

ZIMMER, FRANK
29525 MAIN RD. ORIENT

13
2
7.8

292 (DEMAREST, L.) P.H. 7/21/60.

280 a - GRANTED - 13-2-10, 11, 7.8

572 (DEMAREST, L.) P.H. 6/6/63

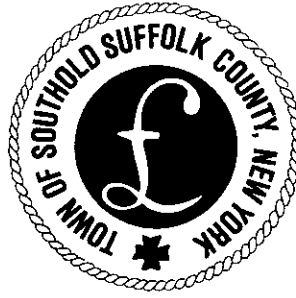
280 a - GRANTED - 13-2-6 (+ over LOT 7)

42126E P.H. + DEC. 2/2/94

RIDING ACADEMY - CA

APPEALS BOARD MEMBERS

Gerard P. Goehringer, Chairman
Serge Doyen, Jr.
James Dinizio, Jr.
Robert A. Villa
Richard C. Wilton
Telephone (516) 765-1809



Town Hall, 53095 Main Road
P.O. Box 1179
Southold, New York 11971
Fax (516) 765-1823
Telephone (516) 765-1800

**BOARD OF APPEALS
TOWN OF SOUTHD
ACTION OF THE BOARD OF APPEALS**

Appl. No. 4212:

Matter of the Application of FRANK B. ZIMMER. Special Exception under Article III, Section 100-31B(12) for permission to establish new Horse-Riding Academy. Location of Property: 29525 Main Road, Orient, NY; County Tax Map Parcel No. 1000-13-2-7.8. The subject premises contains 17.54 acres located in the R-80 Zone District, is presently improved with barns and utilized as a horse farm.

At a Meeting of the Zoning Board of Appeals held on February 2, 1994, the following action was taken:

WHEREAS, the Board has carefully considered all testimony and documentation submitted into the record concerning this application; and

WHEREAS, Board Members have personally viewed and are familiar with the premises in question as well as the surrounding zoning districts and land-use districts; and

WHEREAS, an Unlisted Action Class and Negative Declaration determining no adverse effects to the environment under the N.Y.S. Environmental Quality Review Act (SEQRA) has been determined by the Board of Appeals with respect to this project; and

WHEREAS, the Board made the following Findings of Fact:

1. By this application, applicant seeks a Special Exception under Article III, Sections 100-31B(12) of the Zoning Code which provides and authorizes by Board of Appeals approval a riding stable or academy.

2. Submitted under this application for consideration are a survey amended June 10, 1986 and a sketch of a survey map showing the existing stables, paddocks, turnout ring, indoor arena, outdoor ring, pasture areas, parking, etc.

3. It is noted for the record that:

(a) the existing use of the premises and buildings, is presently allowed agriculturally as a horse farm on 17-1/2 acres with accessory uses incidental to the horse farm such as riding and training of the horses (without charge or profit);

(b) the subject premises is located in Orient, Town of Southold along the north side of the Main Road (State Route 25) and is identified on the County Tax Maps as District 1000, Section 13, Block 2, Lot 7.8;

(c) running along the westerly side of the property is a private right-of-way extending north as access to other lots.

4. It is the position of this Board that:

(a) the riding stable(s), or academy, as proposed, will be in conformity with the Zoning Code as applies to this Agricultural-Conservation Zone District;

(b) the amount of land applied to this proposed use is more than adequate and will lend to the efficient and safe circulation for vehicles and pedestrians as well as maneuverability of the horses, stable equipment, and vehicles on the site, and appropriately located customer and employee parking areas which are established by the site plan regulations through the Planning Board and Building Inspector.

(c) lighting presently does not adversely affect neighboring areas and will continue to be shielded, except for necessary security and safety purposes.

6. In considering this application, the Board also finds and determines: (a) the use as a riding stable or academy for profit will not alter the essential character of this agricultural area and is in harmony with and the general purposes and intent of zoning; (b) that these uses will not be harmful aesthetically or be substantially adverse to public health, welfare, safety, convenience, or order of the town; (c) that the proposed use will not prevent the orderly and reasonable use of adjacent properties or of properties in adjacent use districts; (d) the use is in harmony with and will promote the general purposes and intent of zoning; (e) that all structures, equipment and material are presently and will remain readily accessible for fire and police protection. The Board has also, among other considerations, considered subsections (A) through (P) of Article XXVI, Section 100-264 of the Southold Town Zoning Code.

Accordingly, on motion by Member Wilton, seconded by Chairman Goehringer, it was

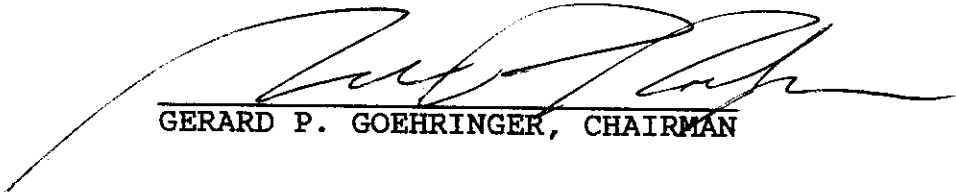
RESOLVED, to GRANT a Special Exception, for a proposed Riding Stable and Riding Academy SUBJECT TO THE FOLLOWING CONDITION:

Lighting at night shall be permitted for security and safety purposes and such additional lighting not adverse to neighboring properties.

Vote of the Board: Ayes: Messrs. Doyen, Goehringer, Dinizio, Wilton and Villa. This resolution was duly adopted.

* * *

lk


GERARD P. GOEHRINGER, CHAIRMAN

RECEIVED AND FILED BY
THE SOUTHBOLD TOWN CLERK

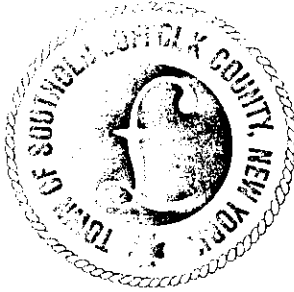
DATE 2/4/94 HOUR 2:30PM

Town Clerk, Town of Southold



APPEALS BOARD MEMBERS

Gerard P. Goehring, Chairman
Serge Doyen, Jr.
James Dinizio, Jr.
Robert A. Villa
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**BOARD OF APPEALS
TOWN OF SOUTHOOLD**

ADDITIONAL HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to Section 267 of the Town Law and the Code of the Town of Southold, that the following public hearings will be held by the SOUTHOOLD TOWN BOARD OF APPEALS, at the Southold Town Hall, 53095 Main Road, Southold, New York 11971, on WEDNESDAY, FEBRUARY 2, 1994, commencing at the times specified below:

4. 7:45 p.m. Appl. No. 4212 - FRANK B. ZIMMER. Special Exception under Article III, Section 100-31B(12) for permission to establish new Horse-Riding Academy. Location of Property: 29525 Main Road, Orient, NY; County Tax Map Parcel No. 1000-13-2-7.8. The subject premises contains 17.54 acres located in the R-80 Zone District, is presently improved with barns, and is utilized as a horse farm.

5. 7:50 p.m. Appl. No. 4213 - IRWIN and AGNES FRICK. Application for a Variance to the Zoning Ordinance, Article IIIA, Section 100-30A.3 (and Section 100-244B pertaining to substandard lot sizes) for permission to construct addition with a reduction in the minimum setback at the southerly side yard.

The existing setback is shown to be approximately 11-1/2 feet, and the addition is proposed to extend 6-1/2 feet from the existing dwelling structure. Section 100-244B requires a minimum 10 ft. setback; applicant proposes a five-foot setback. This parcel of land has a total lot area of 13,940+-square feet and is located in the R-40 Low-Density Residential Zone District. Property ID: 1935 Westview Drive, Mattituck, NY; County Tax Map District 1000, Section 107, Block 7, Lot 5.

The Board of Appeals will at said time and place hear any and all persons or representatives desiring to be heard in the above matters. Written comments may also be submitted prior to the conclusion of the subject hearing. Each hearing will not start before the times designated above. If you wish to review the files or need to request more information, please do not hesitate to call 765-1809 or visit our office.

Dated: January 21, 1994.

BY ORDER OF THE SOUTHOLD
TOWN BOARD OF APPEALS
GERARD P. GOEHRINGER
CHAIRMAN
By Linda Kowalski

x
x

RECEIVED

3:00 PM

JAN 20 1994

TOWN OF SOUTHOLD, NEW YORK

APPLICATION FOR SPECIAL EXCEPTION

Needs:

Signature before notary
2x

Application No. 42/2
Date Filed:

Southold Town Clerk

TO THE ZONING BOARD OF APPEALS, SOUTHOLD, NEW YORK:

I (we), FRANK B. ZIMMER (ZIMMER FARM) of 29525 MAIN ROAD Box 355
(Residence, House No. and Street)

ORIENT, NEW YORK 11957 516-323-1317
(Hamlet, State, Zip Code, Telephone Number)

hereby apply to THE ZONING BOARD OF APPEALS for a SPECIAL EXCEPTION in accordance with
the ZONING ORDINANCE, ARTICLE III . SECTION 100-31 B12 , SUBSECTION

for the below-described property for the following uses and purposes (and as shown on
the attached plan drawn to scale): ATTACHED PLAN WILL SHOW 17 1/2 ACRES WITH
EXISTING HORSE STABLE, INDOOR ARENA, 2 OUTDOOR RIDING RINGS, 6 PRIVATE
PADDOCKS, MISC. BUILDINGS & PASTURE LAND -

RATHER THAN DEVELOPE THIS PROPERTY - REQUEST TO HAVE PROPERTY UNDER
SPECIAL EXCEPTION USED AS A RIDING STABLE & MAINTAIN OPEN SPACE -
AT THE PRESENT TIME THIS PROPERTY IS OPERATING AS A HORSE FARM
RESTRICTED TO BREEDING & TRAINING OF HORSES - OWNER'S REQUEST IS TO
BE ABLE TO GIVE LESSONS & TO BE ABLE TO FUNCTION AS ALL THE OTHER
RIDING STABLES WHICH ARE LOCATED IN THE TOWN OF SOUTHOLD -

A. Statement of Ownership and Interest.

FRANK B. ZIMMER is (are) the owner(s) of
property known and referred to as 29435 MAIN ROAD - ORIENT
(House No., Street, Hamlet)

identified on the Suffolk County Tax Maps as District 1000, Section _____, Block _____,
Lot(s) _____, which is not (is) on a subdivision Map (Filed _____,
"Map of 473089 13-2-7.8" Filed Map No. _____,
and has been approved by the Southold Town Planning Board on _____
as a [Minor] [Major] Subdivision).

The above-described property was acquired by the owner on MARCH 1983.

B. The applicant alleges that the approval of this exception would be in harmony with
the intent and purpose of said zoning ordinance and that the proposed use conforms to
the standards prescribed therefor in said ordinance and would not be detrimental to
property or persons in the neighborhood for the following reasons:

AT THE PRESENT TIME & IN THE FUTURE THIS PROPERTY IS IN OPERATION AS AN
ESTABLISHED HORSE FARM & TO THE BEST OF MY KNOWLEDGE HORSES SPREAD OVER
17 1/2 ACRES WILL BE IN HARMONY WITH THE ZONING ORDINANCE & NOT DETRIMENTAL
TO OTHER PROPERTY OWNERS -

RESIDENTIAL/AGRICULTURE

C. The property which is the subject of this application is zoned R-80 and
[] is consistent with the use(s) described in the Certificate of Occupancy being
furnished herewith.
[] is not consistent with the Certificate of Occupancy being furnished herewith
for the following reason(s):

[X] is vacant land. WITH EXISTING BUILDINGS ON PROPERTY
COUNTY OF SUFFOLK)

STATE OF NEW YORK) ss.:

Sworn to before me this 20 day of January, 1994.

