  
14                  mine.

15                  MS. LIU:   You need to -- you need,  
16                  like, foams on both sides when you open  
17                  the door, yes.   It's a little tight, yes.  
18                  I agree, it's tight.   It is tight.   It's  
19                  not not tight.

20                  MR. SCHIEFERSTEIN:   No Rolls Royce  
21                  getting in that.

22                  MS. LIU:   It's tight.   Let me see  
23                  exactly how wide it is.

24                  MR. DOBRINER:   Thank you for  
25                  opening that, Billy.

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2                   MS. LIU:   It's 11 feet.   It's  
3                   about the same size as my garage.   So we  
4                   have -- I have foams all on the side.  
5                   When I open the door, I don't hit the  
6                   wall.   But I use it for --

7                   MR. CHURCHILL:   Is it a nine-foot  
8                   door?

9                   MS. LIU:   Yeah.   So basically,  
10                  this side is really, truly we can maintain  
11                  it.   We can keep it.

12                  MR. DOBRINER:   Yeah.   So that  
13                  looks the same.

14                  MS. LIU:   Because it was done in  
15                  1998.   The little teeny, tiny part, this  
16                  part, we are going to rebuild most of the  
17                  framing because another two-story here on  
18                  this side.

19                  MR. DOBRINER:   So one side goes  
20                  from one-story to two-story.

21                  MS. LIU:   Yes.   I can actually  
22                  show you maybe a little bit better with  
23                  the 3-D on the computer.

24                  MR. CHURCHILL:   Scott, does that  
25                  roof pitch change, too, on the original

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   side?

3                   MR. DOBRINER: Say that again?

4                   MS. LIU: The base portion of it  
5                   stay.

6                   MR. DOBRINER: We're gonna go  
7                   through all the sides.

8                   MS. LIU: We're not gonna change  
9                   this part. That part gonna stay.  
10                  Actually, you know, printout might be  
11                  better.

12                  MR. DOBRINER: Yeah. Yeah, here  
13                  we go.

14                  MS. LIU: Look at the -- this is  
15                  still the front. I can show you the rear.

16                  MR. DOBRINER: Here we go.

17                  MS. LIU: The rear, you can see  
18                  that.

19                  MR. DOBRINER: Right. So this is  
20                  the rear, existing rear.

21                  MS. GUBITOSI: Lucy, are you  
22                  sharing plans that were submitted  
23                  electronically?

24                  MS. LIU: Not this one, no.

25                  MR. DOBRINER: What is the

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   question?

3                   MS. GUBITOSI: I just have to be  
4                   able to pull up the plans.

5                   MS. EDWARDS: You have elevations  
6                   in the plan.

7                   MR. DOBRINER: What was the  
8                   question?

9                   (Crosstalk)

10                  MS. LIU: I was like, it's really  
11                  hard to explain. Maybe it's better for  
12                  them to see it on the 3-D. So it was  
13                  actually just finished two days ago.

14                  MS. GUBITOSI: Okay. I'm just  
15                  gonna pull up the ones that you had  
16                  submitted.

17                  MS. LIU: Are these the same?  
18                  Oh --

19                  MR. SCHIEFERSTEIN: No. Different  
20                  angle.

21                  MR. CHURCHILL: Different, yeah.

22                  MS. LIU: I can't see -- yeah. So  
23                  you can see this --

24                  MR. DOBRINER: Western.

25                  MS. LIU: This is --

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MR. DOBRINER: That's eastern.

MS. LIU: Okay. This is west,  
that's east. So these two are together.

MR. DOBRINER: These two -- these  
go together, right? Eastern proposed.

MS. LIU: East. That's east.

(Crosstalk)

MS. LIU: So you can see one  
side -- one side is low. That is -- we're  
gonna --

MR. DOBRINER: Can you see that,  
Billy?

MS. LIU: -- do two-story framing.  
In tall side, that was done in 1998, will  
remain. The framing and the foundation  
are both in good condition. The small  
part, the little part is not good, I  
agree, but because the new foundation is  
encasing the old. And also portion of it  
is gonna be a garage. So that part, even  
if the foundation's not that great, it's  
not a big deal 'cause we're gonna fill it  
in. It's just dirt, so it doesn't quite  
matter, either.

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2                   MR. SCHIEFERSTEIN: Well, but  
3                   you're still adding --

4                   MS. LIU: Yes, I'm adding --

5                   MR. SCHIEFERSTEIN: -- stuff  
6                   above.

7                   MS. LIU: Yes. I'm adding on  
8                   the -- so if you look at the survey here,  
9                   you can see here, the shaded -- these  
10                  light shaded lines, the first is, we're  
11                  gonna add second story on the first story.  
12                  And then a few of these are crosshatch.  
13                  The crosshatch is new two-story. And then  
14                  you have these slanted lines, and that's  
15                  one story. So the -- when I started 2021,  
16                  the house looks much better 'cause that  
17                  was, like, three years ago, so --

18                  CHAIRMAN VON HAGN: What about the  
19                  shed?

20                  MR. DOBRINER: That's gone.

21                  MS. LIU: The shed is gone.

22                  MR. DOBRINER: We're moving it.

23                  CHAIRMAN VON HAGN: Oh, that's not  
24                  gonna be on here. Okay.

25                  MS. LIU: No.



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2                   MR. SCHIEFERSTEIN: And the 45 --  
3 I know she had, like, two 45-degree lines  
4 on your -- on one of your elevations.

5                   MS. LIU: Yes.

6                   MR. DOBRINER: Pyramid.

7                   MS. LIU: The pyramid line on the  
8 new -- on the new -- on the -- on this  
9 side is definitely not a problem. The  
10 other side, the existing clips a little  
11 bit. But actually, if --

12                  MR. DOBRINER: Do you have it on  
13 your paper plans?

14                  MS. LIU: Yeah. If we really  
15 calculated according to rule, it doesn't  
16 really violate, even the -- even the  
17 existing.

18                  MS. EDWARDS: Erika's trying to  
19 put it up there for us, as well.

20                  MR. HAJEK: It shows it being  
21 compliant --

22                  MR. DOBRINER: Right.

23                  MR. HAJEK: -- on the plans.

24                  MR. DOBRINER: Right. That -- and  
25 that's --

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2                   MR. SCHIEFERSTEIN: Well, I just  
3                   wondered why there were two. There were  
4                   two lines on one of them, I saw.

5                   MS. LIU: This. This one, right?  
6                   Oh, because the lot is tilted. The lot is  
7                   tilted. And also, because of the  
8                   different grade, 'cause you measure from  
9                   different grade. You measure from this  
10                  grade, it's this line. You measure from  
11                  that grade, it's that line.

12                 CHAIRMAN VON HAGN: George, what  
13                 do you do in that instance? What wins for  
14                 the pyramid?

15                 MR. HAJEK: They both comply.

16                 MR. DOBRINER: They both comply.

17                 MR. HAJEK: If the lot, you know,  
18                 drops down, you have to comply with --

19                 CHAIRMAN VON HAGN: And one clips?  
20                 So then what do you gotta go, you get a  
21                 variance for that?

22                 MS. EDWARDS: No. There's no  
23                 clips there. It's within on both sides.

24                 MR. DOBRINER: It's conforming.  
25                 It's sort of a moving scale.

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2                   MR. BUTTS:    Right there.

3                   CHAIRMAN VON HAGN:   All right, so  
4                   they both -- they both make it.   All  
5                   right, good.

