

TOWN OF SOUTHAMPTON

CHAIRPERSON
ADAM GROSSMAN

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



VICE-CHAIRPERSON
BRIAN DESESA

Phone: (631) 287-5700
Fax: (631) 287-5754

JAY SCHNEIDERMAN
TOWN SUPERVISOR

BOARD MEMBERS
KEITH TUTHILL
HELENE BURGESS
CORNELIUS KELLY
MICHAEL DALY
JASON HANN

PRELIMINARY AGENDA – NOT OFFICIAL

SOUTHAMPTON TOWN ZONING BOARD OF APPEALS
PUBLIC HEARING AGENDA
February 21, 2019

The Zoning Board of Appeals meeting is held in the Town Board Room, 116 Hampton Road, Southampton. Applications are scheduled to begin at 7:00 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. | Dennis S. Lazar & Kathy F. Lazar (appl.1900017)
80 Surfside Drive
Helene | 900-134-5-40 | Bridgehampton |
|----|-------------------------------------------------------------------------------------------|--------------|---------------|
- Applicant requests relief from Town Code §330-115D(3) (continuance) for a proposed principal total side yard setback of 54.5 feet where 60 feet is permitted for a proposed covered porch addition to the existing dwelling on a nonconforming lot and any other relief necessary.

NEW APPLICATIONS

SCTM – HAMLET

- | | | | | |
|----|--------------------------------------------------------|-------|----------------|------------|
| 2. | 325 Mecox, LLC (appl.1900015)
325 Mecox Road | Brian | 900-103-1-25.2 | Water Mill |
|----|--------------------------------------------------------|-------|----------------|------------|
- Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback of 25.5 feet where 30 feet is required to legalize the location of a shed constructed without the benefit of a building permit on a nonconforming lot and any other relief necessary.
- | | | | | |
|----|---------------------------------------------------------|-------|-------------|-----------|
| 3. | Diane Anderson (appl.1900014)
80 Cedar Avenue | Jason | 900-76-5-25 | North Sea |
|----|---------------------------------------------------------|-------|-------------|-----------|
- Applicant requests relief from Town Code §330-84D (pyramid height) for a proposed encroachment in the amount of 147 cubic feet for proposed additions to an existing dwelling on a nonconforming lot and any other relief necessary.

NEW APPLICATIONS - Continued

SCTM – HAMLET

4. **Laurie & Anthony Belmonte** (appl.1900015) Adam 900-298-1-2 Hampton Bays
70 Wakeman Road
Applicant requests relief from Town Code §330-77D (placement of accessory buildings, structures and uses in residence districts) to allow for the construction of a swimming pool on a nonconforming lot which would result in a rear yard coverage of 33.45% where a maximum of 20% is permitted and any other relief necessary.
5. **SYLJAM, LLC** (appl.1900016) Michael 900-49-1-9.7 Bridgehampton
220 Guyer Road
Applicant requests relief from the following provisions of the Town Code: 1. For a proposed tennis court: (i) §330-11 (Residential districts table of dimensional regulations) for an accessory distance from street setback of 56 +/- feet where 90 feet is required and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the tennis court to be located within the required front yard; 2. For a proposed sports court (Basketball Court) attached to the tennis court: (i) §330-11 for an accessory distance from street setbacks of 35 +/- feet where 90 feet is required and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the sports court (Basketball Court) to be located within the required front yard; 3. For a proposed detached garage: (i) §330-11 for an accessory distance from street setbacks of 65 feet (Easterly property line) and 40 feet (Southerly property line) where 90 feet is required and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the detached garage to be located within the required front yard and any other relief necessary.

READVERTISED APPLICATIONS

SCTM – HAMLET

6. **Sand Land Corp.** (appl. 1600135) 900-23-1-1 Noyac
585 Middle Line Highway
Applicant appeals the issuance of Certificate of Occupancy No. C160135, dated April 26, 2016, as it relates to the uses on the subject property and any other relief necessary.