Joyce M. Wilkins
(Notary Public)

ZB2 (rev. 2/6/86)

JOYCE M. WILKINS
Notary Public, State of New York
No. 4952246, Suffolk County
Term Expires June 12, 1995

May 11-7

Fillable	
Woodland	
Meadowland	
House Plot	
Total	

TOWN OF SOUTHBOLD

1000-13-27-7

OWNER	STREET	VILLAGE	ACR.	TYPE OF BUILDING
H. M. Demarest & sons	Main Road	Wilsberg	29	
FORMER OWNER	N. Lil. Sound	E. Wilsberg	29	
	S. Main Rd.	W. Wilsberg		

RES.	SEAS.	VL.	FARM	COMM.	CB.	MISC.	Mkt. Value
LAND	IMP.	TOTAL	DATE	REMARKS			
4700	5400	10100		6/26/75 Bldg. Per. # 6684. Build new Farm Bldg. E.C. 25,000			
4700	9200	13900	1966	10/3/69 New Slatane House # 440 Z.E.C. 25,000			
4700	9100	13800	5/28/67	9/7/76 Bldg. Per. # 8846 Z. Build new Farm Bldg. E.C. 25,000			
4700	12600	17300	4/1/70	6/15/76 Bldg. Per. # 8644 Z. Build an addition on exist Farm building			
6100	12600	18700	8/29/72	2/16/72 Liber T 136 p 435 - Demarest to Demarest			
AGE 6100	13,300	19,400	4/12/74	4/25/79 Combined cards - rev. avg - review showed			
NEW 6100	NORMAL 14,300	BELOW 20,400	ABOVE 5/11/77				
FARM	Acre	Value Per Acre	Value				
Tillable 1	13	250	3250				
Tillable 2							
Tillable 3							
Woodland	(calc) 1/24/86						
Barrens				FRONTAGE ON WATER	650' @ 50' (some erosion) = 3250 (400' depth = 6 acres)		
Swampland				FRONTAGE ON ROAD	150' @ 50' = 750		
Brushland	4.54	250	1,135	DEPTH	2500		
House Plot				BULKHEAD			
Total	17.54		4385	DOCK			



#1

10178
10178

COLOR

GRAY

TRIM

WHITE



M. Bldg.				Foundation		Bath		Dinette	
#1 Extension	49x85=4165 24x42=1008	5173	.50	2587	Basement		Floors	K.	
#2 Extension	70x40=2800		.50	1400	Ext. Walls	ASB siding	Interior Finish	LR.	
#3 Extension	28x57=1596 14x20=280 24x40=960	1240	.50	620	Fire Place		Heat	DR.	
#4 Porch	60x134=8040	1.00		8040	Type Roof		Rooms 1st Floor	BR.	
#6 Porch	60x84=5040	1.00		5040	Recreation Room		Rooms 2nd Floor	FIN. B.	
#7 Breezeway	20x28=560	1.50		840	Dormer				
Garage					Driveway				
Patio									
O. B.				400					
Total				19325					

Dec 22 1975
10009

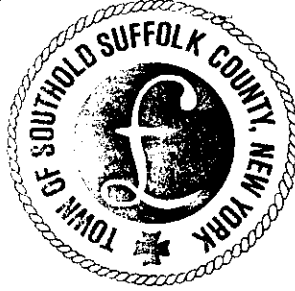
TOWN OF SOUTHOLD PROPERTY RECORD CARD

MA P. 1

1001-13-2-7.2 TOWN OF SOUTHOLD PROPERTY RECORD									
OWNER		STREET		VILLAGE		DIST.	SUB.	LOT	
Harrison Demarest Jr.				Orient		2			
FORMER OWNER		N L D Lound		E Helen Borden		ACR. # 3X	3		
		S Harrison Demarest Jr.		W Phil Berry		TYPE OF BUILDING			
RES.	SEAS.	VL	FARM	COMM.	CB.	MISC.	Mkt. Value		
LAND	IMP.	TOTAL	DATE	REMARKS					
2100		2100		Split Out 1/2 Ac Louis Demarest					
1900		1900	5/31/63	" " " " Robert Demarest					
AGE		BUILDING CONDITION							
NEW	NORMAL	BELOW	ABOVE						
FARM	Acre	Value Per Acre	Value						
Tillable 1									
Tillable 2									
Tillable 3									
Woodland									
Swampland				FRONTAGE ON WATER	650 on L.I. Island (estimate) subject to survey				
Brushland				FRONTAGE ON ROAD	#3				
House Plot				DEPTH					
				BULKHEAD					
Total				DOCK					

APPEALS BOARD MEMBERS

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**BOARD OF APPEALS
TOWN OF SOUTHOLD**

Town Hall, 53095 Main Road
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Southold, New York 11971
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March 9, 1994

Rudolph H. Bruer, Esq.
Main Road
Southold, NY 11971

Re: Appl. No. 4212 - Zimmer Riding Academy
Decision Rendered February 2, 1994

Dear Rudy:

Pursuant to your telephone inquiry today and for your convenience, we are transmitting herewith a copy of the February 2, 1994 Determination rendered by the Board of Appeals concerning Mr. Zimmer's Special Exception application.

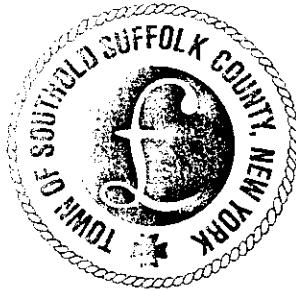
Very truly yours,

Linda
Linda Kowalski, Clerk
Board of Appeals

Enclosure

APPEALS BOARD MEMBERS

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**BOARD OF APPEALS
TOWN OF SOUTHOLD**

Town Hall, 53095 Main Road
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February 22, 1994

Mr. Frank B. Zimmer
Zimmer Farm
P.O. Box 355
Orient, NY 11957-0355

Re: Appl. No. 4212 - Special Exception for Riding Academy

Dear Mr. Zimmer:

Please find attached a copy of communications transmitted to our office from the Suffolk County Department of Planning which results from their review in accordance with the Suffolk County Administrative Code for projects located within 500 feet of a state or county highway, estuaries, creeks of the Peconic Bay area and its tributaries.

You will note that the County has left this project for local (Town) determination. No other steps are necessary on your part.

This copy is for your update and recordkeeping.

Very truly yours,

Linda Kowalski

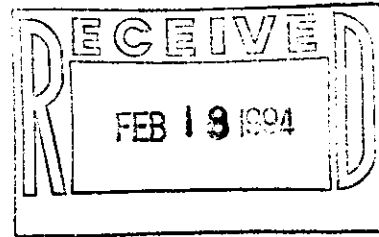
Enclosure

5-18w
CBP
3-12w appl.
2-12w file (3)
10

COUNTY OF SUFFOLK



ROBERT J. GAFFNEY
SUFFOLK COUNTY EXECUTIVE



DEPARTMENT OF PLANNING

STEPHEN M. JONES, A.I.C.P.
DIRECTOR OF PLANNING

February 16, 1994

Town of Southold
Zoning Board of Appeals

Pursuant to the requirements of Sections A 14-14 to 23 of the Suffolk County Administrative Code, the following application(s) which have been referred to the Suffolk County Planning Commission are considered to be a matter for local determination. A decision of local determination should not be construed as either an approval or a disapproval.

<u>Applicant(s)</u>	<u>Municipal File Number(s)</u>
Vesey (Stephen) & Schlitt (Cheryl)	4210
Holland, Mary	4211
✓ Zimmer, Frank	4212

Very truly yours,

Stephen M. Jones
Director of Planning

S/s Gerald G. Newman
Chief Planner

GGN:mb

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**BOARD OF APPEALS
TOWN OF SOUTHOLD**

Pursuant to Article XIV of the Suffolk County Administrative Code, The Board of Appeals of the Town of Southold, New York, hereby refers the following to the Suffolk County Planning Commission:

- _____ Variance from the Zoning Code, Article _____, Section _____
_____ Variance from Determination of Southold Town Building Inspector
XX Special Exception, Article III _____, Section 100-31B(12)
_____ Special Permit

Appeal No: 4212 Applicant: Frank B. Zimmer
Location of Affected Land: 29525 Main Road, Orient, NY
County Tax Map Item No.: 1000-13-2-7.8

Within 500 feet of:

- _____ Town or Village Boundary Line
XX Body of Water (Bay, Sound or Estuary)
XX State or County Road, Parkway, Highway, Thruway
_____ Boundary of Existing or Proposed County, State or Federally Owned Land
_____ Boundary of Existing or Proposed County, State or Federal Park or other Recreation Area
_____ Existing or Proposed Right-of-Way of any Stream or Drainage Channel Owned by the County or for which the County has established Channel Lines, or
_____ Within One Mile of a Nuclear Power Plant
_____ Within One Mile of an Airport

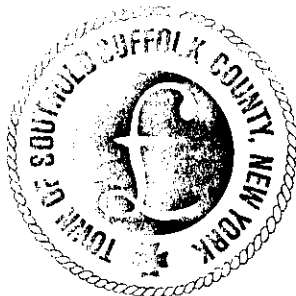
Comments: Applicant is requesting permission to establish new Horse-Riding Academy.

Copies of Town file and related documents enclosed for your review.

Dated: Feb. 8, 1994

APPEALS BOARD MEMBERS

Gerard P. Goehringer, Chairman
Serge Doyen, Jr.
James Dinizio, Jr.
Robert A. Villa
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**BOARD OF APPEALS
TOWN OF SOUTHOLD**

Town Hall, 53095 Main Road
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February 4, 1994

Mr. Frank B. Zimmer
Zimmer Farm
P.O. Box 355
Orient, NY 11957-0355

Re: Appl. No. 4212 - Special Exception (Riding Academy)

Dear Mr. Zimmer:

Enclosed please find a copy of the Board's Findings and Determination rendered at our February 2, 1994 Regular Meeting.

Please be sure to return to the Building Department to ascertain and obtain other necessary approvals for this project. We have furnished the Building Department with a copy of this determination for their permanent recordkeeping, as well as the Town Planning Board who is presently considering the need for a site plan application.

Also, we have transmitted a copy of your file to the Suffolk County Department of Planning in accordance with Suffolk County's Administrative Code rules and regulations pertaining to variance projects located within 500 feet of a State or County Road. Once we have received their written response, we will forward a copy to you for your permanent file.

If you have any questions, please feel free to call.

Very truly yours,

Linda Kowalski, Clerk
Board of Appeals

Enclosure

Copies of Decision to:

Town Building Department (Attn: Tom Fisher, Dept. Head)
Town Planning Board

*grimer
file*

PUBLIC HEARINGS
BOARD OF ZONING APPEALS
TOWN OF SOUTHDOLD

February 2, 1994
(7:30 p.m. Hearings Commenced)

P r e s e n t : HON. GERARD P. GOEHRINGER,
Chairman

SERGE DOYEN, Member

JAMES DINIZIO, JR., Member

ROBERT A. VILLA, Member

RICHARD C. WILTON, Member

LINDA KOWALSKI,
Clerk-Assistant to Board

I N D E X
PUBLIC HEARINGS
FEBRUARY 2, 1994

<u>APPLICATIONS</u>	<u>Pages</u>
No. 4210 - STEPHEN T. VESEY and CHERYL SCHLITT	3-6
No. 4211 - MARY HOLLAND	7-11
No. 4161 - BARBARA KUJAWSKI	12-17
No. 4212 - FRANK ZIMMER FARM	19-29
No. 4213 - IRWIN and AGNES FRICK	30-32

7:53 p.m. Appl. No. 4212 - FRANK B. ZIMMER. Special Exception under Article III, Section 100-31B(12) for permission to establish new Horse-Riding Academy. Location of Property: 29525 Main Road, Orient, NY; County Tax Map Parcel No. 1000-13-2-7.8. The subject premises contains 17.54 acres located in the R-80 Zone District, is presently improved with barns and utilized as a horse farm.

The Chairman read the Legal Notice of Hearing for the record, and the application.

CHAIRMAN: I have a copy of a survey indicating the parcel, its placement of the stable and indoor arena and the paddocks and the turnout areas, and the area of pasture, and the parking area and existing buildings on the site other than the ones that I mentioned. Survey produced by Roderick VanTuyt dated June 10, 1986. And I have a copy of the Suffolk County Tax Map indicating this and surrounding properties in the area. Mr. Zimmer, you're on.

FRANK ZIMMER: My name is Frank Zimmer. And I have a prepared statement. Would you have any objections if I read it?

CHAIRMAN: Not at all.

MR. ZIMMER: Mr. Chairman. Board Members. Friends and supporters. I wish to take this opportunity to give you some background from the time I purchased the subject property up to the present time that it is being used as a riding stable. Approximately 12 years ago, I purchased 17-1/2 acres from Lewis, Harrison and Bob Demarest to farm and to utilize the existing buildings as storage and shop facilities. This property has been farmed for the last 50 to 60 years. Cows and horses were also kept on the property during these years.