6                   MR. SCHIEFERSTEIN:   Yeah, I was  
7                   just curious.

8                                   (Crosstalk)

9                   MR. CHURCHILL:   That's there,  
10                  yeah.

11                  MR. DOBRINER:   And both lines  
12                  conform.

13                  MR. SCHIEFERSTEIN:   That's not  
14                  really our thing anyway, right?   That's --

15                  CHAIRMAN VON HAGN:   No.   That's  
16                  the Building Department.

17                  MR. SCHIEFERSTEIN:   -- Building  
18                  Department.   I just -- sometimes we pick  
19                  up things.

20                  MR. DOBRINER:   Well, we wanted to  
21                  demonstrate conformance on this issue.

22                  MR. SCHIEFERSTEIN:   Yes.

23                  MS. EDWARDS:   Right.

24                  MR. SCHIEFERSTEIN:   Okay.

25                  MR. DOBRINER:   So, so far --

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   CHAIRMAN VON HAGN: Any big trees  
3 coming out or anything like that, or not  
4 really?

5                   MR. DOBRINER: No.

6                   MS. LIU: We have a landscape  
7 plan. It's in the packet.

8                   MR. DOBRINER: Yeah, I was  
9 about -- gonna show that. But this is  
10 only a wetland buffer plan. It doesn't  
11 show any trees being removed.

12                  CHAIRMAN VON HAGN: Okay.

13                  MS. LIU: That's not my domain. I  
14 don't know.

15                  MR. DOBRINER: There were trees  
16 removed many years ago, and those stumps  
17 are still there, okay. So this is the  
18 existing condition. The residence is up  
19 here. The road's up here. Wetlands are  
20 down here. The lawn comes down -- down to  
21 here, which -- hold on a second.

22                  MS. EDWARDS: Here you go.

23                  MR. DOBRINER: Very good.

24                  MS. LIU: Oh, this is a wetland --  
25 little dots, right?

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   MR. CHURCHILL: This part is not  
3                   disturbed now? Natural now, here? Inside  
4                   this area here?

5                   MR. DOBRINER: No. No, that's --  
6                   that's existing vegetation. Here's a view  
7                   from the upper deck, which basically shows  
8                   the grass going right down to the water  
9                   line. That's from the wetlands looking  
10                  towards the house.

11                  So this was prepared by Glenn  
12                  Lawton. I believe he's on the ARB.

13                  MS. EDWARDS: Yeah.

14                  MR. DOBRINER: So again, the house  
15                  is up here, 50-foot buffer from this  
16                  corner. A proposed 50-foot buffer from  
17                  this corner. And if you go straight, it's  
18                  actually about 65 feet from here. Again,  
19                  75 would take you into the swimming pool.

20                  MR. SCHIEFERSTEIN: Well, what  
21                  about 60 or 65? I mean, why -- I'm just  
22                  asking, why 50?

23                  MR. CHURCHILL: It's a nice, round  
24                  number.

25                  MR. SCHIEFERSTEIN: No, I mean

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   sometimes you said 50, then you go to 75.

3                   I'm just curious if there was some

4                   landforms or something.

5                   MS. LIU:   Quarter half and three

6                   quarters --

7                   MS. EDWARDS:   There was a 50-foot

8                   setback, correct?

9                   CHAIRMAN VON HAGN:   Excuse me?

10                  MS. EDWARDS:   2021, the required

11                  setback was 50 feet, correct?

12                  MR. HAJEK:   No.   It's always been

13                  75.

14                  MS. EDWARDS:   I thought we just

15                  did 75.

16                  MR. BUTTS:   It's always been.

17                  This has been --

18                  MS. EDWARDS:   It's been understood

19                  but not codified.

20                  MR. HAJEK:   It was a policy, yeah.

21                  75 feet was a policy.

22                  MS. EDWARDS:   Got it.   Okay.

23                  MR. DOBRINER:   But there is some

24                  Planning Board discretion on this issue.

25                  CHAIRMAN VON HAGN:   For the

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buffer, right.

MR. HAJEK: For the buffer?

MR. DOBRINER: Yes.

MR. SCHIEFERSTEIN: But if you say, if it followed flood zone X line, as just a point, you know, like, I'm just saying, what if it was that? Is there an argument that it couldn't be that line versus yours? I'm just trying to understand why you chose 50. That's all.

MR. DOBRINER: 50 was believed to be a fair compromise, given what's there.

MR. SCHIEFERSTEIN: Okay.

CHAIRMAN VON HAGN: Yeah, I think everybody should just go out, see the lot.

MR. SCHIEFERSTEIN: Yeah.

MR. DOBRINER: So here's the --

CHAIRMAN VON HAGN: The thing that's -- I see as being a bit of a -- like, for me, what I'm having a hard time with is back to, you have a pre-existing non- -- let's just forget where this is. Let's say I have a pre-existing nonconforming structure. Let's say it's a

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   little tiny ranch from 1910. And I take  
3                   it down to the slab and then I build a  
4                   two-story house on this thing. I kept the  
5                   foundation. Does that constitute new  
6                   construction? Does it not? I don't know.

7                   MR. DOBRINER: I would say what  
8                   you just said is new construction because,  
9                   well, you're keeping the foundation, but  
10                  what you just proposed --

11                  CHAIRMAN VON HAGN: Yeah.

12                  MR. DOBRINER: -- is eliminating  
13                  most of the framing.

14                  CHAIRMAN VON HAGN: Right.

15                  MR. DOBRINER: What we're  
16                  proposing is --

17                  CHAIRMAN VON HAGN: Is keeping a  
18                  lot of it.

19                  MR. DOBRINER: -- keeping most of  
20                  the framing and working within the  
21                  confines of --

22                  CHAIRMAN VON HAGN: Yeah. I'm  
23                  just saying, I don't know -- I don't know  
24                  where that line gets cut off or not, and I  
25                  think that's a Building Department --



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2                   MR. BUTTS: Just let me tell you  
3 this, Bryan, this was discussed with these  
4 two people. This gentleman wanted to do  
5 it as cheap as he can.

6                   CHAIRMAN VON HAGN: Yeah. Right.

7                   MR. BUTTS: And this is the way he  
8 thought he would get it.

9                   CHAIRMAN VON HAGN: Save money,  
10 right.

11                  MR. BUTTS: And so there's nothing  
12 about taking it down to the slab or the --

13                  MR. CHURCHILL: Foundation, yeah.

14                  MR. BUTTS: Right, foundation. It  
15 was gonna -- they're gonna reuse  
16 everything. They're gonna re-meet the  
17 codes, but they're not going to take  
18 down -- it's -- there's nothing wrong with  
19 the framing.

20                  CHAIRMAN VON HAGN: Right.

21                  MR. BUTTS: So you don't have to.

22                  MR. DOBRINER: I think --

23                  CHAIRMAN VON HAGN: Billy, what  
24 are you -- you know, I'm just asking the  
25 que- -- listen, again, this is really a --

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1 I think it's a Building Department  
2 question and attorney. And if they say,  
3 no, this is -- they can do this, this is  
4 pre-existing nonconforming, they're able  
5 to grow the house, even though it's a  
6 nonconforming setback. I just don't know  
7 when it turns into a ZBA -- like, going to  
8 get a variance. You know what I mean?  
9 Like, at what point?

11 MR. BUTTS: When you --

12 CHAIRMAN VON HAGN: It's  
13 nonconforming and now it's growing.

14 MR. BUTTS: Right.

15 CHAIRMAN VON HAGN: So if it was a  
16 little ranch and you replaced -- you know,  
17 you fixed it and it stayed the same size,  
18 then fine.

19 MR. BUTTS: Then you wouldn't need  
20 a variance, right.

21 CHAIRMAN VON HAGN: But now it's  
22 gonna be bigger in a nonconforming  
23 location.

24 MR. BUTTS: They're not changing  
25 anything on -- they're only going to go

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   out. They're not going anything farther.