NEW - ADJOURNED APPLICATIONS

SCTM – HAMLET

Adjourned from the 10/4/18, 11/15/18 and the 1/3/19 meeting:

7. **106 Cold Spring Point LLC** (Cathleen Buckley & Anthony Aufiero – Applicants).
(appl. 1800120) 106 Cold Spring Point Road Cornelius 900-155-1-30 Tuckahoe
Applicants appeal the issuance of Building Permit #P079933, dated June 20, 2018 in that said permit was issued without a variance for the proposed concrete retaining wall and any other relief necessary.

SCOPING SESSION

SCTM – HAMLET

None scheduled for this meeting

HOLDOVER APPLICATIONS

SCTM – HAMLET

Held over from the 1/3/19 meeting:

8. **LI Automobile Collectors, LLC.** (appl. 1800170) 900-131-1-7.1 North Sea/Tuckahoe
315 County Road 39 Cornelius
Applicant requests relief from Town Code §330-116 (extension) as it relates to Town Code §330-167B(3) (specific types of variances) to permit a change from one nonconforming use to another, to wit, from an Auto Museum to the storage of portable toilets and associated materials and items in connection with a portable toilet rental and leasing business. In addition, applicant requests relief from Town Code §330-167A (specific types of variances) to permit an extension of the Highway Business zoning district boundary line 50 feet North into the R20 Zoning District and any other relief necessary.

Held over from the 1/3/19 meeting:

9. **Marc Levin & Mariana Loose (Lewis J. Liman & Lisa C. Liman – Applicants)**
116 Turtle Cove Drive (appl. 1800172) Brian 900-43-1-38 North Sea
Applicants appeal the issuance of Building Permit #P080115, dated July 24, 2018 in that said permit was issued without a variance for the proposed concrete sanitary retaining wall and any other relief necessary.

Held over from the 9/20/18 meeting; adjourned from 10/18/18, 12/6/18 and the 1/17/19 meeting:

10. **Martin Pepa** (appl. 1800117) Michael 900-133-1-19.1 Water Mill
357 Montauk Highway
Applicant requests relief from Town Code §330-76A (placement of accessory buildings, structures and uses in all districts) to legalize the construction of a roof over an existing deck to be located 1'-8.5" from the main building where a distance of 5 feet is required on a nonconforming lot and any other relief necessary.

Held over from the 11/1/18 and 12/6/18 meeting and adjourned from the 1/17/19 meeting:

11. **Scuttlebutt Farms Land, LLC** (appl. 1800134) 900-50-1-9.1 Bridgehampton
1 Scuttlebutt Farms Helene
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback of 19.7 feet where 30 feet is required and relief from Town Code §330-77(D) (placement of accessory buildings, structures and uses in residence districts) to allow a rear yard coverage of 22.86% where a maximum of 20% is permitted; all to legalize the construction of an arbor and any other relief necessary.

HOLDOVER APPLICATIONS

SCTM – HAMLET

Held over from the 10/4/18 meeting; adjourned from the 1/3/19 meeting for further testimony; adjourned from the 2/7/19 meeting:

12. **2287 Montauk Highway, LLC** (appl. 1800002) 900-86-1-2 Bridgehampton
 2287 Montauk Highway Brian
 On May 3, 2018, this Board by decision number D018046 granted the applicant relief for setbacks, lot coverage, parking spaces, and the proposed location of a dumpster. By letter dated August 21, 2018, the attorney for the applicant is requesting that said decision be amended to eliminate the conditions related to shared parking at Newman Village.

DECISIONS

DATE CLOSED

SCTM – HAMLET

Randall Apt (written submissions)	Cornelius	05/17/18	900-70-2-14	Bridgehampton
Victoria A. Ceo (written submissions)	Jason	2/7/19	900-258-3+-36	Hampton Bays
Katelyn Montrony	Michael	2/7/19	900-365-1-5	Eastport
Jennie Merritt Irrevocable Trust	Keith	2/7/19	900-265-3-11	Hampton Bays
Lawrence Fliegelman (written submissions)	Jason	1/3/19	900-368-4-71.15	Remsenburg/Speonk
Estate of Clifford Foster (written submissions)	Brian	12/6/18	900-36-1-4.2	Bridgehampton