Our plans changed shortly after purchasing the Demarest property. However, during these years, Fred Terry from Terry Farms and Ed and Danny Latham from Latham Farms continued to farm the lands. In 1986, my wife and I decided to submit an application for a minor subdivision for which we had approximately 90% approval. However, we had mixed emotions about subdividing the property and consequently dropped the idea and decided to retain it as an open space for future use. In 1992 my wife started taking horseback riding lessons, and in a short time purchased two horses. We enjoyed our horses, stabled on our own property, and decided to convert one of the barns to the stable and one to an indoor riding arena. Along with

outside riding rings and paddocks. This lead to opening a riding stable with realistic prices and a friendly family atmosphere.

In October of 1993, on an average of two times a week thereafter, I advertised in the Suffolk Times, the Long Island Watchman, and the Shelter Island Reporter about Zimmer Farm Riding Stable. The response was over-whelming at the "Open Barn." The "Open Barn" we know. The Suffolk Times sent a reporter-photographer that day and placed the article in a paper.

There were no hidden factors as a stable remained open for business. From October 1993 until the present time, we have approximately 25 students taking riding lessons with their parents deeply involved with their children's horseback riding activities. We also have a 4-H Group involved with riding lessons. Eighty percent of the students are ages from 6 to 16 years old and the rest are adults. Also, our students reside in Orient and East Marion areas. Our success revolves around excellent instruction and facilities, along with realistic prices and a friendly atmosphere. It was business as usual until I received a call from the Building Department on January 17, 1994 that a written complaint was made to them stating that the stable did not conform to a zoning amendment that was

issued in 1989. The next day I met with Gary Fish and John Boufis from the Building Department at the stable, and at that time I was told to stop giving horseback riding lessons and discontinue advertising until I receive approval from the Board of Appeals for a Special Exception. I discussed this problem with the Planning Department and Building Department which I have done. The Building Department is awaiting a decision from the Board of Appeals, and the Planning Board held a meeting Monday evening, January 24th, which I attended discuss the situation. At that meeting, I requested that a waiver from the Planning Board and am looking forward to a favorable decision.

At the direction of the Board of Appeals, I have mailed out certified, return-receipt notices, sketch plan and a copy of my application to all adjoining property owners. On Friday I personally telephoned each resident and lot owner and explained to them what is taking place and asked them for their input. Their comments were unanimous that they have no problem with my riding stable. I ended the conversation by saying that if they have any further questions, please call me or the Board of Appeals. It is apparent that if it wasn't the adjoining resident or lot owners that made the complaint, then it must have been a person or persons vindictive enough to try to close my stable down.

I would like to mention that without giving lessons and functioning as other stables do, I cannot stay in business. I now have no income, yet the bills still have to be paid. It has cost me over \$500 (sic - should be \$400.00) to go before the Board of Appeals, and at this juncture I have limited funds to go any further with expenditures to right a wrong. I will abide by your decisions and will be happy to work with the various departments involved. However, if the decisions are negative, then I will go out of business and put the property up for sale. The sad scenario to this story is, if I have to close, all the children in Orient and East Marion areas will lose their riding stable which has become an enjoyable part of their life as well as ours in this area.

In closing, I wish to extend sincere thanks to the Board of Appeals, Planning Department, and Building Department for their time, direction and cooperation in the subject matter. Please accept these signed petitions. There are over 100 persons supporting the Zimmer Farm Riding Stable to continue to give riding lessons as other riding stables do in the Town of Southold. Can I hand you these?

CHAIRMAN: Sure. I have to hand you a letter from the Planning Board that should make you happy.

MR. ZIMMER: Make me happy? Thank you. I look forward to it.

CHAIRMAN: Ok. Just a couple of questions. Again I used the word gracious because in all the situations tonight, all the properties that we have seen - everyone was very gracious in showing us the property and you in particular, Mr. Zimmer, last Saturday. We had a wonderful tour of your barns. We determined there were existing -- how many stalls?

MR. ZIMMER: There were a total of 20. There are 8 being used right now. Basically we could probably have 35 horses which I don't think I'll ever have in my life time. Eight is enough to tell you the truth.

CHAIRMAN: How would you have 35 if you only have 20 stalls?

MR. ZIMMER: Well, that's a thing I threw up--

CHAIRMAN: Off the top of your head. Ok. Conceivably you could put stalls in the --

MR. ZIMMER: I think I arrived at that at two horses per acres or something to that effect.

CHAIRMAN: Right, ok. Good. The entire riding, both pleasure and for lessons, occurs during daylight hours, is that correct?

MR. ZIMMER: Probably 90% of it.

CHAIRMAN: So in other words there could be some person at night that would like up the barn and utilize the indoor--

MR. ZIMMER: Yes.

CHAIRMAN: There would be no activity in the exterior of the barns during -- there would be no lighting of these paddocks--

MR. ZIMMER: No, no. We have an outdoor light, outside.

CHAIRMAN: But I mean, there would be no extensive lighting of any of these --

MR. ZIMMER: Do you have objections to that. Or does anybody have objections to that?

CHAIRMAN: Well, what comes in to be is the problem of shielding light to existing property lines. Of course, you happen to have 17-1/2 acres but quite honestly--

MR. ZIMMER: The only persons that would be exposed to any kind of lighting of the riding ring would be Mr. and Mrs. Demarest who are here this evening, and there they are. But that doesn't happen too often, anything like that. Most of the riding has gone indoors and especially four or five months out of the year. And if we do, it would be very, very seldome that somebody will come in like after work and would like to ride for an hour or half hour. But if they do have objections, I would like to have them.

CHAIRMAN: No. This is only a question that I have. It's my job to significantly "grill" you, so I'm grilling you at this point (jokingly).

MR. ZIMMER: You see, to the east of us we have the Nature Conservancy there which is just unblocked with no houses, no nothing. And just south by, I guess it would be 200 ft. Harrison? The Demarest house. But basically there would be no houses around other than the Demarest house there.

CHAIRMAN: Does that subdivision infringe on this -- the subdivision to the west in any way?

MR. ZIMMER: No. No. Do you mean Reese's property to the west?

CHAIRMAN: Ok.

MR. ZIMMER: Actually, we have two right-of-ways, two roads.

CHAIRMAN: Ok. We'll see how the Board wants to deals with that aspect. That's the only thing.

MR. ZIMMER: Can I bunk here for the night until you reach a decision?

CHAIRMAN: You won't have to bunk too long.

MR. ZIMMER: Thank you. I appreciate it.

CHAIRMAN: Is there anybody else that would like to speak in favor of this application? I just appreciate it, for the purpose of the person who has to take this down, if you would

just use the mike. On either side, I don't care. And state your name for the record.

EILEEN TEADIAS (spelling?): I am currently the instructor and trainer at Zimmer Farms. I would just like to say on behalf of the lighting situation the only way -- we never run past seven o'clock because, first of all, I'm not going to be there past seven o'clock. Second of all, it's really not appropriate, no matter how much artificial lighting you come up with, it's not appropriate. Lighting is for work with the horse without putting that horse in danger or the rider in danger. So we really don't allow it after seven o'clock anyway. And I don't think there's a person alive that's going to be playing up to that point. We're not talking about 10 or 11 o'clock at night. And even if they were, we would have to move to the indoor where the lighting was better.

CHAIRMAN: Ok. Great. Thank you. Is there anybody else that would like to speak.

RENE DIAGUSTA: Hi. My name is Rene Diagusta. I was a present boarder of the barn and I still do my riding there. I keep my horse on our property that I leave myself. I just wanted to say, Frank takes exceptionally good care of horses. I

had my horse for 5-1/2 years now and have been riding since I've been eight. Tobee, the trainer, works extremely well with the kids. She has had some difficult children who, their parents have thanked her for how well they behave -- the horses like, again are taken care of and he does follow all the rules that are around. And it's nice to see that.

CHAIRMAN: We noticed that while we were out there. Not that we're horse people, but you can see the care that was taken. Thank you. Is there anybody else? Anybody to speak against this application? (None) Questions from Board Members? (None) Seeing no hands, I'll make a motion closing the hearing and reserving decision until a little bit later.

Seconded by Member Villa, and duly carried.

* * *

PETITION

FROM: ZIMMER FARM (RIDING STABLE)

29525 MAIN ROAD

ORIENT, N.Y.

TO: BOARD OF APPEALS (TOWN OF SOUTHDOLD)

GERARD P. GOEHINGER, CHAIRMAN

SERGE DOYEN JR.

JAMES DINIZIO JR.

ROBERT A. VILLA

RICHARD C. WILTON

SUBJECT: APPROVE APPLICATION FOR A SPECIAL EXCEPTION UNDER ARTICLE III, SECTION 100-31B (12) TO CONFORM TO A ZONING CODE AMENDMENT WHICH WILL ENABLE ZIMMER FARM (RIDING STABLE) TO BE ABLE TO CONTINUE TO GIVE LESSONS AND BE ABLE TO FUNCTION AS ALL THE OTHER RIDING STABLES LOCATED IN THE TOWN OF SOUTHDOLD

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HEARING DATE: FEBRUARY 2, 7:45 PM. SOUTHDOLD TOWN HALL

NAME	ADDRESS	NAME	ADDRESS
P.C. Johnson	420 LEE WELLS LANE	Jeffrey Williams	Main Rd Southold
W.M. Demaree Jr	29535 Main Rd Orient	Paul M. Williams	525 Orchard Orient
Chitra Priore	23860 Main Rd Orient	D.C. Jeffries	Willow Terrace Orient, N.Y.
Nora Grant	1000 Orchard St Orient	Jean E. Hous	22415 Main Rd, Orient, N.Y.
Elizabeth Thompson	OLD FARM RD ORIENT	Glenn Wright	310 2nd St Orient N.Y.
ANTHONY JENKINS	ORCHARD ST ORIENT	Stella V. Sledziska	27300 Main Rd Orient, N.Y.

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HEARING DATE: FEBRUARY 2, 7:45 PM. SOUTHOLD TOWN HALL

NAME	ADDRESS
A. Long	PO Box 71 Peconic
A. Wozniak	P.O. Box 41, E. Marion
J. Parker	638 Carpenter Greenport
Leg. Tere	255 Oriole Dr. Southold
Charles R. Jentzen	520 Main St. Orient, N.Y.
Jennifer Wells	308 Edwards St

NAME	ADDRESS
J. Swiskey	137 Sterling Ave. Greenport.
John M. Montgomery	
J. Minaglia	5135th St. Greenport.
Angela Jacobs	210 Broad St.
Johnnie Chameau	Greenport
John Morion	E. Marion

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NAME ADDRESS

Christine VanSickle 3185th Ave Greenport

Mary Agnoli 414 5th St. Greenport

Michelle Vogel 506 Wiggins St. Greenport

Burton Jay Crittendon Southold

Julie Kalin Greenport

Alan Ellen Mottishaw

NAME ADDRESS

Jim Costantino 5700 Lee Hwy B Laurel NY 10488

Robert Lapas 100 Westwood Lane NY 11944

Richard Vegr 1506 Wiggins Street

Ray Von 10 Box 503

Tracy Kussieski Greenport

Bridanne Vegr NY GREENPORT

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NAME	ADDRESS
Robert Rich	East Marion
Chris. Fitting	Oran
John Jones	Orient
David Moore	Olebo
John	Northport
Ernette P.	Greenport

NAME	ADDRESS
Gennine Skelton	Greenport
Angela Borden	East Marion
Paul Dorelli	E. Marion
Jorge Nieves	Greenport
N. Wilkins	Greenport
Amy Pacholk	Greenport

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NAME	ADDRESS	NAME	ADDRESS
Jessica Middleton	420 Lakeview Terrace E. Marion 11939	Lisa Cooper	414 Clark St Greenport 11944
Peter Long	1695 Orient	Tara Detrick	East Marion
Melissa	118 North St Greenport	Kristy Reeves	Greenport
Louella Cassone	690 Water Rd Greenport NY 11944	Erin Bondarchuk	Greenport
Allison Senter	314 Chapman Place GPT. NY 11944	John Mims	630 Second St GP
Cindy Chuk	9 Middlebrook Rd GPT. NY 11944	Shirrell Brown	11 North St.

PETITION

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NAME	ADDRESS
Kathy Crowley	1735 Grandview Dr. Orient
Alfred P. Zambardi	1000 Cedar Dr. East Main
Ed R.	PO Box 767 Main Rd. E.M.
Raymond M. M. M. M.	PO Box 2222
Lisa Kreiling	236 North Rd, Gmpt.
Charles K.	