3                   MS. EDWARDS: They're going up.

4                   They're going up.

5                   CHAIRMAN VON HAGN: It's gonna be

6                   up in a nonconforming location.

7                   Now, my feeling is the var- -- the

8                   ZBA would say, okay, this is -- we know

9                   the limitations in this area, this is

10                  small lots, and, you know, we would give

11                  you relief on that front yard setback,

12                  'cause otherwise you're gonna end up in

13                  the water.

14                  MR. BUTTS: Right.

15                  MR. HAJEK: I mean, the rule of

16                  thumb is, you can make alterations and

17                  renovations as long as you don't increase

18                  the degree of nonconformity. So the

19                  question is, is going up increasing the

20                  degree of nonconformity.

21                  CHAIRMAN VON HAGN: I don't know.

22                  MR. DOBRINER: My response would

23                  be no, because this conforms with the

24                  pyramid.

25                  CHAIRMAN VON HAGN: Yeah, but it's

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1                   in a nonconforming location. Like, if  
2                   this was ten feet off the road,  
3                   nonconforming, and you go up from a little  
4                   ranch to a two-story house, let's say,  
5                   right, you take it down, you go from a  
6                   little ranch and now it's a two-story  
7                   house ten feet from the road. You just  
8                   changed -- it's -- I just -- and again,  
9                   like, I don't know the answer to that.  
10                  I'm not saying I do or don't. I almost  
11                  feel, though, it's almost like how does  
12                  this not go to a variance. I just don't  
13                  know how does -- my feeling is they grant  
14                  it to you, but I almost feel like that  
15                  would be the correct course of action.  
16                  But I think that lands in, like, the  
17                  Building Department and the attorney's  
18                  lap, not for us to decide. At what point  
19                  is --  
20

21                         MR. DOBRINER: George, do you  
22                         think --

23                         CHAIRMAN VON HAGN: --  
24                         something's --

25                         MR. DOBRINER: I hate to put you

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2                   on the spot here, but do you classify our  
3                   proposal as new construction or a  
4                   renovation?

5                   MR. BUTTS: From what you told me  
6                   originally --

7                   MR. HAJEK: It doesn't matter if  
8                   it's a new construction.

9                   MR. BUTTS: -- it was gonna stay.  
10                  That frame was gonna stay.

11                  MS. LIU: I actually submitted  
12                  everything before we go this far to  
13                  George.

14                  MR. DOBRINER: Right.

15                  MS. LIU: He has reviewed it and  
16                  he said was fine. So I think we should  
17                  not go further anymore because it was  
18                  deemed correct 2021. So we went three  
19                  years, went through all these Building  
20                  Department, DEC, Health Department --

21                  CHAIRMAN VON HAGN: Yeah. And  
22                  that's why we have a Village Attorney that  
23                  guides us. We don't make those decisions.

24                  MS. LIU: But I --

25                  CHAIRMAN VON HAGN: So that's why,

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2                   yeah.

3                   MS. LIU:   Yeah, I know.   I have --  
4                   I have letter from the Building  
5                   Department, says it's fine.

6                   CHAIRMAN VON HAGN:   Okay.

7                   MS. LIU:   So I have e-mail.   I  
8                   have e-mail confirma- --

9                   MR. BUTTS:   You have a letter from  
10                  who?   From me?

11                  MS. LIU:   Erika wrote it to me.

12                  MR. BUTTS:   Okay.   That was --

13                  MS. LIU:   That's because I signed  
14                  all the (inaudible) for you for review in  
15                  2021.   I told you --

16                  MR. BUTTS:   Right, saying that  
17                  you're not going -- you're leaving  
18                  everything up.

19                  MS. LIU:   Yeah.   And I'm using --

20                  MR. BUTTS:   So that's -- yeah.

21                  MS. LIU:   Yeah, I'm doing this and  
22                  that and --

23                  MR. DOBRINER:   Do you agree with  
24                  that?

25                  CHAIRMAN VON HAGN:   Yeah,

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2                   I don't -- no one's trying to give you a  
3                   hard time.

4                   MS. LIU: I have the plan. I have  
5                   the plan. I have the e-mail. Send it to  
6                   Erika. Erika give it to George, review.  
7                   Send it back to me, e-mail, says, "No  
8                   problem." So that's why we went further.

9                   So I think maybe we should stick  
10                  with the wetland stuff here.

11                  MS. EDWARDS: I have a question.  
12                  We don't follow a formula, a proportion  
13                  that an increase of X, Y, Z amount of  
14                  square footage triggers new construction  
15                  or review or whatever, sort of like the  
16                  Health Department does? You have to  
17                  upgrade your system if you add X, Y, Z?

18                  MR. SCHIEFERSTEIN: Right.

19                  MR. BUTTS: Right. I was  
20                  hoping -- I was told it would not be a  
21                  fault of -- you're gonna get some  
22                  demolition, but not what she -- we talk  
23                  about --

24                  MS. EDWARDS: Right.

25                  MR. BUTTS: -- taking it all the

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2                   way down. They weren't.

3                   MS. EDWARDS: Right. But to  
4                   Bryan's point, we're adding, let's call it  
5                   a full second floor. That's doubling your  
6                   square footage.

7                   MR. DOBRINER: On half the house.

8                   MR. BUTTS: On half, right.

9                   MS. EDWARDS: Whatever -- I don't  
10                  see anything that says how many square  
11                  foot are being added to the existing  
12                  structure here. Do you have that? That  
13                  would be an interesting thing to know, I  
14                  think. At a certain point, it's --

15                  MR. SCHIEFERSTEIN: Well, I --

16                  CHAIRMAN VON HAGN: I don't know.  
17                  You know, this gets to a funny area a  
18                  little bit, you know.

19                  MR. SCHIEFERSTEIN: But a lot  
20                  of -- what sounds like we're asking, and  
21                  correct me, is, does it matter? Because  
22                  it's a zone X. You're not asking for a  
23                  lot of stuff in a floodplain or a --  
24                  sounds like you want to just know about  
25                  the reveg. Why else are you here? You,



1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   Inter-Science.

3                   MR. DOBRINER:   The wetland buffer.

4                   MR. SCHIEFERSTEIN:   Right.   I'm  
5                   saying, what else?

6                   MR. DOBRINER:   Clearing and  
7                   coverage.

8                   MR. SCHIEFERSTEIN:   Well, you're  
9                   not clear -- you're not doing anymore  
10                  clearing, you're saying.

11                  MR. DOBRINER:   Well, clearing's  
12                  getting a lot better.

13                  (Crosstalk)

14                  MR. DOBRINER:   80 percent to 59.9.

15                  MR. SCHIEFERSTEIN:   But if you  
16                  can't find it on here, you're not gonna  
17                  find it.

18                  MS. EDWARDS:   It's right here.  
19                  Took me a while, but I found it.

20                  MR. DOBRINER:   No, it's on --

21                  MR. SCHIEFERSTEIN:   Oh, there it  
22                  is.

23                  MS. EDWARDS:   It's right there.

24                  MR. SCHIEFERSTEIN:   There it is.

25                  CHAIRMAN VON HAGN:   How did I not

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   get this one?

3                   MR. HAJEK:   The driveway, it's  
4                   gonna be another pervious surface  
5                   material?

6                   MR. CHURCHILL:   There's two of  
7                   them, Bryan.   You probably got that one.

8                   (Crosstalk)

9                   MR. DOBRINER:   We have drainage to  
10                  the driveway.   The drainage conforms.

11                  MR. HAJEK:   Okay.   And this looks  
12                  like a turnaround for, like, two cars?  
13                  You got enough parking for two vehicles or  
14                  something?

