

TOWN OF SOUTHAMPTON

Department of Land Management
Zoning Board of Appeals
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

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PRELIMINARY AGENDA – NOT OFFICIAL

**SOUTHAMPTON TOWN ZONING BOARD OF APPEALS
PUBLIC HEARING AGENDA
February 18, 2021**

The Zoning Board of Appeals meeting is being held via videoconference. Applications are scheduled to begin at 6:00 p.m., or shortly thereafter. Applications may not be heard in the order as they appear on this agenda. Current agendas may be viewed on the internet at the following address: www.southamptontownny.gov

- CALL TO ORDER
- PLEDGE OF ALLEGIANCE
- APPROVAL OF MINUTES

Please note: Applications highlighted in GRAY have requested an adjournment or have requested to withdraw the application

MINOR VARIANCE REVIEW

SCTM – HAMLET

- | | | | | |
|--|--|-------|--------------|------------|
| 1. | 90 WGL, LLC. (app# 2100022)
90 Wild Goose Lane | Jason | 900-103-2-24 | Water Mill |
| Applicant requests relief from the following provision of the Town Code for a proposed covered patio with roof deck: §330-11 (residential districts table of dimensional regulations) for a principal rear yard setback of 62.9 feet where 70 feet is required and any other relief necessary. | | | | |

NEW APPLICATIONS

SCTM – HAMLET

- | | | | | |
|---|--|------|-------------|----------|
| 2. | 747 Flanders Road, LLC. (app# 2100015)
747 Flanders Road | Adam | 900-144-1-7 | Flanders |
| Applicant requests a determination that the subject parcel SCTM# 900-144-1-7 is held in single and separate ownership from all adjacent parcels and thus entitled to relief pursuant to §330-115D. If the Board deems the subject parcel to be a single and separate parcel, then applicant requests relief from Town Code §330-34 (business districts table of dimensional regulations) for a principal rear yard setback of 25 feet where 30 feet is required for an existing two-story dwelling on a nonconforming lot and any other relief necessary. | | | | |

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NEW APPLICATIONS (continued)

SCTM – HAMLET

3. **749 Flanders Road, LLC.** (app# 2100016) 900-144-1-8 Flanders
749 Flanders Road Adam
Applicant requests a determination that the subject parcel SCTM# 900-144-1-8 is held in single and separate ownership from all adjacent parcels and thus entitled to relief pursuant to §330-115D and any other relief necessary.

4. **Barbara Swislosky** (app# 2100017) Helene 900-144-1-24 Flanders
67 Groves Drive
Applicant requests a determination as to whether or not the proposed detached garage is a subordinate or incidental building pursuant to Town Code §330-5 (definitions) because of its size in proportion to the main dwelling and its use. In addition, applicant requests relief from the following provisions of the Town Code for a proposed detached garage on a nonconforming lot: (i) §330-84D (pyramid height) for a proposed encroachment in the amount of 417 cubic feet; (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the proposed detached garage to be located within the minimum and total side yard for the principal building; and (iii) §330-76A to allow a separation of 4 feet between the detached garage and the main building where a minimum of 5 feet is required and any other relief necessary.

5. **89 Wild Goose, LLC** (app# 2100018) Brian 900-103-2-29 Water Mill
89 Wild Goose Lane
Applicant requests relief from the following provisions of the Town Code for a proposed tennis court on a nonconforming lot: (i) §330-115D(3) (continuance) for a proposed rear yard coverage of 26.2% where a maximum of 15% is permitted and (ii) §330-76D (placement of accessory buildings structures and uses in all districts) and §330-83C (yards) to allow a portion of the proposed tennis court to be located within the required minimum and total side yard for the principal building and any other relief necessary.

6. **Diego & Marlene Quizhpi** (app# 2100019) Jason 900-143-3-47 Flanders
828 Flanders Road
Applicant request relief from the following provisions of the Town Code: 1. To legalize the construction of a second story addition to the existing dwelling without the benefit of a building permit on a nonconforming lot: §330-84D (pyramid height) for an encroachment in the amount of 3,216 cf (277 cf (West side) + 2,939 cf (East Side)); 2. To legalize the construction of a screen room to the rear of the dwelling without the benefit of a building permit: §330-115C (continuance) for a principal rear yard setback of 20.9 feet where 29.3 feet is existing and any other relief necessary.