NAME	ADDRESS
Danielle Walker	418 West St. GP
Artist A. Redwood	508 First. G.P.
M. J. J. J. J.	Liberty La. Southold
David E. Walker	418 West St.
Alicia Walker	418 West St.

PETITION

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TO: BOARD OF APPEALS (TOWN OF SOUTHOLD)

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NAME	ADDRESS	NAME	ADDRESS
Melissa	1480 WASHT AVE ENT. GREENPORT	John Richard	432 4th St. Greenport, NY 11941
Melissa	Curely's Inn Box 444, Montauk	Kristina Hansen	11250 Verelott Drive Southold 11971
Amy Waskiewicz	428 Fourth Street Greenport	Marian Smith	112 Young Ave Southold
PATRICIA A. Power	238 B 5th Ave Greenport 11944	Sara Garrick	1101 Youngs Ave Southold
Noelle Loden	236 5th Ave Greenport NY 11944	M. Garrick	1101 Youngs Ave Southold
STEVEN Ertushek	428 5th Greenport NY 11946		
Barbara Harvey	816 Linnel Street Greenport NY		

PETITION

FROM: ZIMMER FARM (RIDING STABLE)

29525 MAIN ROAD

ORIENT, N.Y.

TO: BOARD OF APPEALS (TOWN OF SOUTHDOLD)

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HEARING DATE FEBRUARY 2, 7:45 PM. SOUTHDOLD TOWN HALL

NAME ADDRESS

NAME ADDRESS

Chad 428 4th Street, Greenport	Maria Mitchell Kemps Rd. Southold, NY, 11971
Rosella Beel 428 4th St. Greenport	Hosie Nereel 801 Tinker St. Southold
Quinn 428 4th St. Greenport	Kate Nereel 801 Tinker St. Southold
Erin Crowl 2nd Wiggins St. Greenport 11941	
Kimberly Eard Wiggins St. Greenport 11941	
Chr. DeAngelis Kemps Rd. Southold, 11971	

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NAME	ADDRESS
Michelle Orsini	
Jacqueline Juchet	
Erika Juchet	
Mike Checklick	
Beatrice Juchet	135 Stars Rd. East Marion
Gerry Tuthiel	3745 Rd. E. MARION

NAME	ADDRESS
Stephen Desiano	

PETITION

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NAME	ADDRESS
Kate Rodoszytko	First St.
Jacquelyn Wallace	P.O. Box 23 Eastmain
Sanija Gates	P.O. Box 64
Dina Marrara	P.O. Box 528 Greenport, NY 11944
Amy A. Jester	314 Champion Place
Charles Bumble	14 Sound RD

NAME	ADDRESS
Jill Rudder	200 North St. Greenport
Debra Rudder	P.O. Box 403
Heather Middleton	E. Marion

PETITION

FROM: ZIMMER FARM (RIDING STABLE)

29525 MAIN ROAD

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TO: BOARD OF APPEALS (TOWN OF SOUTHDOLD)

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NAME	ADDRESS
Sil Raynor	233 3rd St Apt.
Mary E. Lane	629 3rd St Apt.
Alice Raynor	233 3rd St Apt.

NAME	ADDRESS
Dawn Raynor	
Sean Grace	725 Linn St

PETITION

FROM: ZIMMER FARM (RIDING STABLE)

29525 MAIN ROAD

ORIENT, N.Y.

TO: BOARD OF APPEALS (TOWN OF SOUTHOLD)

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HEARING DATE: FEBRUARY 2, 7:45 PM. SOUTHOLD TOWN HALL

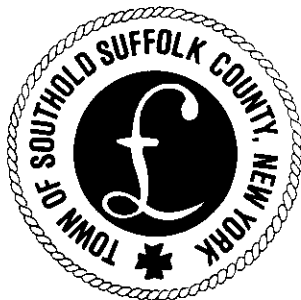
NAME	ADDRESS	NAME	ADDRESS
Doreen Augusta	Southold NY		
Mary Ann Cassidy	Southold NY		
Jill McCormick	Southold NY		
Richie Silva	HAT. NY		

6-100A
1-appeal
2/2 WK.
RK

PLANNING BOARD MEMBERS

Richard G. Ward, Chairman
George Ritchie Latham, Jr.
Bennett Orlowski, Jr.
Mark S. McDonald
Kenneth L. Edwards

Telephone (516) 765-1938



PLANNING BOARD OFFICE
TOWN OF SOUTHOLD

SCOTT L. HARRIS
Supervisor

Town Hall, 53095 Main Road
P. O. Box 1179
Southold, New York 11971

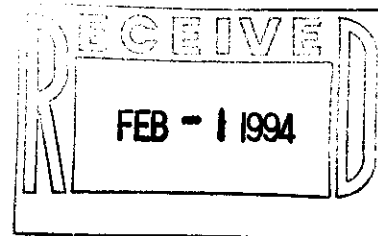
Fax (516) 765 - 1823

TO: Gerard P. Goehringer, Chairman, Zoning Board of Appeals

From: Richard G. Ward, Chairman *RW*

RE: Proposed Riding Academy-Frank Zimmer
Route 25, Orient
SCTM# 1000-13-2-7.8

DATE: February 1, 1994



This is in response to your letter of January 20, 1994, requesting comments on the above referenced project.

The Planning Board is in favor of your Board granting the Special Exception.

If the Special ^{EXEMPTION} is granted this Board plans to recommend to the Building Department that a site plan is not required.

A copy of a "as built" plan will be requested from the applicant upon completion of the project and placed in the Board's file as a base plan for future reference.

cc: Thomas Fisher, Building Inspector In Charge

5-14a
JAN 24 1994

January 24th 1994

To: Town of Southold
A) Board of Appeals
B) Planning Board
C) Building Department

FROM: Frank Zimmer
(Zimmer Farm Riding Stable)

At this point in time I wish to take this opportunity to give you the informational background from the time I purchased the subject property up to the present time that it is being used as a riding stable.

- A) Approximately 11 to 12 years ago I purchased 17 1/2 acres from Lewis, Harrison + Bob Demarest to farm and to utilize the existing buildings as storage and shop facilities. This property has been farmed for the last 50 to 60 years along with cows and horses on the property.
- B) Our plans changed shortly after purchasing the Demarest property due to our son Todd's illness of chronic ulcerative colitis. This illness continued until his death in July 1992 from colon cancer. Our son Todd now lies in the Orient Central Cemetery in our family plot.
- C) In 1986 my wife and I decided to submit an application for a minor sub-division for which we had approximately 90% approval. However, we had mixed emotions about sub-dividing this property thinking that there would be a better use for it in the future. We consequently dropped the idea to sub-divide it.
- D) During those years both Fred Terry (Terry Farms) and Danny Latham (Latham Farms) continued to farm the land.

E) After the death of our son Todd, our only child, who was 34 years old, we needed something to help with our grief. My wife started to take horseback riding lessons and in a short time we purchased 2 horses. We enjoyed our horses stabled on our own property and decided to convert one of the barns to a stable and one to an indoor riding arena along with outside riding rings and paddocks on our Orient property. This led to opening a stable as a riding stable with realistic prices and a friendly family oriented atmosphere.

F) On October 1, 1993 and on an average of 2 times a week thereafter I advertised in the Suffolk Times, the Long Island Watchman and the Shelter Island Reporter about Zimnier Farm (Riding Stable). The response was over-whelming at the "Open Barn" we held. Suffolk Times was kind enough to send a reporter/photographer that day and placed the article in the paper.

From October 1993 to the present time we have approximately 25 students taking riding lessons along with their parents deeply involved with their childrens horseback riding activities. We also have the 4 H Group involved with riding lessons. Eighty percent of the students are age 6 years to 16 years old and the rest are adults. Most of our students reside in Orient and East Marion areas. Our success revolves around excellent instruction + facilities, realistic prices and a friendly atmosphere.

G) It was business as usual until I received a call from the Building Dept. on January 17th 1994 that a complaint was made to them that the stable did not conform to a zoning amendment that was issued in 1989. The next day

cont'd. G) I met Gary and John from the Building Dept. at the stable and at this time I was told to stop giving horseback riding lessons until I receive approval from the Board of Appeals for a special exception and discuss this problem with the Planning Department and Building Department, which I have done. The Building Department is awaiting a decision from the Board of Appeals and the Planning Board is having a meeting Monday evening January 24th to discuss the situation. I have requested a waiver from the Planning Board.

H) At the direction of the Board of Appeals I have mailed out certified return receipt notices, sketch plan and a copy of my application to the Board of Appeals to all adjoining property owners. On Friday I personally telephoned each resident and lot owner and explained to them what is taking place and asked them for their input. Their comments were unanimous that they have no problem with my riding stable. I ended the conversation by saying, that if they have any further questions please call me or the Board of Appeals. It is apparent that if it wasn't the adjoining resident or lot owners that made the complaint, then it must have been a person or persons vindictive enough to try to close my stable down.

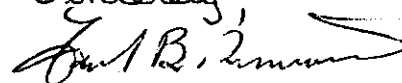
I would like to mention that without giving lessons I now have no income yet the bills still have to be paid. I can't go to the property tax office and tell them I can't pay my property taxes that are between \$7,000 + \$8,000 per year and I can't tell my horses there is no hay or feed.

I) It has cost me over \$500. to go before the Board of Appeals and at this juncture I have limited funds to go

cont'd. I) Any further with expenditures to right a wrong, I will abide by your decisions and will be happy to work with the various departments involved. However, if the decisions are negative then I will go out of business and put the property up for sale. The sad scenario to this story is, if I have to close, all the children in Orient and East Maroon areas will lose their riding stable which has become an enjoyable part of their life in this area.

Home Phone - 665-5431

Stable Phone - 323-1317

Sincerely,


FRANK B. ZIMMER

PETITION

FROM: ZIMMER FARM (RIDING STABLE)

29525 MAIN ROAD

ORIENT, N.Y.

RECEIVED
JAN 24 1994

TO: BOARD OF APPEALS (TOWN OF SOUTHOLD)

GERARD P. GOEHINGER, CHAIRMAN

SERGE DOYEN JR.

JAMES DINIZIO JR.

ROBERT A. VILLA

RICHARD C. WILTON

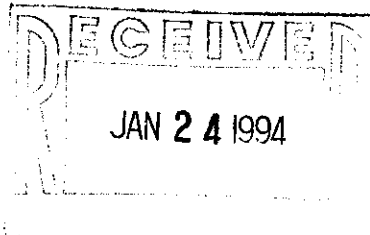
SUBJECT: APPROVE APPLICATION FOR A SPECIAL EXCEPTION UNDER ARTICLE III, SECTION 100-31B (12) TO CONFORM TO A ZONING CODE AMENDMENT WHICH WILL ENABLE ZIMMER FARM (RIDING STABLE) TO BE ABLE TO CONTINUE TO GIVE LESSONS AND BE ABLE TO FUNCTION AS ALL THE OTHER RIDING STABLES LOCATED IN THE TOWN OF SOUTHOLD

WE THE UNDERSIGNED REQUEST THE BOARD OF APPEALS
CHAIRMAN AND COMMITTEE TO APPROVE THE SPECIAL
EXCEPTION APPLICATION FOR ZIMMER FARM (RIDING STABLE)

HEARING DATE: FEBRUARY 2, 7:45 PM. SOUTHDOWN TOWN HALL

[illegible]

NAME ADDRESS



Business Certificate

I HEREBY CERTIFY that I am conducting or transacting business under the name or designation
of **ZIMMER FARM**

at **MAIN ROAD - ORIENT (NO NUMBER - C/O POSTMASTER)**

~~City or~~ Town of **SOUTHOLD**

County of **SUFFOLK**

State of New York.

My full name is* **FRANK B. ZIMMER**
and I reside at **MAIN ROAD - ORIENT, N.Y.**

I FURTHER CERTIFY that I am the successor in interest to **NO NONE**

COUNTY CLERK'S OFFICE
STATE OF NEW YORK
COUNTY OF SUFFOLK

} SS.:

mess.

I, **ARTHUR J. FELICE**, Clerk of the County of Suffolk and
the Court of Record thereof, do hereby certify that I have compared the
annexed with the original.....*Certificate*..... FILED in my
office*2-23-83*..... and, that the same is a true
copy thereof, and of the whole of such original.