15                  MR. DOBRINER:   Yeah.   It may be,  
16                  yeah, two.

17                  MR. HAJEK:   Okay.

18                  CHAIRMAN VON HAGN:   And then the  
19                  driveway moves.   But I know it's elevated  
20                  so you're not shining lights in anyone's  
21                  windows and stuff, from what I hear, so  
22                  that's good.

23                  MR. HAJEK:   It could be screened.  
24                  There's room in there for screening to the  
25                  neighbor so the driveway's not right on

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   the property line.

3                   CHAIRMAN VON HAGN:   Yeah,  
4                   just here --

5                   MR. HAJEK:    So you're pulling in,  
6                   your headlights are not --

7                   CHAIRMAN VON HAGN:   Maybe there'll  
8                   be some screening here in case it's  
9                   affecting someone here, which it might not  
10                  be.   I don't --

11                  MR. HAJEK:    See how it's -- like,  
12                  if somebody's pulling in head in  
13                  (inaudible) that side.

14                  CHAIRMAN VON HAGN:   If there's  
15                  someone that's affected there.

16                  MR. DOBRINER:   We can add that.

17                  CHAIRMAN VON HAGN:   Yeah.

18                  MR. DOBRINER:   We haven't done a  
19                  landscape plan for anything other than the  
20                  buffer.

21                  MR. HAJEK:    Okay.   That's  
22                  something the Board's been mindful of  
23                  lately, though, is screening parking areas  
24                  and headlights.

25                  CHAIRMAN VON HAGN:   And how you

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2                   exit, if it's -- you know, we don't want  
3                   to move a driveway and then it's -- lights  
4                   are shining into someone's window, you  
5                   know. But here, I think the property  
6                   behind you here is elevated, so it's  
7                   not -- it's not really affecting anyone.

8                   MR. SCHIEFERSTEIN: So this  
9                   retaining wall gravel stair window well,  
10                  it's L shaped. I'm not understanding  
11                  what --

12                  MR. DOBRINER: Lucy can explain  
13                  that.

14                  MR. SCHIEFERSTEIN: Okay.

15                  MR. DOBRINER: That is --

16                  MS. LIU: What is that you don't  
17                  understand?

18                  MR. SCHIEFERSTEIN: Is that going  
19                  down to the basement? So that's L-shaped.

20                  MS. LIU: Yeah.

21                  MR. SCHIEFERSTEIN: So there's a  
22                  window? Okay.

23                  MS. LIU: Yeah.

24                  MR. SCHIEFERSTEIN: All right.

25                  MR. BUTTS: And let's not forget

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   that there is bamboo on the property,  
3                   which we want --

4                   MS. LIU:    Removed.

5                   MR. BUTTS:   -- taken out.

6                   MR. DOBRINER:   Thank you for that.

7                   MR. BUTTS:   No, I'm just -- I was  
8                   like, holy shoot.

9                   MS. LIU:    There is lots of  
10                  bamboos.   I don't know, is a bamboo shoot  
11                  in our yard or is in the neighbor's yard?

12                  MS. EDWARDS:   Both.

13                  MR. SCHIEFERSTEIN:   It's probably  
14                  everywhere.

15                  MS. EDWARDS:   It's both.

16                  MR. CHURCHILL:   It'll soon be in  
17                  their yard.

18                  MR. DOBRINER:   It's along the  
19                  property line.

20                  MS. LIU:    Yeah.   It's on the  
21                  left-hand side.   I don't know.

22                  MS. EDWARDS:   Yes.

23                  MS. LIU:    Okay.   So you want to  
24                  know how much is added?

25                  MR. SCHIEFERSTEIN:   Sure.

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2                   MS. EDWARDS:   Yeah.

3                   MS. LIU:    Okay.   The first floor,  
4                   we're gonna take away 228 square foot  
5                   because that's gonna be garage.   We're  
6                   gonna add 231 square foot.   So we -- we  
7                   are from the -- from the 1,798 first  
8                   floor, we're gonna get to be 1,800.   So  
9                   the -- the addition is --

10                  MS. EDWARDS:   Let's call that a  
11                  zero.

12                  MS. LIU:    -- miniscule.

13                               (Crosstalk)

14                  MS. LIU:    And the second floor, we  
15                  have 705 square foot currently.   We're  
16                  gonna add 800 square foot.   So most of  
17                  the -- 809 square foot.   So most of the  
18                  addition is --

19                  MR. CHURCHILL:   The second floor.

20                  MS. LIU:    -- second floor.

21                  MR. DOBRINER:   Which makes sense,  
22                  because --

23                  MS. LIU:    809 square foot.

24                  MR. SCHIEFERSTEIN:   So that meets  
25                  FAR, so they're good with that, right?

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   MS. LIU:    Yeah.    The first  
3                   floor --

4                   MR. DOBRINER:   It conforms to FAR.

5                   MS. LIU:    Yeah.

6                   MR. SCHIEFERSTEIN:   Nothing to do  
7                   with us.

8                   MS. LIU:    The first floor, the --

9                   MR. DOBRINER:   It already conforms  
10                  to FAR.   We had that confirmation.

11                  MS. LIU:   -- is -- the first floor  
12                  is basically --

13                  (Crosstalk)

14                  MS. EDWARDS:   Sounds good.   And I  
15                  like the plan, by the way.   The house is  
16                  nice.

17                  MR. SCHIEFERSTEIN:   Porches,  
18                  garage, basement.   It was all different,  
19                  right?

20                  CHAIRMAN VON HAGN:   Attached  
21                  garages, they count towards what?

22                  MR. BUTTS:   Accessory.

23                  MS. LIU:    Accessory FAR.

24                  CHAIRMAN VON HAGN:   Attached.

25                  MR. BUTTS:   Attached.   Still

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   accessory.

3                   CHAIRMAN VON HAGN:   Accessory.   It  
4                   counts as your accessory.   So if you have  
5                   an attached garage and then you wanted to  
6                   do a pool house, that's -- the pool house  
7                   is, let's say --

8                   MR. BUTTS:   If you have enough  
9                   left over in your FAR, yes, you could put  
10                  a pool.

11                  CHAIRMAN VON HAGN:   Okay.

12                  MR. BUTTS:   But I don't think  
13                  they're gonna do it here.

14                  CHAIRMAN VON HAGN:   No, no, I was  
15                  just curious.   Thought I heard  
16                  differently.

17                  MR. BUTTS:   'Cause I don't know --

18                  MR. SCHIEFERSTEIN:   Don't give  
19                  them any ideas.

20                  MR. BUTTS:   -- where you get --

21                  MS. EDWARDS:   Right.   There's no  
22                  FAR on here, correct?

23                  MS. LIU:   There is a square  
24                  footage for the house and then the  
25                  percentage.   Was it 15 percent of the



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2                   house, right? 15 percent of the house can  
3                   be allocated for accessory structure. And  
4                   you use that for the -- for the porch, for  
5                   the garage.

6                   CHAIRMAN VON HAGN: Whether it's  
7                   attached or detached doesn't matter.

8                   MS. LIU: Yeah. As long as you  
9                   are within that whole thing, yeah.

10                  MR. DOBRINER: Lucy, you were on  
11                  the cusp of explaining to Ernie the  
12                  retaining walls.

13                  MS. LIU: Oh, it's just -- the  
14                  retaining wall is just for the basement.

15                  MR. DOBRINER: The purpose?

16                  MS. LIU: Oh, the purpose is just  
17                  to make it a basement.

18                  MR. DOBRINER: And not include --

19                  MS. LIU: Not to -- so the -- so  
20                  the basement right now is, like, exposed,  
21                  like a walkout, and that really doesn't  
22                  meet the code. And also, it counts extra  
23                  GFA. So we want to fill it in so that  
24                  it's (inaudible).