7. **Hampton Mecox I, LLC** (app# 2100020) Brian 900-113-1-17.1 Water Mill
945 North Sea Mecox Road
Applicant requests relief from the following provisions of the Town Code for a proposed 55' x 110' tennis court: (i) §330-11 (residential districts table of dimensional regulations) for an accessory rear yard setback of 15 feet where 30 feet is required and an accessory side yard setback of 15 feet where 30 feet is required and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow a portion of the tennis court to be located within the required side yard and any other relief necessary.

NEW APPLICATIONS (continued)

SCTM – HAMLET

8. **Marc Reichman** (app# 2100021) Michael 900-50-1-9.10 Bridgehampton
2 Scuttlebut Farms
Applicant requests relief from the following provisions of the Town Code: 1. For a proposed 55' x 110' tennis court: (i) §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback of 25 feet where 30 feet is required from the westerly property line, (ii) §330-11 for an accessory side yard setback of 27 feet where 30 feet is required from the easterly property line, and (iii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow portions of the proposed tennis court to be located within the required minimum and total side yard of the principal building; and 2. For patio around swimming pool: §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow a portion of the at grade patio around the proposed swimming pool and proposed accessory building (pool house) area to be located within the required minimum and total side yard of the principal building and any other relief necessary.

READVERTISED APPLICATIONS

SCTM – HAMLET

None scheduled for this meeting

NEW - ADJOURNED APPLICATIONS

SCTM – HAMLET

None scheduled for this meeting

SCOPING SESSION

SCTM – HAMLET

None scheduled for this meeting

MODIFICATION REQUEST

SCTM – HAMLET

Held over from the 02/04/21 meeting:

9. **Patrick Bradley** Keith 900-343-1-27 East Quogue
18 Sandpiper Lane
On November 7, 2019, this Board by Decision #D019143 granted the applicant a setback variance for a proposed garage addition to an existing dwelling and a pyramid variance for a proposed 2nd floor addition to the existing dwelling. The findings of this decision includes a discussion regarding the configuration of the existing two driveways. By letter dated January 8, 2021, Patrick Bradley and Ann Marie Bradley are requesting that said decision be modified to continue to allow the circular driveway to extend from the garage to the south side of the property on Gannett Crossing as shown on the proposed driveway drawing prepared by Todd O'Connell, AIA, of Todd O'Connell Architect, P.C. dated January 5, 2020.

HOLDOVER APPLICATIONS

SCTM – HAMLET

Held over from the 12/3/20 and the 01/07/21 meeting:

10. **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.

HOLDOVER APPLICATIONS (continued)c

SCTM – HAMLET

Held over from the 01/21/21 meeting:

11. **Robert Crabb** (app# 2100004) Keith 900-31-1-36 North Sea
 9 East Shore Drive
 Applicant is requesting relief from the following provisions of the Town Code for a proposed three-story dwelling: (i) §330-84D (pyramid height) for an encroachment in the amount of 967.2 cf (West (left) side) + 1,117.7 cf (East (right) side), (ii) §330-11 (residential districts table of dimensional regulations) to allow the height of the proposed dwelling to be 38-5 1/2" where a maximum of 32 feet is permitted and to allow the proposed dwelling to be three stories where a maximum of two stories is permitted and any other relief necessary.

Held over from the 12/03/20 meeting; adjourned from the 01/21/21 meeting; held over from the 02/04/21 meeting:

12. **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 11/19/20 meeting; adjourned from the 01/07/21 and the 02/04/21 meeting:

13. **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.

DECISIONS

DATE CLOSED

SCTM – HAMLET

Amity Lucas (written submissions by Feb. 8 th)	Keith	01/07/21	900-96-3-43.1	North Sea
Scott & Jenny Damast (written submissions by Feb. 8 th)	Jason	01/07/21	900-62-2-24	North Sea

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<u>DECISIONS (continued)</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
John & Audrey Niewenhous (written submissions by Oct. 19 th)	Adam	09/17/20	900-9-3-36.1	Noyac
Michael Scarola & Jacqueline Cress (written submissions by Dec. 7 th)	Keith	10/05/20	900-261-3-10	Hampton Bays
Elizabeth Hazan (written submissions by Jan. 18 th)	Cornelius	12/17/20	900-69-2-1.1	Bridgehampton
David and Robin Santora (written submissions by Dec. 21 st)	Adam	11/19/20	900-359-4-39.2	Quiogue