In Testimony Whereof, I have hereunto set my hand and affixed
the seal of said County and Court this

Arthur J. Felice Clerk.
12-102:

Form No. 236

IN WITNESS WHEREOF, I have this **23rd** day of **FEB.** **1983**, made
and signed this certificate.

Frank B. Zimmer

* Print or type name.

* If under 21 years of age, state "I am.....years of age".

STATE OF NEW YORK
COUNTY OF *Suffolk* } SS.:

On this **23** day of **Feb**

1983, before me personally appeared

Frank B. Zimmer

to me known and known to me to be the individual described in and who executed the foregoing
certificate, and he thereupon duly acknowledged to me that he executed the same.

Ernestine Seymour
Ernestine Seymour

NOTARY PUBLIC, State of New York

Suffolk County No. 52-4735/60

Commission Expires March 30, 19*83*

12-177:

RECEIVED

3:00 PM

JAN 20 1994

TOWN OF SOUTHOLD, NEW YORK

APPLICATION FOR SPECIAL EXCEPTION

Needs:

Signature before notary
2x J

Application No. 42/2
Date Filed:

Southold Town Clerk

TO THE ZONING BOARD OF APPEALS, SOUTHOLD, NEW YORK:

I (He), FRANK B. ZIMMER (ZIMMER FARM) of 29525 MAIN ROAD
(Residence, House No. and Street)

ORIENT, NEW YORK 11957 516-323-1317 (Home 516-665-5431)
(Hamlet, State, Zip Code, Telephone Number)

hereby apply to THE ZONING BOARD OF APPEALS for a SPECIAL EXCEPTION in accordance with
the ZONING ORDINANCE, ARTICLE III . SECTION 100-31 B12 , SUBSECTION

for the below-described property for the following uses and purposes (and as shown on
the attached plan drawn to scale): ATTACHED PLAN WILL SHOW 17 1/2 ACRES WITH
EXISTING HORSE STABLE, INDOOR ARENA, 2 OUTDOOR RIDING RINGS, 6 PRIVATE
PADDocks, MISC. BUILDINGS & PASTURE LAND -

RATHER THAN DEVELOPE THIS PROPERTY - REQUEST TO HAVE PROPERTY UNDER
SPECIAL EXCEPTION USED AS A RIDING STABLE & MAINTAIN OPEN SPACE -
AT THE PRESENT TIME THIS PROPERTY IS OPERATING AS A HORSE FARM
RESTRICTED TO BREEDING & TRAINING OF HORSES - OWNER'S REQUEST IS TO
BE ABLE TO GIVE LESSONS & TO BE ABLE TO FUNCTION AS ALL THE OTHER
RIDING STABLES WHICH ARE LOCATED IN THE TOWN OF SOUTHOLD -

A. Statement of Ownership and Interest.

FRANK B. ZIMMER is (was) the owner (s) of
property known and referred to as 29435 MAIN ROAD - ORIENT
(House No., Street, Hamlet)

identified on the Suffolk County Tax Maps as District 1000, Section , Block ,
Lot(s) , which is not (is) on a subdivision Map (Filed ,
"Map of 473889 13-2-7.6" Filed Map No. ,
and has been approved by the Southold Town Planning Board on
as a [Minor] [Major] Subdivision).

The above-described property was acquired by the owner on MARCH 1983.

B. The applicant alleges that the approval of this exception would be in harmony with
the intent and purpose of said zoning ordinance and that the proposed use conforms to
the standards prescribed therefor in said ordinance and would not be detrimental to
property or persons in the neighborhood for the following reasons:

AT THE PRESENT TIME & IN THE FUTURE THIS PROPERTY IS IN OPERATION AS AN
ESTABLISHED HORSE FARM & TO THE BEST OF MY KNOWLEDGE HORSES SPREAD OVER
17 1/2 ACRES WILL BE IN HARMONY WITH THE ZONING ORDINANCE & NOT DETRIMENTAL
TO OTHER PROPERTY OWNERS -
RESIDENTIAL/AGRICULTURE

C. The property which is the subject of this application is zoned R-80 and
[] is consistent with the use(s) described in the Certificate of Occupancy being
furnished herewith.
[] is not consistent with the Certificate of Occupancy being furnished herewith
for the following reason(s):

[X] is vacant land. WITH EXISTING BUILDINGS ON PROPERTY
COUNTY OF SUFFOLK)

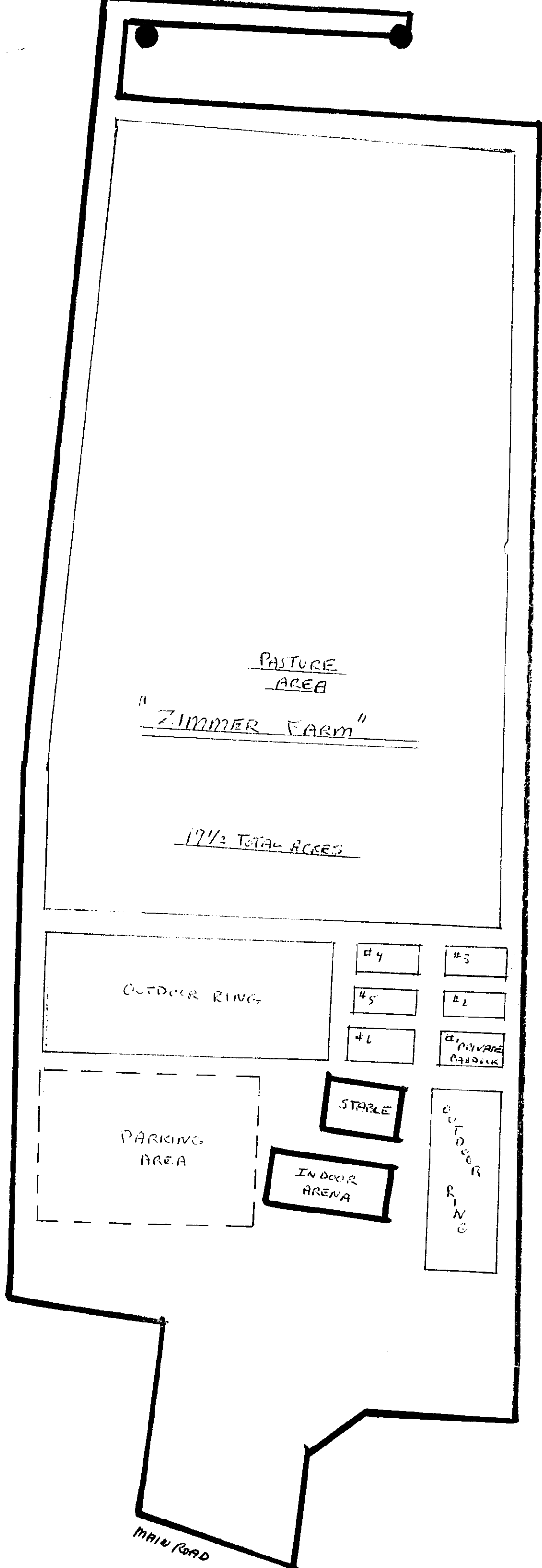
STATE OF NEW YORK) ss.:

Sworn to before me this 20 day of January, 1994.
Joyce M. Wilkins
(Signature)

(Notary Public)

ZB2 (rev. 2/6/86)

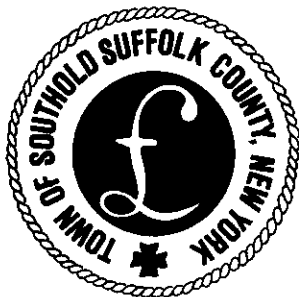
JOYCE M. WILKINS
Notary Public, State of New York
No. 4952246, Suffolk County
Term Expires June 12, 1995



APPEALS BOARD MEMBERS

Gerard P. Goehringer, Chairman

Serge Doyen, Jr.
James Dinizio, Jr.
Robert A. Villa
Richard C. Wilton
Telephone (516) 765-1809



Town Hall, 53095 Main Road
P.O. Box 1179
Southold, New York 11971
Fax (516) 765-1823
Telephone (516) 765-1800

**BOARD OF APPEALS
TOWN OF SOUTHOLD**

January 21, 1994

SEORA UNLISTED ACTION DECLARATION

Appeal No. 3212 Project Name: Frank B. Zimmer (Zimmer Farm)
County Tax Map No. 1000- 13-2-7.8 (part of 7)
Location of Project: North Side of Main Road, Orient

Relief Requested/Jurisdiction Before This Board in this Project: Special Exception to establish Horse-Riding Academy in conjunction with existing horse farm (with barns) in this R-80 Zone District. Parcel consists of 17.544 acres.

This Notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 of the N.Y.S. Environmental Quality Review Act of the Environmental Conservation Law and Local Law #44-4 of the Town of Southold.

An Environmental Assessment (Short) Form has been submitted with the subject application indicating that no significant adverse environmental effects are likely to occur should the project be implemented as planned, and:

{ } this Board wishes to assume Lead Agency status and urges coordinated written comments by your agency to be submitted with the next 20 days.

{X} this Board has taken jurisdiction as Lead Agency, has deemed this Board of Appeals application to be an Unlisted SEORA Action, and has declared a Negative Declaration for the following reasons:

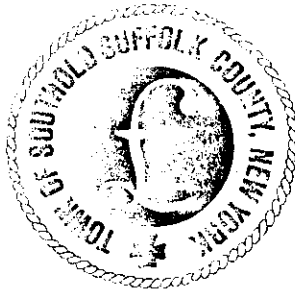
- a. An Environmental Assessment has been submitted and evaluated, and/or
- b. An inspection of the property has been made, or
- c. Sufficient information has been furnished in the record to evaluate any possible adverse affect of this project as filed, and/or
- d. This application does not directly relate to new construction or on-site improvements.

{ } this Board refers lead agency status to your agency since the Board of Appeals does not feel its scope of jurisdiction is as broad as the Planning Board concerning site changes and elements under the site plan reviews. The area of jurisdiction by the Board of Appeals is not directly related to site improvements or new buildings. (However, if you do not wish to assume lead agency status within 15 days of this letter, we will assume you have waived same, and we will be required to proceed as Lead Agency.)

For further information, please contact the Office of the Board of Appeals, Town Hall, Main Road, Southold, NY 11971 at (516) 765-1809.

APPEALS BOARD MEMBERS

Gerard P. Goehring, Chairman
Serge Doyen, Jr.
James Dinizio, Jr.
Robert A. Villa
Richard C. Wilton
Telephone (516) 765-1809



Town Hall, 53095 Main Road
P.O. Box 1179
Southold, New York 11971
Fax (516) 765-1823
Telephone (516) 765-1800

**BOARD OF APPEALS
TOWN OF SOUTHOLD**

January 21, 1994

Mr. Frank B. Zimmer
P.O. Box 355
1000 Private Road and Main Road
Orient, NY 11957-0355

Re: Appl. No. 4212 - Special Exception (Riding Academy)

Dear Mr. Zimmer:

We are in receipt of your application requesting a Special Exception for a proposed horse-riding academy at your property located in Orient.

Notice of the public hearing has been forwarded by our office to the Long Island Traveler-Watchman and Times-Review newspapers for their publication on January 27, 1994. The public hearing has been set for Wednesday, February 2, 1994, and will begin at 7:45 p.m. (or shortly thereafter). A copy of the Legal Notice is attached with further details for your information.

Your application will be further reviewed and the property viewed by the Board Members within the next few days. For updates, you may want to call us prior to the hearing to determine whether there has been any development. You, the property owner, should appear at the hearing to answer questions that arise. If you are unable to attend, someone who is familiar with your property and circumstances (such as a relative, friend, or attorney) may appear in your behalf. Additional time will be made available for you in the event you feel your presentation will be lengthy.

Please feel free to call us at any time if you have questions concerning your application.

Yours very truly,

Linda Kowalski
Clerk, Board of Appeals

Enclosure

C
0
P
4



Zimmer Farm

Main Road, Orient, N.Y.

(North of Narrow River Road)

323-1317

"WINTER SPECIALS" — *Get-acquainted program on our school horses*

- \$5** Horseback ride in our indoor arena, guided by our instructor to determine if you wish to sign up for lessons
- \$50** (3) 45-minute private lessons or (4) 30-minute lessons
- \$100** (8) 1-hour group lessons (3 riders) please sign up

"ZIMMER FARM EQUESTRIAN RIDING CLUB"

- \$5** 1-hour group horsemanship classroom beginner instruction
- \$10** 1-hour group horsemanship classroom advanced instruction (hands on)
- \$30** guided trail rides approx. 2 hours (over 100 acres)
- \$300** month full board — includes 3 meals daily care, turnout, blanketing, paddocks (box stalls, rubber mats and shavings)
note: deluxe 2- and 4-horse trailers available for transportation.