25                  MR. DOBRINER: Yeah. The

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retaining wall's --

MR. BUTTS: 'Cause behind them --

MS. LIU: Four feet.

MR. DOBRINER: Yeah.

MR. BUTTS: What we looked at is  
the same as the first floor, so --

MR. SCHIEFERSTEIN: Yeah, looks --

MR. BUTTS: -- they got them all,  
except for --

MR. DOBRINER: And you're okay  
with that retaining wall?

MR. BUTTS: Yes.

MR. DOBRINER: Yeah.

MR. BUTTS: Four feet.

MS. LIU: Four feet here. So if  
you see this, this is the same view,  
right? This is the same view. So you can  
see the pool deck is here as a first floor  
and the basement here is right now  
exposed. So we're gonna just -- we're  
gonna just build around it so that it's in  
the ground.

MR. SCHIEFERSTEIN: Right. So  
this is --

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2                   MS. LIU: Right now, actually --

3                   MR. SCHIEFERSTEIN: That's pool  
4 structure there? What is that?

5                   MS. LIU: Yeah, yeah --

6                   MR. SCHIEFERSTEIN: So it's like a  
7 vinyl pool above grade? What is it?

8                   MS. LIU: Oh, yeah. It's above  
9 grade.

10                  MR. SCHIEFERSTEIN: So you're not  
11 doing a gunite pool? You're not -- you're  
12 just keeping the pool?

13                  MS. LIU: The pool needs to be  
14 redone. It's -- years ago, was okay. Now  
15 it's, like, really bad.

16                  MR. DOBRINER: Is there -- I don't  
17 think there's any discussion about going  
18 from vinyl to gunite.

19                  MS. LIU: I don't remember he said  
20 anything about it.

21                  MR. DOBRINER: Okay, I haven't  
22 heard that.

23                  MS. LIU: I think he's probably  
24 gonna go cheaper.

25                  MR. DOBRINER: Yeah, with vinyl,

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   which is what's existing.

3                   MS. LIU:   And right now, right now  
4                   there is a little retaining wall here on  
5                   this side.  It's just on the side doesn't  
6                   have a retaining wall, so we gonna wrap it  
7                   around.

8                   MR. SCHIEFERSTEIN:  Because, I  
9                   mean, from that to this, it's, like,  
10                  miraculous.  Like, the whole thing -- all  
11                  this just disappeared.

12                  MS. LIU:  Oh, you know what, he's  
13                  removing quite a bit of the deck.  You see  
14                  this is huge deck --

15                  MR. SCHIEFERSTEIN:  Yeah.

16                  MS. LIU:  -- right now.  They're  
17                  gonna get rid of all this decking here.

18                  MR. HAJEK:  Is that stairs?  Are  
19                  those all stairs, or?

20                  MS. LIU:  Yeah.  This -- this huge  
21                  amount of --

22                  MR. SCHIEFERSTEIN:  This here is  
23                  all dotted.  This survey is, like, insane,  
24                  but yeah.

25                  MS. LIU:  This huge stair to go to

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   the pool deck --

3                   MR. SCHIEFERSTEIN: Right.

4                   MS. LIU: -- it's gonna be gone.

5                   I'm just gonna have a tiny little stair on

6                   the side to go down. So you won't see

7                   this, like, monument --

8                   MR. DOBRINER: Right now it's like

9                   a ziggurat.

10                  MR. SCHIEFERSTEIN: Yeah.

11                  MS. LIU: Yeah. So when you go

12                  there, you gotta be very careful 'cause

13                  the decking is rotted. Don't fall --

14                  fall -- don't fall through.

15                  MR. SCHIEFERSTEIN: Should we

16                  update our insurance policies is what

17                  you're telling us?

18                  MS. LIU: And a lot of animal --

19                  animal droppings on there. Be very

20                  careful.

21                  MR. CHURCHILL: Really?

22                  MS. LIU: Yeah. It got worse and

23                  worse. So, 'cause he's very anxious to

24                  get started. I want him to start, too,

25                  'cause I -- every time I go there, it get

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   more and more dangerous.

3                   CHAIRMAN VON HAGN:   Who added all  
4                   this to the survey?   Did you do this?

5                   MS. LIU:   Surveyor did the survey.

6                   CHAIRMAN VON HAGN:   The surveyor  
7                   did all this?

8                   MS. LIU:   Surveyor did the survey.

9                   CHAIRMAN VON HAGN:   No, I've never  
10                  seen so much --

11                  MR. SCHIEFERSTEIN:   I've never  
12                  seen anything like this.

13                  MR. DOBRINER:   Yeah.   Honestly, I  
14                  wish the plan was -- I wish it was 24x36.

15                  MR. SCHIEFERSTEIN:   Yeah.

16                  MS. LIU:   What did you say?   What  
17                  did you say?

18                  CHAIRMAN VON HAGN:   No, I'm  
19                  impressed by all the writing.

20                  MS. LIU:   Oh, I -- I wrote it.   I  
21                  wrote it.   I gave them the tag.   They put  
22                  it in because the -- it's too hard to tell  
23                  what is being done.

24                  CHAIRMAN VON HAGN:   This is great.  
25                  This is excellent.

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   MS. LIU:    So I -- I wrote it.  I  
3                   went back there and corrected him several  
4                   time because arrow pointed to the wrong  
5                   spot.

6                   MR. DOBRINER:  The original survey  
7                   was 11x17 and Squires simply maintained --  
8                   here, here's the original survey,  
9                   essentially.  And Squires origin- --  
10                  Squires decided to work within that format  
11                  and keep it 11x17.

12                  MR. SCHIEFERSTEIN:  Generally,  
13                  when you get something like this, it means  
14                  you're trying to hide something.

15                  MR. DOBRINER:  You know what --

16                  MR. SCHIEFERSTEIN:  Look.

17                  MR. DOBRINER:  All the data that's  
18                  there indicates conforming numbers.

19                  MR. SCHIEFERSTEIN:  But you also  
20                  have two schemes here, option B and A.

21                  MR. DOBRINER:  Well, that's  
22                  because the DEC could determine two  
23                  different ways to calculate adjacent area  
24                  coverage.  If both ways conform, the DEC  
25                  eventually went with option B.

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2                   MR. SCHIEFERSTEIN: Oh.

3                   MR. DOBRINER: And it's  
4 conforming. Both ways conform.

5                   MR. SCHIEFERSTEIN: Oh.

6                   MR. DOBRINER: We wanted to give  
7 them both ways and let them decide which  
8 way they wanted to -- it to work, because  
9 we have a ten-foot contour going through  
10 the foundation. So there was a chance  
11 they were gonna give us a  
12 non-jurisdiction. They didn't do that.  
13 They gave us a permit based upon option B.  
14 And we got that permit. We're gonna have  
15 to go get it revised before we resubmit  
16 that to you.

17                  CHAIRMAN VON HAGN: Where's the  
18 pool equipment?

19                  MR. DOBRINER: Where's the what?

20                  CHAIRMAN VON HAGN: Pool  
21 equipment?

22                  MS. LIU: We're gonna put it in  
23 the house.

24                  MR. DOBRINER: Where is it?

25                  MS. LIU: We're gonna put it in



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the basement.

MR. SCHIEFERSTEIN: Really?

MR. DOBRINER: Okay.

MS. LIU: Either under the base-

--

MR. SCHIEFERSTEIN: You're gonna have two swimming pools.

MS. LIU: Either under the basement or under the deck. I actually -- I take what I just said back. Could be under the deck.

CHAIRMAN VON HAGN: 'Cause that has a setback.

