

NEW APPLICATIONS (continued)

SCTM – HAMLET

3. **Jerry Walia** (app# 2000122) Michael 900-50-1-8.1 Bridgehampton
555 Mitchell Lane
Applicant requests relief from the following provisions of the Town Code for a proposed tennis court: (i) §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback of 10 feet where 30 feet is required and an accessory rear yard setback of 10 feet where 30 feet is required; and (ii) §330-76D (placement of accessory buildings, structures and uses in residence districts) for a rear yard coverage of 25.71% where a maximum of 20% is permitted and any other relief necessary.
4. **Richard Varela** (app# 2000123) Helene 900-321-4-20 Hampton Bays
11 Wells Lane
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for the following: (i) a principal front yard setback of 19.4 where 60 feet is required for a proposed roof over platform (15' x 12.5'); (ii) a principal front yard setback of 26 feet +/- where 60 feet is required for a proposed roof over (1.75' x 17.58') attached to the front of the garage; and (iii) an accessory side yard setback of 16.7 feet where 20 feet is required for a proposed wood deck addition with storage under on a nonconforming lot and any other relief necessary.

READVERTISED APPLICATIONS

SCTM – HAMLET

None scheduled for this meeting

NEW - ADJOURNED APPLICATIONS

SCTM – HAMLET

Adjourned from the 11/19/20 meeting:

5. **Edward Burke Jr. & Patricia Burke** (app# 2000105) Keith 900-5-2-17 Noyac
57 Hampton Road
Applicant requests relief from Town Code §330-84D (pyramid height) for a pyramid encroachment in the amount of 12,528 cubic feet for a proposed two-story dwelling and Town Code §330-11 (residential districts table of dimensional regulations) for a total lot coverage of 23.3% where a maximum of 20% is permitted. In addition, applicant also request relief from Town Code Section 330-83C (Yards) and 330-76D (placement of accessory buildings, structures, and uses in all districts) to allow a portion of the proposed deck around swimming pool to be located within the total side yard for the principal building and any other relief necessary.

SCOPING SESSION

SCTM – HAMLET

None scheduled for this meeting

HOLDOVER APPLICATIONS

SCTM – HAMLET

Held over from the 07/16/20 and the 9/3/20 meeting; adjourned from the 10/15/20 meeting:

6. **Production Holding, LLC & Tyronne Terchunian** 900-355-2-18.6 & 18.7
57 & 61 Station Road (app# 2000066) Adam Westhampton
Applicant requests the following relief from Town Code §330-11 (residential districts table of dimensional regulations) to legalize a two-lot subdivision: For Lot 18.6: a lot area of 20,083 square feet where 40,000 square feet is required and a lot width of 113.97 where 120 feet is required; and For Lot 18.7: a lot area of 21,958 square feet where 40,000 square feet is required and any other relief necessary.

Held over from the 07/16/20 and the 9/3/20 meeting; adjourned from the 10/15/20 meeting:

7. **Tyronne Terchunian** (app# 2000064) Adam 900-355-2-18.6 Westhampton
57 Station Road
Applicant requests relief from the following provisions of the Town Code to legalize a one story concrete building on a nonconforming lot: Town Code §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback of 3 feet where 20 feet is required and an accessory rear yard setback of 15.2 feet where 20 feet is required; and Town Code §330-84D (pyramid height) for an encroachment in the amount of 960 cubic feet and any other relief necessary.

Held over from the 07/16/20 and the 9/3/20 meeting; adjourned from the 10/15/20 meeting:

8. **Production Holding, LLC** (app# 2000065) Adam 900-355-2-18.7 Westhampton
61 Station Road
Applicant requests relief from the following provisions of the Town Code: 1. For an existing two story house on a nonconforming lot: Town Code §330-11 (residential districts table of dimensional regulations) for a principal minimum side yard setback of 16.7 feet where 20 feet is required to legalize the conversion of an open porch to a covered porch; 2. To legalize an addition to a one story frame barn: (i) Town Code §330-11 for an accessory side yard setback of 11.1 feet where 20 feet is required, (ii) Town Code §330-115C (continuance) for an accessory rear yard setback of 2.4 feet where 4.2 feet is existing; and (iii) Town Code §330-84D (pyramid height) for an encroachment in the amount of 2.45 cubic feet; 3. For a deck attached to the barn: (i) Town Code §330-11 for an accessory side yard setback of 0 feet where 20 feet is required, and an accessory rear yard setback of 10 feet +/- where 20 feet is required, and (ii) Town Code §330-84D for an encroachment in the amount of 3.9 cubic feet; 4. For the existing A/C unit: Town Code §330-77G (placement of accessory building, structures and uses in residence districts) for a rear yard setback of 4.7 feet where 10 feet is required; 5. To legalize the conversion of the barn to an accessory apartment: 1. Town Code §330-11.2F (accessory apartment special standards) for the following: (i) for a lot area of 21,958 square feet where 32,000 square feet is required (80% of 40,000 square feet); (ii) an accessory rear yard setback of 2.4 feet where 14 feet is required (70% of 20 feet); (iii) an accessory side yard setback of 11.1 feet where 14 feet is required (70% of 20 feet); (iv) an accessory side yard setback of 0 feet where 14 feet is required for the existing deck (70% of 20 feet); and 2. Town Code §330-11.2G(1) to allow the size of the apartment to exceed 35% of the total floor area of the principal dwelling (approximately 50%) where a maximum of 35% is permitted and any other relief necessary.