Frank Zimmer (manager-owner)

Come visit us!

QUESTIONNAIRE
FOR FILING WITH YOUR Z.B.A. APPLICATION

A. Please disclose the names of the owner(s) and any other individuals (and entities) having a financial interest in the subject premises and a description of their interests:
(Separate sheet may be attached.)

FRANK B. ZIMMER (OWNER)

B. Is the subject premises listed on the real estate market for sale or being shown to prospective buyers? ☐ Yes
☒ No. (If Yes, please attach copy of "conditions" of sale.)

C. Are there any proposals to change or alter land contours?
☐ Yes ☒ No

- D. 1. Are there any areas which contain wetland grasses? NO
2. Are the wetland areas shown on the map submitted with this application?
3. Is the property bulkheaded between the wetlands area and the upland building area?
4. If your property contains wetlands or pond areas, have you contacted the Office of the Town Trustees for its determination of jurisdiction?

E. Is there a depression or sloping elevation near the area of proposed construction at or below five feet above mean sea level? N/A (If not applicable, state "N.A.")

F. Are there any patios, concrete barriers, bulkheads or fences which exist and are not shown on the survey map that you are submitting? N/A If none exist, please state "none."

G. Do you have any construction taking place at this time concerning your premises? N/A If yes, please submit a copy of your building permit and map as approved by the Building Department. If none, please state.

H. Do you or any co-owner also own other land close to this parcel? NO If yes, please explain where or submit copies of deeds.

I. Please list present use or operations conducted at this parcel HORSE FARM and proposed use RIDING STABLE.

Frank B. Zimmer 20TH JAN 1994
Authorized Signature and Date

TOWN — The Town of Southold.

TRUSTEES — The Board of Trustees of the Town of Southold. [Added 6-5-84 by L.L. No. 6-1984]

WETLANDS [Amended 8-26-76 by L.L. No. 2-1976; 3-26-85 by L.L. No. 6-1985]:

A. TIDAL WETLANDS:

- (1) All lands generally covered or intermittently covered with, or which border on, tidal waters, or lands lying beneath tidal waters, which at mean low tide are covered by tidal waters to a maximum depth of five (5) feet, including but not limited to banks, bogs, salt marsh, swamps, meadows, flats or other low lying lands subject to tidal action;
- (2) All banks, bogs, meadows, flats and tidal marsh subject to such tides and upon which grows or may grow some or any of the following: salt hay, black grass, saltworts, sea lavender, tall cordgrass, high bush, cattails, groundsel, marshmallow and low march cordgrass; and/or
- (3) All land immediately adjacent to a tidal wetland as defined in Subsection A(2) and lying within seventy-five (75) feet landward of the most landward edge of such a tidal wetland.

B. FRESHWATER WETLANDS:

- (1) "Freshwater wetlands" as defined in Article 24, Title 1, § 24-0107, Subdivisions 1(a) to 1(d) inclusive, of the Environmental Conservation Law of the State of New York; and
- (2) All land immediately adjacent to a "freshwater wetland," as defined in Subsection B(1) and lying within seventy-five (75) feet landward of the most landward edge of a "freshwater wetland."

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT / SPONSOR FRANK B. ZIMMER	2. PROJECT NAME ZIMMER FARM
3. PROJECT LOCATION: Municipality SOUTHOLD — ORIENT, N.Y. County SUFFOLK	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 29525 MAIN ROAD, ORIENT, N.Y. NORTH OF NARROW RIVER ROAD	
5. IS PROPOSED ACTION: ☐ New ☐ Expansion ☒ Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: EXISTING HORSE FARM — REQUESTING TO HAVE PROPERTY AS A RIDING STABLE	
7. AMOUNT OF LAND AFFECTED: Initially 17 1/2 acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? ☐ Yes ☒ No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? Describe: ☐ Residential ☐ Industrial ☐ Commercial ☒ Agriculture ☐ Park/Forest/Open space ☐ Other	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? ☐ Yes ☒ No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? ☐ Yes ☒ No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? ☐ Yes ☒ No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: FRANK B. ZIMMER	Date: 20TH JAN 1994
Signature: Frank B. Zimmer	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

(Continued on reverse side)

The N.Y.S. Environmental Quality Review Act requires submission of this form, and an environmental review will be made by this board before any action is taken.

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that the project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? Yes ☐ No ☒
2. Will there be a major change to any unique or unusual land form on the site? Yes ☐ No ☒
3. Will project alter or have a large effect on an existing body of water? Yes ☐ No ☒
4. Will project have a potentially large impact on groundwater quality? Yes ☐ No ☒
5. Will project significantly effect drainage flow on adjacent sites? Yes ☐ No ☒
6. Will project affect any threatened or endangered plant or animal species? Yes ☐ No ☒
7. Will project result in a major adverse effect on air quality? Yes ☐ No ☒
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? Yes ☐ No ☒
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? Yes ☐ No ☒
10. Will project have a major effect on existing or future recreational opportunities? Yes ☐ No ☒
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? Yes ☐ No ☒
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? Yes ☐ No ☒
13. Will project have any impact on public health or safety? Yes ☐ No ☒
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? Yes ☐ No ☒
15. Is there public controversy concerning the project? Yes ☐ No ☒

Preparer's Signature: _____

Representing: _____

ZBA 9/75

Date: _____

Page 3 - Additional Hearing Notice
Southold Town Board of Appeals
Regular Meeting of February 2, 1994

Copies to the following 1/21/94:

Times-Review Newspaper (fax transmission)
L.I. Traveler-Watchman (fax transmission)

Newsday (Courtesy Copy for Government Watch Section)
Original Posted on Town Clerk Bulletin Board (in Lobby)
Building Inspector's Office
Planning Board Office
Supervisor's Office
Town Attorney's Office
Applicant or Agent

Copies to ZBA Members with copies of file documents (inspections, etc.)

Copies to:

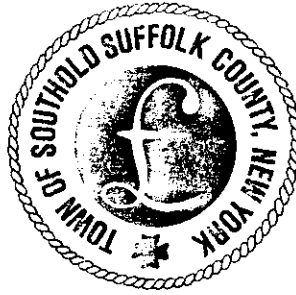
Mr. and Mrs. Irwin Frick
2 Arlington Court
Miller Place, NY 11764

Mr. Frank B. Zimmer
P.O. Box 355
1000 Private Road and Main Road
Orient, NY 11957-0355

APPEALS BOARD MEMBERS

Gerard P. Goehringer, Chairman

Serge Doyen, Jr.
James Dinizio, Jr.
Robert A. Villa
Richard C. Wilton
Telephone (516) 765-1809



Town Hall, 53095 Main Road
P.O. Box 1179
Southold, New York 11971
Fax (516) 765-1823
Telephone (516) 765-1800

**BOARD OF APPEALS
TOWN OF SOUTHD**

January 21, 1994

SEQRA UNLISTED ACTION DECLARATION

Appeal No. 3212 Project Name: Frank B. Zimmer (Zimmer Farm)
County Tax Map No. 1000- 13-2-7.8 (part of 7)
Location of Project: North Side of Main Road, Orient

Relief Requested/Jurisdiction Before This Board in this Project: Special Exception to establish Horse-Riding Academy in conjunction with existing horse farm (with barns) in this R-80 Zone District. Parcel consists of 17.544 acres.

This Notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 of the N.Y.S. Environmental Quality Review Act of the Environmental Conservation Law and Local Law #44-4 of the Town of Southold.

An Environmental Assessment (Short) Form has been submitted with the subject application indicating that no significant adverse environmental effects are likely to occur should the project be implemented as planned, and:

{ } this Board wishes to assume Lead Agency status and urges coordinated written comments by your agency to be submitted with the next 20 days.

{X} this Board has taken jurisdiction as Lead Agency, has deemed this Board of Appeals application to be an Unlisted SEQRA Action, and has declared a Negative Declaration for the following reasons:

- a. An Environmental Assessment has been submitted and evaluated, and/or
- b. An inspection of the property has been made, or
- c. Sufficient information has been furnished in the record to evaluate any possible adverse affect of this project as filed, and/or
- d. This application does not directly relate to new construction or on-site improvements.

{ } this Board refers lead agency status to your agency since the Board of Appeals does not feel its scope of jurisdiction is as broad as the Planning Board concerning site changes and elements under the site plan reviews. The area of jurisdiction by the Board of Appeals is not directly related to site improvements or new buildings. (However, if you do not wish to assume lead agency status within 15 days of this letter, we will assume you have waived same, and we will be required to proceed as Lead Agency.)

For further information, please contact the Office of the Board of Appeals, Town Hall, Main Road, Southold, NY 11971 at (516) 765-1809.

**JUDITH T. TERRY
TOWN CLERK**

REGISTRAR OF VITAL STATISTICS
MARRIAGE OFFICER
RECORDS MANAGEMENT OFFICER
FREEDOM OF INFORMATION OFFICER



Town Hall, 53095 Main Road
P.O. Box 1179
Southold, New York 11971
Fax (516) 765-1823
Telephone (516) 765-1801

**OFFICE OF THE TOWN CLERK
TOWN OF SOUTHOLD**

TO: ZONING BOARD OF APPEALS
FROM: OFFICE OF THE TOWN CLERK
DATE: JANUARY 20, 1994
RE: ZONING APPEAL APPL. NO. 4212 - FRANK B. ZIMMER
(SPECIAL EXCEPTION)

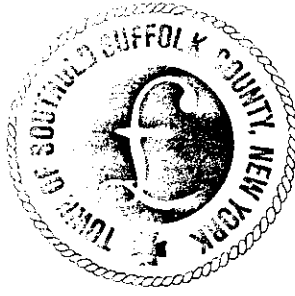
Transmitted herewith is Zoning Appeal App. No. 4212 - FRANK B. ZIMMER together with the Notices to Adjacent Property Owners, the Zoning Board of Appeals' Questionnaire, the Short Environmental Assessment Form, a copy of an Inter-Departmental Memorandum to the Planning Board and Building Department dated January 20, 1994, and a survey map of the property.

Judith T. Terry,
Town Clerk

5-12a
AP

APPEALS BOARD MEMBERS

Gerard P. Goehring, Chairman
Serge Doyen, Jr.
James Dinizio, Jr.
Robert A. Villa
Richard C. Wilton
Telephone (516) 765-1809



Town Hall, 53095 Main Road
P.O. Box 1179
Southold, New York 11971
Fax (516) 765-1823
Telephone (516) 765-1800

BOARD OF APPEALS
TOWN OF SOUTHOLD
INTER-DEPARTMENTAL MEMORANDUM

TO: {X } Planning Board
 {X } Building Department
 { } Town Trustees

FROM: Board of Appeals

DATE: January 20, 1994

SUBJECT: Our Coordination Request for Comments
 Site Plan Proposal - Proposed Riding Academy
 CTM #1000-13-2-7.8 at Orient (17+ acres)

Frank Zimmer, the owner of lands which are the subject of a Special Exception before the Board of Appeals, has confirmed that yesterday he commenced reviews concerning his anticipated site plan application with Bob Kassner on a preliminary level, and that he expects to file the above site plan application and supporting documents with your office shortly.

Since the application before the Board of Appeals concerns a request for a "riding academy" for which parking, egress, ingress, and screening is subject to Planning Board approval, we would like to provide you with an opportunity at this time to comment on those elements (required by Article XXV-Site Plan Regulations). You will note that the property consists of 17+ acres and is located in an R-80 Zone District.