MR. DOBRINER: Actually, there's a -- there's -- there's a --

MR. HAJEK: It's right up against the house, I think.

MS. LIU: Right now, right now it's right underneath the deck.

MR. SCHIEFERSTEIN: That's not legal, is it, George?

MR. DOBRINER: Hey, Bryan, there's a notation here that says pool --

(Crosstalk)

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2                   CHAIRMAN VON HAGN: Yeah, I see  
3                   the pool here. I didn't know where the  
4                   pool equipment was.

5                   MS. LIU: Pool filter.

6                   MR. BUTTS: I don't believe there  
7                   was any (inaudible).

8                   MS. EDWARDS: You gotta look at --  
9                   not that one.

10                  MS. LIU: There's pool equipment  
11                  right --

12                  MS. EDWARDS: You need the other  
13                  one.

14                  MS. LIU: -- right there. What  
15                  did you say?

16                               (Crosstalk)

17                  MR. BUTTS: You can pipe them away  
18                  from them.

19                  MS. LIU: But you can put it in  
20                  the basement.

21                  MR. SCHIEFERSTEIN: Oh, it's just  
22                  a filter. It's not a heater. Okay.

23                  CHAIRMAN VON HAGN: What, the  
24                  heater?

25                  MS. EDWARDS: Here, the heater is

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   over here.

3                   CHAIRMAN VON HAGN:   Yeah.   You  
4                   gotta just check the --

5                   MS. LIU:   I'll do that  
6                   (inaudible).

7                   MS. EDWARDS:   Right next to the  
8                   oil fill.

9                   MR. SCHIEFERSTEIN:   Next to the  
10                  shed.

11                  CHAIRMAN VON HAGN:   Do you have a  
12                  buried oil tank or is that -- that goes to  
13                  oil fill?   What's that for?

14                  MR. CHURCHILL:   Must be a buried  
15                  tank.

16                  MR. DOBRINER:   It's a buried tank.

17                  CHAIRMAN VON HAGN:   And you're  
18                  keeping that, the buried tank?

19                  MR. BUTTS:   Could you all,  
20                  please --

21                  MR. DOBRINER:   We are, aren't we?

22                  MR. BUTTS:   One talker at a time.  
23                  She's having a little trouble.

24                  CHAIRMAN VON HAGN:   Oh, I'm sorry.  
25                  You're right.

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2                   MS. LIU: I'm not sure what we  
3                   want to do.

4                   MR. DOBRINER: It just says, "Oil  
5                   Fill". We're not proposing to move it.

6                   MS. LIU: Nope. So we keep it  
7                   there.

8                   MR. DOBRINER: I think the answer  
9                   to your question is we're keeping the old  
10                  tank the way it is. Is there an issue  
11                  with that?

12                  MR. SCHIEFERSTEIN: Yeah. I  
13                  thought in Suffolk County they were  
14                  getting rid of it.

15                  MS. LIU: Get rid of oil?

16                  MR. SCHIEFERSTEIN: Oil tanks in  
17                  the ground.

18                  CHAIRMAN VON HAGN: They don't  
19                  like buried oil tanks.

20                  MR. SCHIEFERSTEIN: Yeah, that's  
21                  what I'm talking about.

22                  MR. HAJEK: Are they prohibited?

23                  CHAIRMAN VON HAGN: They probably  
24                  are.

25                  MR. SCHIEFERSTEIN: Yeah. I

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2                   thought that was a long time ago.

3                   CHAIRMAN VON HAGN: I don't know  
4                   if on a renovation, if you're required to  
5                   take it out. I -- I don't -- I have no  
6                   idea.

7                   MR. DOBRINER: I have never heard  
8                   that you are.

9                   MR. BUTTS: I'll look into it.

10                  CHAIRMAN VON HAGN: I would assume  
11                  no, but, you know, it seems like an  
12                  overreach on a renovation.

13                  MR. DOBRINER: Right. Right. I  
14                  agree with you.

15                  MS. LIU: If it's not allowed,  
16                  we'll put it in the basement.

17                  CHAIRMAN VON HAGN: I, personally,  
18                  if it was me, I'd take it out. 'Cause God  
19                  forbid it leaks, you got a major problem  
20                  on your hands with the cleanup.

21                  MR. CHURCHILL: Yeah.

22                  CHAIRMAN VON HAGN: Major problem.

23                  MR. SCHIEFERSTEIN: Probably an  
24                  old tank.

25                  CHAIRMAN VON HAGN: 'Cause if it

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   leaks, let's say you get a leak and it  
3                   starts contaminating water and stuff,  
4                   like, you seriously --

5                   MR. DOBRINER: Oh, I understand.

6                   CHAIRMAN VON HAGN: Yeah.

7                   MR. SCHIEFERSTEIN: Yeah.

8                   CHAIRMAN VON HAGN: You're doing  
9                   all this work.

10                  MR. SCHIEFERSTEIN: I haven't  
11                  heard of an oil tank being buried in 30  
12                  years.

13                  MR. DOBRINER: My parents had had  
14                  it for the longest time and we moved it to  
15                  the garage before it leaked.

16                  MR. HAJEK: Well, there was a big  
17                  rebate program 10, 15 years ago. There  
18                  was a big search to get them out of the  
19                  ground.

20                  MR. SCHIEFERSTEIN: Yeah.

21                  MR. HAJEK: Basically, you're paid  
22                  to remove your in-ground oil tank.

23                  MR. SCHIEFERSTEIN: Yeah. But a  
24                  spot like this, especially.

25                  CHAIRMAN VON HAGN: I would take

**NORTH HAVEN PLANNING BOARD - 1/16/2024**

it out.

MR. HAJEK: Yeah.

MR. CHURCHILL: Or you had to pump out the sludge and fill it with sand or something.

MR. HAJEK: Fill it with sand, yeah.

MR. CHURCHILL: Yeah.

MR. HAJEK: One or the other.

MS. LIU: Do they have gas? It says, "Gas Valve," "Pool Heater". So, George, do you know if there's street gas in that?

MR. BUTTS: There is not, no.

MR. DOBRINER: I don't think there's street gas.

MR. BUTTS: No street gas.

MS. LIU: So there probably has a little --

MR. CHURCHILL: Propane.

MS. LIU: -- propane tank.

MR. DOBRINER: All right. So we're gonna internally discuss --

MR. SCHIEFERSTEIN: So if we're --

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   we're thinking about the reveg line,  
3                   that's not holding you up from design, or  
4                   I don't understand you --

5                   MS. LIU: No. I think it's very  
6                   important, this is, because when you go in  
7                   the DEC, right --

8                   MR. HAJEK: You can increase your  
9                   buffer and that doesn't affect your DEC  
10                  permit. Establishing plantings are --

11                  MS. LIU: So, so if we get DEC  
12                  approval 55 feet.

13                  MR. DOBRINER: For 50 feet.

14                  MS. LIU: 50 feet.

15                  MR. DOBRINER: 50 feet minimum.  
16                  It's 65 feet, depending on how you measure  
17                  it. Then we're inclined to keep it the  
18                  way it is.

19                  MR. HAJEK: That's good. And the  
20                  Board will go out and take a look at the  
21                  property and assess it. I mean, they're  
22                  not gonna give you an answer right now as  
23                  50 feet is okay.

24                  MR. DOBRINER: Right.

25                  MR. HAJEK: This is just a



1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   discussion. It's not -- they're not  
3                   making decisions.