HOLDOVER APPLICATIONS (continued)

SCTM – HAMLET

Held over from the 11/19/20 meeting:

9. **135 Newlight, LLC** (app# 2000104) Jason 900-84-1-33.2 Bridgehampton
135 Newlight Lane
Applicant requests relief from the following relief from the provisions of the Town Code §330-11 (residential districts table of dimensional regulations): 1. To allow the height of the proposed two-story dwelling to be 33'-4" where a maximum of 32 feet is permitted and 2. For the proposed tennis court: (i) an accessory rear yard setback of 28 feet where 30 feet is required and (ii) accessory side yard setbacks of 21.5 feet (south property line) and 24 feet (southwest property line) where 30 feet is required. In addition, applicant requests relief from Town Code §330-77D (placement of accessory buildings, structures and uses in all districts) for a proposed rear yard coverage of 32.8% where a maximum of 20% is permitted and any other relief necessary.

Held over from the 12/03/20 meeting:

10. **65 Cliff Drive, LLC** (app# 2000109) Michael 900-9-1-18.1 Noyac
65 Cliff Drive
Applicant requests relief from the following provisions of the Town Code: 1. For the proposed dwelling: (i) §330-84D (Pyramid Height) for an encroachment in the amount of 1,951.05 cubic feet (1,951 c.f. (north side) + 0.05 c.f. (east side)); (ii) §330-11 (Residence Districts Table of Dimensional Regulations) Proposed third story; 3. For the proposed detached garage: (i) §330-84D (Pyramid Height) for an encroachment in the amount of 67 cubic feet (south side), and (ii) §330-76D (Placement of Accessory Buildings, structures and uses in all district) and §330-82C (yards) to allow the detached garage to be located within the total side yard of the principal building; and 3. For the swimming pool under construction: (i) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the swimming pool to be located within the total side yard of the principal building and any other relief necessary.

Held over from the 12/3/20 meeting:

11. **2 Peconic Crescent, LLC** (app# 2000111) Cornelius 900-191-4-11 Shinnecock Hills
2 Peconic Crescent
Applicant requests relief from the following provisions of the Town Code: (i) §330-84D (pyramid height) for a proposed encroachment in the amount of 185 cubic feet for the proposed two-story dwelling and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the proposed swimming pool to be located within the required minimum side yard for the principal building on a nonconforming lot and any other relief necessary.

Held over from the 12/3/20 meeting:

12. **Scott & Jenny Damast** (app# 2000113) Jason 900-62-2-24 North Sea
10 Marie's Lane
Applicant requests relief from the following provisions of the Town of Southampton Code: 1. §330-11 (residential district dimensional regulations): (i) for a principal minimum side yard setback (from North East Side of property) of 9.1 feet where 15 feet is existing, (ii) a principal total side yard setback of 24.1 feet where 48 feet is existing; (iii) a proposed principal front yard setback 56.9 feet (from Fish Cove Road) where 6 feet is required; all for the proposed addition to

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Scott & Jenny Damast (continued)

the existing dwelling and (iv) a principal front yard setback 44 feet +/- (from Fish Cove Road) where 60 feet is required; and 2. §330-84D (Pyramid height) for a proposed encroachment in the amount of 1,384 cubic feet for the proposed addition.

<u>DECISIONS</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
Stacy Mintz (written submissions by Dec. 21 st)	Helene	11/19/20	900-288-1-31.21	East Quogue
145 Meadowlark Lane, LLC (written submissions by Dec. 21 st)	Michael	11/19/20	900-84-1-32.19	Bridgehampton
David and Robin Santora (written submissions by Dec. 21 st)	Adam	11/19/20	900-359-4-39.2	Quogue
Bencar Building Corp. (written submissions by Dec. 21 st)	Brian	11/19/20	900-113-2-24.4	Water Mill
Robert Raphael (written submissions from Bennett & Read, LLP by Dec. 14 th and from the public by Dec. 21 st)	Michael	11/19/20	900-391-2-28	Westhampton
2266 Montauk, LLC (written submissions by Dec. 21 st)	Brian	11/19/20	900-69-2-17.7	Bridgehampton
JAB Properties Associates, LP (written submissions by Dec. 21 st)	Brian	11/19/20	900-132-2-27	North Sea
Stephen Lankler (written submissions by Jan. 4 th)	Keith	12/3/20	900-346-2-5	Hampton Bays
192 Hampton Bays Realty, LLC (written submissions by Jan. 4 th)	Adam	12/3/20	900-221-3-17	Hampton Bays
225 Butter Lane, LLC & 251 Butter Lane, LLC (written submissions by Jan. 4 th)	Michael	12/3/20	900-52-1-36	Bridgehampton
John & Audrey Niewenhaus (written submissions by Oct. 19 th)	Adam	09/17/20	900-9-3-36.1	Noyac