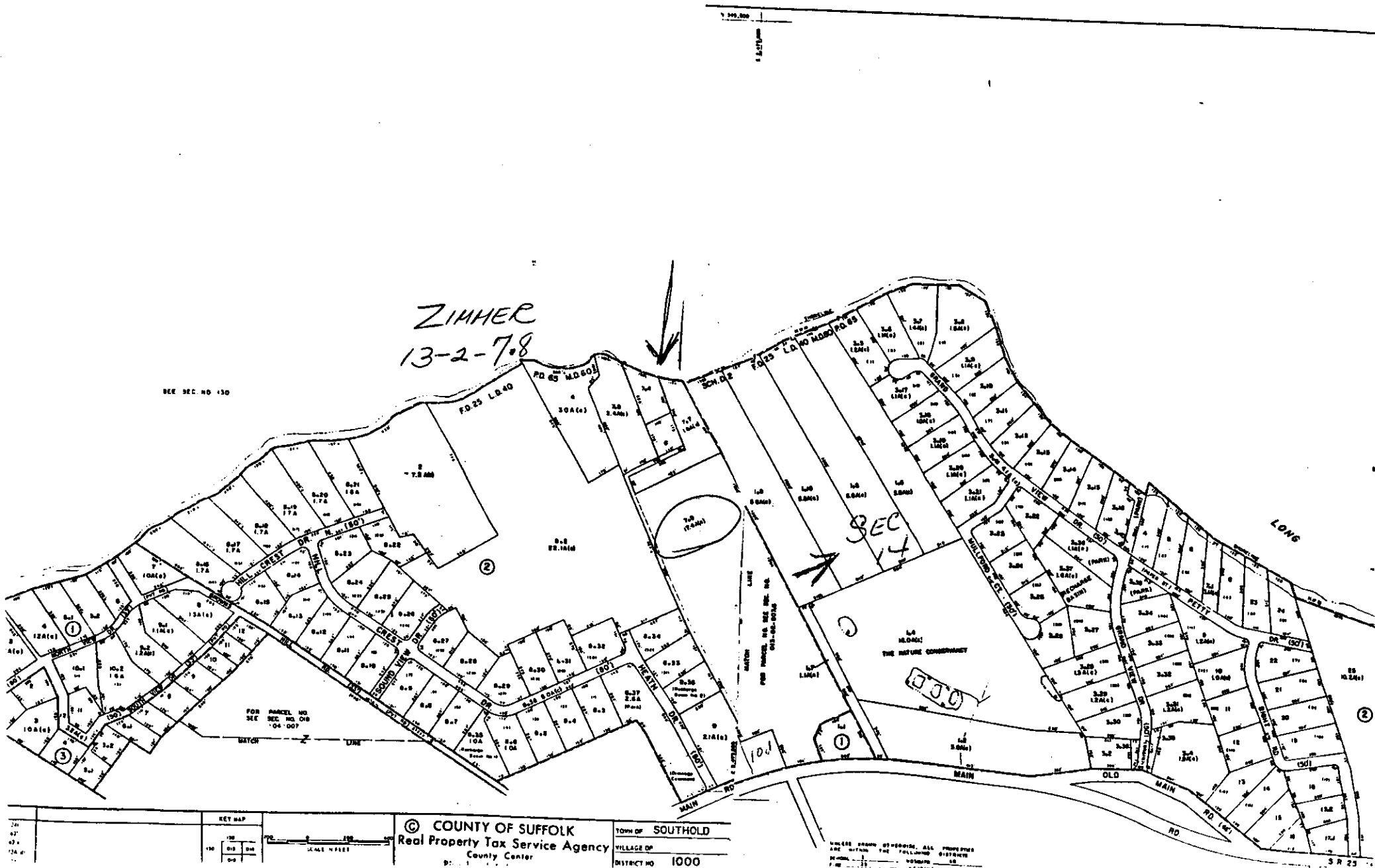
You may wish to refer your suggestions or comments on how the overall layout should be changed or modified before a determination is rendered on the Special Exception.

The public hearing will be held by the Board of Appeals on February 2, 1994. In the event you are not able to transmit your preliminary views in writing by that date, we ask that you please communicate your concerns through the Chairman or Linda Kowalski in order that it may be considered prior to a ZBA determination following the public hearing. Thank you.

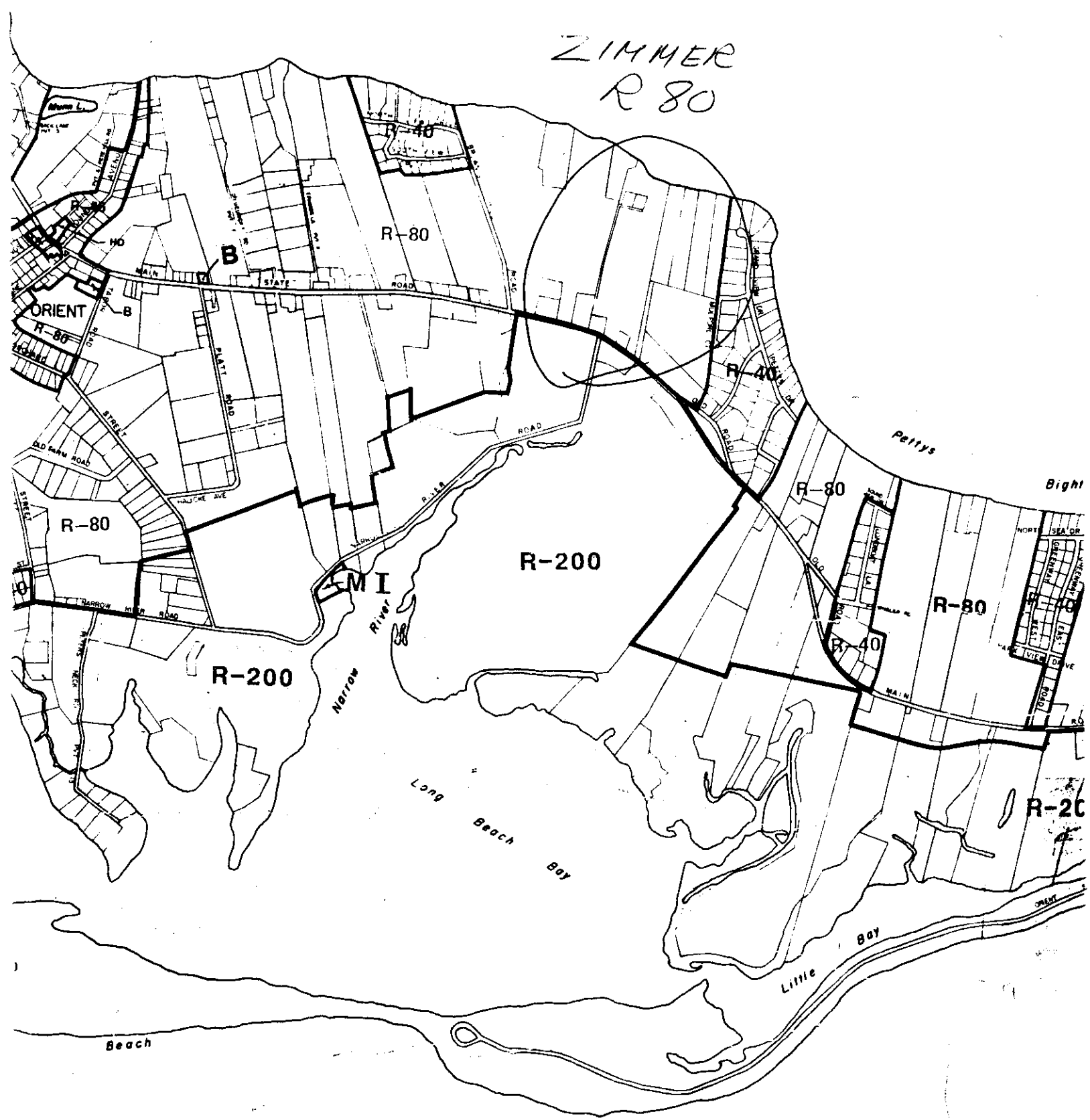
Attachments

cc: Mr. Frank Zimmer

(appt. left maps w/ Bob Kassner today in afternoon. JP)



ZIMMER
R 80



**LEGAL NOTICE
ADDITIONAL HEARINGS**

NOTICE IS HEREBY GIVEN, pursuant to Section 267 of the Town Law and the Code of the Town of Southold, that the following public hearings will be held by the SOUTHOOLD TOWN BOARD OF APPEALS, at the Southold Town Hall, 53095 Main Road, Southold, New York 11971, on **WEDNESDAY, FEBRUARY 2, 1994**, commencing at the times specified below:

4. 7:45 p.m. Appl. No. 4212 — **FRANK B. ZIMMER**. Special Exemption under Article III, Section 100-51B(12) for permission to establish new Horse-Riding Academy. Location of Property: 29525 Main Road, Orient, NY; County Tax Map Parcel No. 1000-13-2-7.8. The subject premises contains 17.54 acres located in the R-80 Zone District, is presently improved with barns and is utilized as a horse farm.

5. 7:50 p.m. Appl. No. 4213 — **IRWIN and AGNES FRICK**. Application for a Variance to the Zoning Ordinance, Article IIIA, Section 100-30A.3 (and Section 100-244B pertaining to substandard lot sizes) for permission to construct addition with a reduction in the minimum setback at the southerly side yard. The existing setback is shown to be approximately 11-1/2 feet, and the addition is proposed to extend 6-1/2 feet from the existing dwelling structure. Section 100-244B requires a minimum 10 ft. setback; applicant proposes a five-foot setback. This parcel of land has a total lot area of 13,940± square feet and is located in the R-40 Low-Density Residential Zone District. Property ID: 1935 Westview Drive, Mattituck, NY; County Tax Map District 1000, Section 107, Block 7, Lot 5.

The Board of Appeals will at said time and place hear any and all persons who may wish to be heard.

STATE OF NEW YORK)

) SS:

COUNTY OF SUFFOLK)

Christina Weber of Mattituck, in said County, being duly sworn, says that he/she is Principal Clerk of THE SUFFOLK TIMES, a Weekly Newspaper, published at Mattituck, in the Town of Southold, County of Suffolk and State of New York, and that the Notice of which the annexed is a printed copy, has been regularly published in said Newspaper once each week for 1 weeks successively, commencing on the 27 day of Jan. 1994.

CHRISTINA VOLINSKI
Notary Public, State of New York
No. 500-884
Qualified in Suffolk County
Commission Expires November 23, 1994

Christina Weber
Principal Clerk

Sworn to before me this 27
day of January 1994

BOARD OF APPEALS
TOWN OF SOUTHOLD

ADDITIONAL HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to Section 267 of the Town Law and the Code of the Town of Southold, that the following public hearings will be held by the SOUTHOLD TOWN BOARD OF APPEALS, at the Southold Town Hall, 53095 Main Road, Southold, New York 11971, on WEDNESDAY, FEBRUARY 2, 1994, commencing at the times specified below:

4. 7:45 p.m. Appl. No. 4212-
FRANK B. ZIMMER. Special Exception under Article III, Section 100-31B(12) for permission to establish new Horse-Riding Academy. Location of Property: 29525 Main Road, Orient, NY; County Tax Map Parcel No. 1000-13-2-7.8. The subject premises contains 17.54 acres located in the R-80 Zone District, is presently improved with barns, and is utilized as a horse farm.

56-5-32
5. 7:50 p.m. Appl. No 4213-
IRWIN AND AGNES FRICK. Application for a Variance to the Zoning Ordinance, Article IIIA, Section 100-30A.3 (and Section 100-244B pertaining to substandard lot sizes) for permission to construct addition with a reduction in the minimum setback at the southerly side yard. The existing setback is shown to be approximately 11 1/2 feet, and the addition is proposed to extend 6 1/2 feet from the existing dwelling structure. Section 100-244B requires a minimum 10 foot setback; applicant proposed a five-foot setback. This parcel of land has a total lot area of 13,940± square feet and is located in the R-40 Low-Density Residential Zone District. Property ID: 1935 Westview Drive, Mattituck, NY; County Tax Map District 1000, Section 107, Block 7, Lot 5.
Greenport, NY.

COUNTY OF SUFFOLK
STATE OF NEW YORK

SS:

Patricia Wood, being duly sworn, says that she is the Editor, of THE LONG ISLAND TRAVELER-WATCHMAN, a public newspaper printed at Southold, in Suffolk County; and that the notice of which the annexed is a printed copy, has been published in said Long Island Traveler-Watchman once each week for weeks

successively, commencing on the day of 19

Sworn to before me this day of

Notary Public

BARBARA A. SCHNEIDER
NOTARY PUBLIC, State of New York
No. 4806346
Qualified in Suffolk County
Commission Expires 8/31/94

The Board of Appeals will at said time and place hear any and all persons or representatives desiring to be heard in the above matters. Written comments may also be submitted prior to the conclusion of the subject hearing. Each hearing will not start before the times designated above. If you wish to review the files or need to request more information, please call 765-1809 or visit our office.