4                   MR. DOBRINER: Right.

5                   MR. HAJEK: They're just listening  
6                   to you.

7                   MR. DOBRINER: But I did hear the  
8                   term "reasonable".

9                   MR. HAJEK: Trying to --

10                  CHAIRMAN VON HAGN: To me, like,  
11                  first impression, to me, it seemed like a  
12                  reasonable, like we're getting some- -- I  
13                  think 75 --

14                  MR. SCHIEFERSTEIN: Yeah, it  
15                  wasn't 15.

16                  CHAIRMAN VON HAGN: 75 seems  
17                  egregious on a small lot like this, but  
18                  when we're gonna go and see what the  
19                  depressions are and all that stuff.

20                  MR. DOBRINER: Okay. All right.

21                  CHAIRMAN VON HAGN: I haven't seen  
22                  it, but --

23                  MR. SCHIEFERSTEIN: That's why I  
24                  was asking, why 50? Something to do with  
25                  the contours or the vegetation, or the --

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   MS. LIU:   It's just a number,  
3                   right.

4                   CHAIRMAN VON HAGN:   But again, I'm  
5                   only one thought.   And I didn't see the  
6                   property.

7                   MR. SCHIEFERSTEIN:   Yeah.   Okay.

8                   CHAIRMAN VON HAGN:   Everybody will  
9                   weigh in.

10                  MR. SCHIEFERSTEIN:   All right.

11                  MS. EDWARDS:   I'm okay with the  
12                  50.   But I would warn you, you have good  
13                  choices here except for blueberry and  
14                  Virginia rose, 'cause you don't have a  
15                  deer fence.   So be careful with those.

16                  MS. LIU:   So you think the deer  
17                  will eat those?

18                  MS. EDWARDS:   Absolutely.

19                  CHAIRMAN VON HAGN:   Our deer are  
20                  starving.

21                  MS. EDWARDS:   Absolutely.

22                  CHAIRMAN VON HAGN:   Hollies.  
23                  Everything.   They eat everything.

24                  MS. LIU:   What is the thing that  
25                  deer eats?   Blueberry and what?

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   MS. EDWARDS: Your rose and your  
3 blueberry.

4                   MS. LIU: Rose and blueberry.

5                   MR. DOBRINER: I'm surprised.

6                   When --

7                   MS. EDWARDS: 70 of them.

8                   MR. DOBRINER: Okay.

9                   MS. EDWARDS: So think that over  
10 again.

11                  MS. LIU: Okay.

12                  MR. DOBRINER: Do you have any  
13 recommended alternative?

14                  MS. EDWARDS: You can ask Glenn.  
15 He'll give you some other ones.

16                  MS. LIU: Okay. We change those.

17                  MS. EDWARDS: But I like --

18                  MR. DOBRINER: What?

19                  MS. EDWARDS: -- all the rest of  
20 it.

21                  MS. LIU: We can change those.

22                  MR. CHURCHILL: Yeah, it's a nice  
23 plan.

24                  MR. HAJEK: Is there any bayberry  
25 there?

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   MS. EDWARDS:   Yes.

3                   CHAIRMAN VON HAGN:   Oh, that's  
4                   what I'm thinking, bayberry.

5                   MS. EDWARDS:   Yes, there is.

6                   CHAIRMAN VON HAGN:   I'm thinking  
7                   bayberry.

8                   MR. DOBRINER:   Bayberry would do  
9                   well.

10                  CHAIRMAN VON HAGN:   Yeah.   The  
11                  deer don't seem to eat those.

12                  MR. DOBRINER:   All right.   So  
13                  maybe we'll just --

14                  MR. HAJEK:   The small ones, they  
15                  do.   They'll nibble on, like, immature  
16                  bayberry.

17                  CHAIRMAN VON HAGN:   Yeah.   They're  
18                  pretty.

19                  MR. DOBRINER:   What is it?

20                  CHAIRMAN VON HAGN:   It's bayberry.  
21                  Is it bay- --

22                  MR. CHURCHILL:   Yeah.

23                  CHAIRMAN VON HAGN:   Okay.

24                  MS. EDWARDS:   You have it on the  
25                  plan already.

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   MR. DOBRINER:   Okay.   Maybe we'll  
3                   just use more bayberry.

4                   CHAIRMAN VON HAGN:   Yeah.   They're  
5                   pretty, too.

6                   Okay.   We're good?

7                   MS. LIU:   Should we summarize what  
8                   we need to do for wetland permit?   Take  
9                   away the oil tank and then get rid of the  
10                  bamboo.   Maybe screening along the  
11                  driveway.   And what else?   I don't quite  
12                  remember now.   I didn't take notes.  
13                  Sorry.

14                  MR. DOBRINER:   Well, we don't have  
15                  a landscape plan for the entire property.

16                  MS. EDWARDS:   The pool equipment.

17                  MR. DOBRINER:   We just have a  
18                  landscape plan for the buffer.

19                  MS. LIU:   Pool equipment.   And the  
20                  pool equipment.

21                  CHAIRMAN VON HAGN:   Yeah, check  
22                  with George on that pool -- the pool here  
23                  is up against the property line.

24                  MR. CHURCHILL:   Yeah.

25                  MR. SCHIEFERSTEIN:   Yeah.

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   MS. LIU:   This is existing.  We're  
3                   gonna get a new one where I will talk to  
4                   George and make sure he's in a good spot.

5                   CHAIRMAN VON HAGN:  Yeah.  
6                   Check -- check the setbacks after you  
7                   leave.

8                   MS. LIU:  Yeah, yeah.

9                   CHAIRMAN VON HAGN:  Yeah, the  
10                  setbacks.  I think we covered --

11                  MR. SCHIEFERSTEIN:  But I don't  
12                  think you put a pool heater under a pool  
13                  deck.  That's not allowed?

14                  MR. BUTTS:  No.

15                  MR. SCHIEFERSTEIN:  No.

16                               (Crosstalk)

17                  MS. GUBITOSI:  Hey, guys, I'm  
18                  sorry to interrupt.  Just need you guys to  
19                  speak one at a time --

20                  CHAIRMAN VON HAGN:  Yeah, we're  
21                  gonna call -- I think we're gonna wrap  
22                  this up, Erika.

23                  MR. BUTTS:  Sorry, Erika.

24                  MS. GUBITOSI:  I'm sorry.

25                  CHAIRMAN VON HAGN:  Okay.  Are we

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   good?

3                   MS. LIU: Did you forget anything?  
4                   Took all the notes? 'Cause I didn't take  
5                   any notes. Pool heater, screening around  
6                   the driveway, take away the bamboo, change  
7                   the planting to the deer resistant stuff.  
8                   That's it, right?

9                   CHAIRMAN VON HAGN: Yeah. And  
10                  these are all suggestions.

11                  MR. DOBRINER: Yes, I --

12                  CHAIRMAN VON HAGN: You know the  
13                  deal. We went over it.

14                  MS. LIU: Okay. We'll do that.

15                  MR. DOBRINER: All right. So  
16                  we're -- just so you know, our plan is to  
17                  get a revised DEC permit incorporating  
18                  many of your suggestions right now. Get  
19                  that revised. And then we're gonna come  
20                  back to you with a formal application.

21                  MR. SCHIEFERSTEIN: Right. All  
22                  right. Yup.

23                  MS. LIU: This is -- this is --  
24                  whose is this?

25                  MS. EDWARDS: This one must be

**NORTH HAVEN PLANNING BOARD - 1/16/2024**

yours.

MS. LIU: That's not mine.

MR. DOBRINER: I think --

MS. LIU: That's yours.

MR. DOBRINER: Yeah, that's mine.

MS. LIU: You feel comfortable now  
to go to DEC?

MR. DOBRINER: Am I comfortable?  
I'm comfortable going to the DEC. I'm not  
comfortable with respect to the --

CHAIRMAN VON HAGN: Yeah.  
Unfortunately, like, Scott -- Scott  
Middleton is our Town attorney. He's not  
here this week 'cause of the holiday. We  
had Martin Luther King Day yesterday.  
Usually our meetings are on Mondays. He  
couldn't make it today. Tuesdays are bad  
nights for him. So we can't speak to  
anything when it comes to whether this  
would be viewed as not new construction or  
this or that. Like, that's out of our  
purview.

MR. DOBRINER: Okay.

CHAIRMAN VON HAGN: So just make



1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   sure you're square with the building  
3                   department and the attorney.

4                   MR. DOBRINER: I think we --

5                   MR. BUTTS: We had the whole  
6                   story. Bryan, this is because he  
7                   wanted --

8                   CHAIRMAN VON HAGN: Totally  
9                   understand.

10                  MR. BUTTS: Right.

11                  CHAIRMAN VON HAGN: George, I'm  
12                  just saying, no --

13                  MR. DOBRINER: Let's end it on  
14                  this.

15                  CHAIRMAN VON HAGN: Yes.

16                  MR. DOBRINER: George, based upon  
17                  everything that -- that you've had  
18                  discussions with Lucy --

19                  MS. LIU: I have the e-mail.

20                  MR. DOBRINER: -- it's not new  
21                  construction, is it?

22                  MS. LIU: I have the --

23                  MR. BUTTS: As long as you don't  
24                  tear it down.

25                  MR. DOBRINER: Cannot --

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   MS. LIU: We're not tearing it  
3                   down.

4                   MR. DOBRINER: Yeah, we're not  
5                   doing that.

6                   MR. BUTTS: Right.

7                   MR. DOBRINER: Thank you. That's  
8                   an important distinction, that it's not  
9                   new construction because we're not  
10                  tearing it all down.

11                  MR. SCHIEFERSTEIN: Right. But  
12                  you know in the past, people used to leave  
13                  one wall up and say it was a renovation.

14                  MR. BUTTS: No, that's not gonna  
15                  happen. If that happens, it will be --

16                  MR. SCHIEFERSTEIN: Okay. So the  
17                  percentage ratio there that, I guess,  
18                  isn't --

19                  MR. CHURCHILL: Your alarm bells  
20                  will go off.

21                  MR. BUTTS: Right.

22                  CHAIRMAN VON HAGN: Yeah. If --  
23                  yeah. We'll leave it at all.

24                  MS. LIU: We just have to  
25                  carefully do this before it fall apart.

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   MR. SCHIEFERSTEIN: Don't say that  
3 in front of the Building Department.

4                   MS. LIU: No, 'cause the new --  
5 'cause there's so many animals. I see all  
6 the animals moving in.

7                   MR. DOBRINER: It's not in good  
8 shape.

9                   MR. HAJEK: Is it habitable?

10                  MR. DOBRINER: It's not in good  
11 shape.

12                  MS. LIU: I have to be very  
13 worried.

14                  CHAIRMAN VON HAGN: Well, raccoons  
15 will open. They'll go right in.

16                  MR. SCHIEFERSTEIN: Destroy it.

17                  MR. HAJEK: Is it actually  
18 habitable, the building?

19                  MS. LIU: If you clean it, you can  
20 live there.

21                  MR. HAJEK: So no one's living  
22 there now?

23                  MR. DOBRINER: No.

24                  MR. HAJEK: Okay.

25                  MR. BUTTS: Nobody's lived

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   there --

3                   MR. DOBRINER: I don't think  
4                   anyone's lived there for three, four  
5                   years.

6                   MR. SCHIEFERSTEIN: Oh, wow.

7                   MS. LIU: It was first -- I think  
8                   it was foreclosed, right, so it was --

9                   MS. EDWARDS: The neighbors will  
10                  be delighted to have this --

11                  MR. CHURCHILL: Oh, yeah.

12                  MR. HAJEK: Okay.

13                  MS. EDWARDS: -- done.

14                  MR. SCHIEFERSTEIN: Wow.

15                  MR. DOBRINER: I thank you for  
16                  this.

17                  MR. SCHIEFERSTEIN: Four years.

18                  MS. LIU: The homeowner was ready  
19                  three years ago. You're too slow.

20                  MR. SCHIEFERSTEIN: And it's on  
21                  record, Scott.

22                  CHAIRMAN VON HAGN: Yeah. It  
23                  might have been the survey.

24                                 (Crosstalk)

25                  MS. LIU: No, I'm kidding, I'm

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   kidding, I'm kidding. Surveyor is too  
3                   slow.

4                   MR. SCHIEFERSTEIN: Somebody got  
5                   thrown under the bus.

6                   CHAIRMAN VON HAGN: All right.  
7                   Well, thank you. Have a great week. And  
8                   we look forward to seeing you soon. It  
9                   was a pleasure to meet you.

10                  MS. LIU: Yeah, me, too.

11                  CHAIRMAN VON HAGN: And we're  
12                  gonna wrap this up.

13                  MR. SCHIEFERSTEIN: All right.

14                  CHAIRMAN VON HAGN: We're gonna go  
15                  home. And that's it.

16                  Just a reminder, the next meeting  
17                  date for February is a TBD. Again, Erika.

18                  MS. GUBITOSI: Yeah, we have a  
19                  conflict --

20                  CHAIRMAN VON HAGN: Okay.

21                  MS. GUBITOSI: -- because of the  
22                  holiday. So it's either going to be the  
23                  Tuesday after or --

24                  CHAIRMAN VON HAGN: What's that?  
25                  Do you know that date?

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   MS. GUBITOSI:   Yeah.   Tuesday  
3                   would be the 20th.

4                   CHAIRMAN VON HAGN:   Okay.

5                   MS. GUBITOSI:   Or Monday, the  
6                   26th.   I'm going to circulate an e-mail  
7                   with Scott and all the Board members  
8                   tomorrow to find out what day is  
9                   convenient for everyone, just so we make  
10                  sure that we have a quorum.

11                  CHAIRMAN VON HAGN:   Okay.   Thank  
12                  you.

13                  MR. DOBRINER:   So at this  
14                  juncture, you don't know --

15                  CHAIRMAN VON HAGN:   We're not sure  
16                  yet.   Yeah, everyone will figure that out.  
17                  We just want to make sure we have enough  
18                  people.

19                  All right.   And that's it.   So can  
20                  I have a motion to adjourn, please?

21                  MR. SCHIEFERSTEIN:   So moved.

22                  MR. CHURCHILL:   Second.

23                  CHAIRMAN VON HAGN:   Second?

24                  MR. CHURCHILL:   Second.

25                  CHAIRMAN VON HAGN:   All in favor?

1                   **NORTH HAVEN PLANNING BOARD - 1/16/2024**

2                   ALL BOARD MEMBERS:   Aye.

3                   CHAIRMAN VON HAGN:   All right.

4                   And that's it.   Thank you, guys.

5                   (End of Provided Recording.)

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ERRATA SHEET FOR THE TRANSCRIPT OF:  
Hearing Name: North Haven Planning Board  
Hearing Date: January 16, 2024

CORRECTIONS					
PG	LN	NOW READS	SHOULD READ	REASON FOR	
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\_\_\_\_\_  
Date                      Signature

Subscribed and sworn to  
before me this \_\_\_\_ day  
of \_\_\_\_\_, 2024

\_\_\_\_\_  
Notary Public



1  
2 I, Agata Davis, certify that the  
3 foregoing transcript of Proceedings of the  
4 Planning Board of the Village of North Haven,  
5 held on January 16, 2024, was prepared using  
6 the required electronic transcription  
7 equipment and is a true and accurate record of  
8 the Proceedings.

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11 Agata Davis  
12 Agata Davis  
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