Dated: January 21, 1994
BY ORDER OF THE
SOUTHOLD TOWN
BOARD OF APPEALS
GERARD P. GOEHRINGER
CHAIRMAN
By: Linda Kowalski
IX-1/27/94(1)

JAN 31 1994

BOARD OF APPEALS, TOWN OF SOUTHOLD

In the Matter of the Petition of
FRANK ZIMMER
to the Board of Appeals of the Town of Southold

TO:

NOTICE
TO
ADJACENT
PROPERTY OWNER

YOU ARE HEREBY GIVEN NOTICE:

1. That it is the intention of the undersigned to petition the Board of Appeals of the Town of Southold to request a (Variance) (Special Exception) (Special Permit) (Other) [circle choice]

2. That the property which is the subject of the Petition is located adjacent to your property and is described as follows: 17 1/2 ACRES WITH EXISTING STABLE, INDOOR ARENA, 2 OUTDOOR RIDING RINGS,
6 PRIVATE PADDocks & PASTURE LAND

3. That the property which is the subject of such Petition is located in the following zoning district:
R-80 RESIDENTIAL/AGRICULTURE

4. That by such Petition, the undersigned will request the following relief: CHANGE BREEDING &
TRAINING OF HORSES TO A RIDING STABLE

5. That the provisions of the Southold Town Zoning Code applicable to the relief sought by the undersigned are Article _____ Section _____

[] Section 280-A, New York Town Law for approval of access over right(s)-of-way.

6. That within five days from the date hereof, a written Petition requesting the relief specified above will be filed in the Southold Town Clerk's Office at Main Road, Southold, New York and you may then and there examine the same during regular office hours. (516) 765-1809.

7. That before the relief sought may be granted, a public hearing must be held on the matter by the Board of Appeals; that a notice of such hearing must be published at least five days prior to the date of such hearing in the Suffolk Times and in the Long Island Traveler-Mattituck Watchman, newspapers published in the Town of Southold and designated for the publication of such notices; that you or your representative have the right to appear and be heard at such hearing.

Dated: 20TH JAN 1994

Petitioner ZIMMER FARM
Owners' Names: FRANK B. ZIMMER
Post Office Address P.O. BOX 355
ORIENT, NEW YORK 11957
Tel. No. (516) 323-1317

[Copy of sketch or plan showing proposal to be attached for convenience purposes.]

**PROOF OF MAIL
ATTACH CERTIFIED**

NAME

P 031 973 324



**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to
Street and No.
P.O., State and ZIP Code

ELLEN RUTH LEV
Box 178
11957

Sent
Street
P.O.,
Postage

Sent to
Street and No.
Postage

Sent to
Street and No.
P.O., State and ZIP Code
Postage
Certified Fee
Special Delivery Fee
Restricted Delivery Fee

Sent to
Street and No.
P.O., State and ZIP Code
Postage
Certified Fee
Special Delivery Fee
Restricted Delivery Fee
Return Receipt Showing to Whom & Date Delivered
Return Receipt Showing to Whom, Date, and Addressee's Address
TOTAL Postage & Fees
Postmark of Date

DIMITRIOS MALAXIANIS
3-12 149th PLACE
WHITESTONE, N.Y. 11357
\$ 0.29
1.00
1.00
\$ 2.29
JAN 20 1994

**Receipt for
Certified Mail**
No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to
Street and No.
P.O., State and ZIP Code
Postage
Certified Fee
Special Delivery Fee
Restricted Delivery Fee
Return Receipt Showing to Whom & Date Delivered
Return Receipt Showing to Whom, Date, and Addressee's Address
TOTAL Postage & Fees
Postmark of Date

JEFFREY DEMAREST
2935 MAIN RD
ORIENT, N.Y. 11957
\$ 0.29
1.00
1.00
\$ 2.29
JAN 20 1994

Sent to
Street and No.
P.O., State and ZIP Code
Postage
Certified Fee
Special Delivery Fee
Restricted Delivery Fee
Return Receipt Showing to Whom & Date Delivered
Return Receipt Showing to Whom, Date, and Addressee's Address
TOTAL Postage & Fees
Postmark of Date

Box 2035
ORIENT, N.Y. 11957
\$ 0.29
1.00
1.00
\$ 2.29
JAN 20 1994

January, 19 94, deposited on the reverse side hereof, directed to each of the above-named persons; that the addresses set opposite the names of said persons are the addresses of said persons as shown on the current assessment roll of the Town of Southold; that said Notices were mailed at the United States Post Office at BRIGHTWATERS, NY; that said Notices were mailed to each of said persons by (certified) (registered) mail.

Sworn to before me this 20th day of January, 19 94
Joyce M. Wilkins
Notary Public

JOYCE M. WILKINS
Notary Public, State of New York
No. 4952246, Suffolk County
Term Expires June 12, 19 95

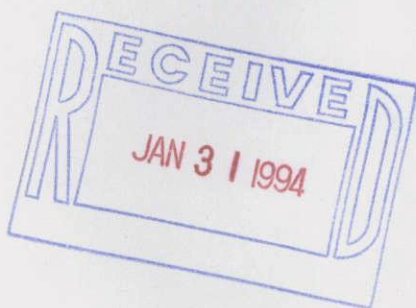
(This side does not have to be completed on form transmitted to adjoining property owners.)



NORTH FIELD
& PARKING



EAST SIDE BARNS
PADDOCK



Photos by
Rich for ZBA file
rec. 1-31-94
(RP)

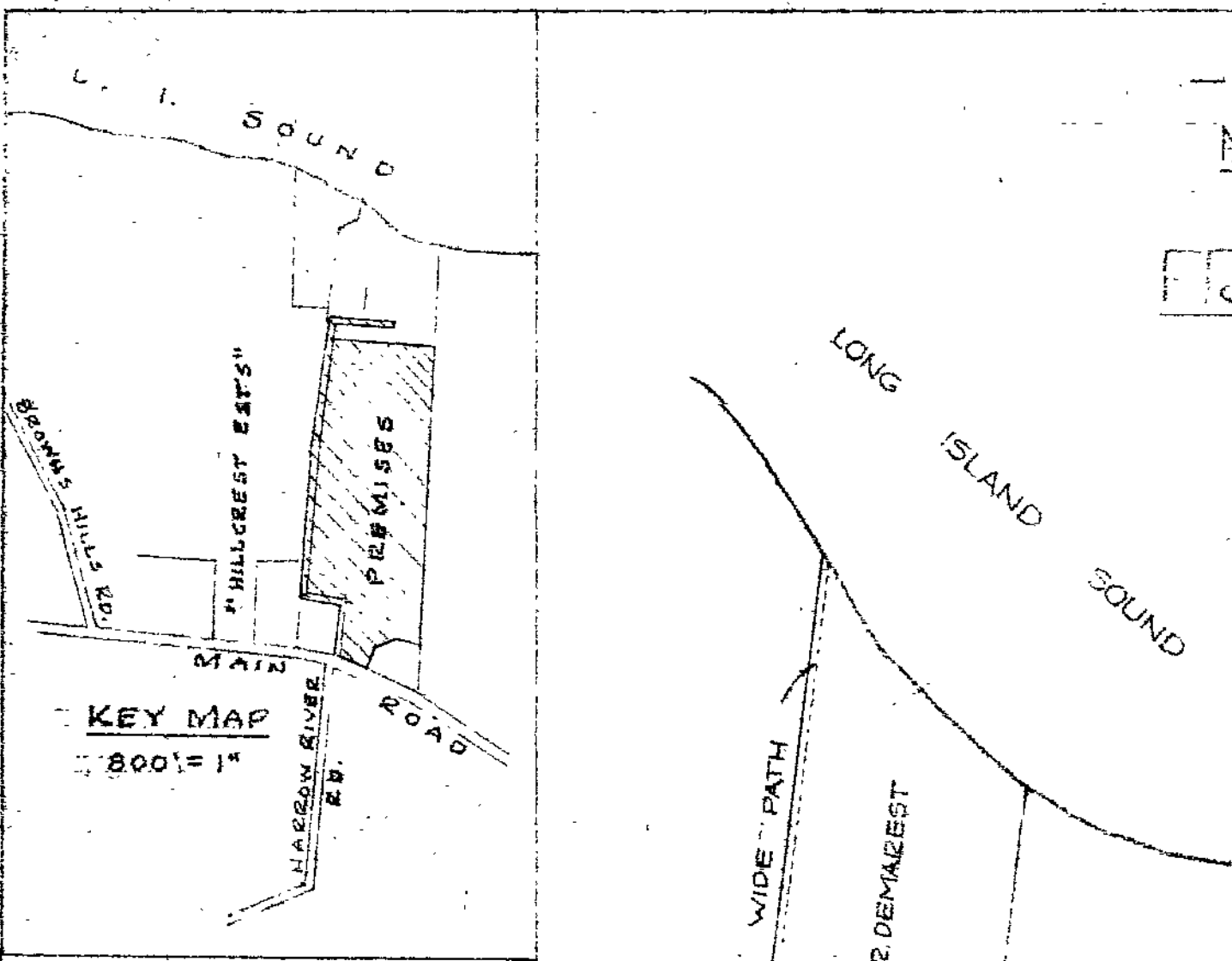


WEST SIDE
PARKING AREA

— MINOR SUBDIVISION —
MAP OF PROPERTY
SURVEYED FOR
FRANK B. ZIMMER

AT
ORIENT
TOWN OF SOUTHOLD, N.Y.

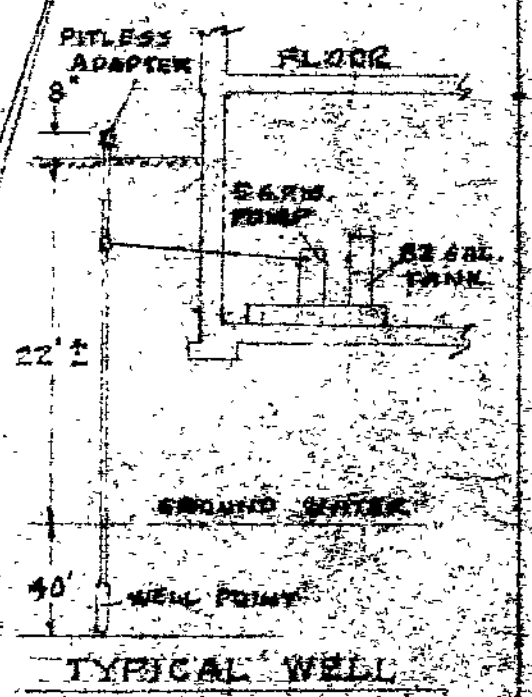
1101-6



KEY MAP
800' = 1"

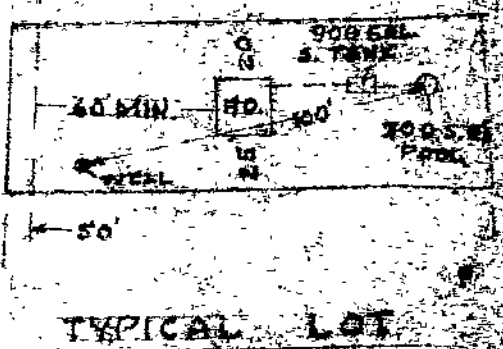
TEST HOLE

3	MIXED LOAMS
17	MIXED FINE & MEDIUM SANDS, SOME 3" OR LESS GRAVEL (20%)



SCALE 100'
AREA 17.54 AC
E-MONUMENT

SUFF. CO. TAX MAP DATA DEC. 013-2-001
CONTOURS FROM COUNTY TOPG. MAP
PREMISES IN BUILDING ZONE "A"
WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS WILL CONFORM TO SUFFOLK CO. HEALTH DEPT. STANDARDS
R. Van Tuyl R. L.S. 25628



Unauthorized alteration or addition to this survey is a violation of Section 7208 of the New York State Education Law.
Copies of this survey map not bearing the land surveyor's embossed seal or embossed seal shall not be considered to be a valid true copy.
Guarantees indicated herein shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed herein and to the assignee of the lending institution. Guarantees are not transferable to additional purchasers or subsequent owners.



MAP AMENDED JUN 17, 1985
JUN 10, 1986

GUARANTEED TO MATCH RECORD TITLE RECORDS AS SURVEYED
RODERICK VAN TUYL R.C.
R. Van Tuyl
LIC. LAND SURVEYORS

[illegible]