

# 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 7, 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](http://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. | <b>Robert Haar</b> (appl.1900009)<br>29 Jobs Lane | Cornelius | 900-134-2-26 | Bridgehampton |
|----|---|-----------|--------------|---------------|
- Applicant requests relief from Town Code §330-115D(1) (continuance) for a proposed total side yard setback of 61.8 feet where 65 feet is permitted for a proposed two-story garage addition and proposed one-story screen room addition to the existing dwelling on a nonconforming lot and any other relief necessary.

### **NEW APPLICATIONS**

### **SCTM – HAMLET**

- |    |  |       |              |          |
|----|--|-------|--------------|----------|
| 2. | <b>160 Riverside, LLC</b> (appl.1900010)<br>160 Riverside Avenue | Jason | 900-143-1-41 | Flanders |
|----|--|-------|--------------|----------|
- Applicant requests relief from the following provisions of the Town Code: 1. To legalize an addition to the existing dwelling constructed without the benefit of a building permit on a nonconforming lot: (i) §330-84D (pyramid height) for an encroachment in the amount of 4,198 cubic feet (1,236 cf pre-existing (west side) + 2,882 cf (addition - west side) + 80 cf pre-existing (east side) and (ii) §330-11 (residential districts table of dimensional regulations) for total lot coverage of 21% where a maximum of 20% is permitted and any other relief necessary.
- |    |  |      |              |              |
|----|--|------|--------------|--------------|
| 3. | <b>Victoria A. Ceo</b> (appl.1900011)<br>7 Locust Street | Adam | 900-258-3-36 | Hampton Bays |
|----|--|------|--------------|--------------|
- Applicant requests relief from the following provisions of Town Code §330-11.2 (accessory apartment special standards) for a proposed accessory apartment which will be constructed on the second floor of the existing detached garage on a nonconforming lot: (i) §330-11.2(F): to allow an accessory apartment to be located on a lot that is less than 30,000 square feet and (ii) §330-11.2G(1): to allow the size of the proposed accessory apartment to be 55% of the total floor area of the principal dwelling where a maximum of 35% is permitted and any other relief necessary.

**NEW APPLICATIONS - Continued**

**SCTM – HAMLET**

4. **Katelyn Montrony** (appl.1900012) Michael 900-365-1-5 Eastport  
45 S. Bay Avenue  
Applicant requests relief from Town Code §330-115C (continuance) for the following: (1) a principal front yard setback of 21.9 feet where 27.9 feet is existing for a proposed covered porch and (2) a principal minimum side yard setback of 27.6 feet where 28.7 feet is existing and a principal total side yard setback of 57.4 feet where 74.2 feet is existing for two proposed one-story additions to the existing dwelling 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 1/3/19 meeting:**

5. **Diane Howe** (appl. 1900005) Keith 900-87-2-41 Bridgehampton  
185 Halsey Lane  
Applicant requests a determination that the subject parcel SCTM# 900- 87-2-41 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.

**SCOPING SESSION**

**SCTM – HAMLET**

None scheduled for this meeting

**HOLDOVER APPLICATIONS**

**SCTM – HAMLET**

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

6. **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.

**Adjourned from the 12/6/18 and held over from the 1/3/19 meeting:**

7. **625 Butter Lane Homestead, LLC** (appl. 1800156) Brian 900-51-1-17.7  
Agricultural Reserve Brian Bridgehampton  
Applicant requests the following relief from Town Code §330-135D (housing for agricultural labor): 1. For propose Agricultural House "A": (1) a rear yard setback of 71.7 feet +/- where 200 feet is required and a side yard setback of 96 feet +/- where 200 feet is required; and 2. For proposed Agricultural House "B": (1) a rear yard setback of 71.7 feet where 200 feet is required and a side yard setback of 120.5 where 200 feet is required and any other relief necessary.

**HOLDOVER APPLICATIONS - Continued**

**SCTM – HAMLET**

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

8. **Jennie Merritt Irrevocable Trust** (appl. 1800137) 900-265-3-11 Hampton Bays  
 30 School Street Keith  
 SCTM# 900-265-3-11. Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback of 3.8 feet where 10 feet is required and relief from Town Code §330-84D (pyramid height) for an encroachment in the amount of 346 cubic feet to legalize an accessory building constructed without the benefit of a building permit on a nonconforming lot. In addition, applicant requests the following relief from Town Code §330-11.2 (accessory apartment special standards) to legalize an accessory apartment constructed within the accessory building without the benefit of a building permit: (i) relief to allow an accessory apartment to be located on a lot that is less than 30,000 square feet, (ii) for a lot area of 13,875 square feet where 16,000 square feet is required (80% of the required 20,000 square feet), (iii) for a lot width of 75 feet where 84 feet is required (70% of the required 120 feet), (iv) a principal minimum side yard setback of 10.5 feet where 14 feet is required (70% of the required 20 feet), and (v) an accessory side yard setback of 3.8 feet where 7 feet is required (70% of the required 10 feet) and any other relief necessary.

**DECISIONS**

**DATE CLOSED**

**SCTM – HAMLET**

Southampton Day Camp Realty LLC (Change of Use) (written submissions by 12/13/18)		11/1/18	900-97-3-17.1	North Sea
Patricia Kopic (written submissions)	Helene	1/3/19	900-342-1-4	East Quogue
KAARP Management Group, LLC	Helene	1/3/19	900-346-1-10	Hampton Bays
Mark Foshion	Jason	1/17/19	900-381-1-61	Remsenburg
Steven Fabbri	Michael	1/17/19	900-351-2-46	Eastport
R&S Newlight Properties, LLC (written submissions)	Helene	1/17/19	900-84-1-8.15	Bridgehampton
Scott Stapleton	Adam	1/17/19	900-17-2-68	Noyac
337 Montauk Highway, LLC & 329 Montauk Highway, LLC		1/17/19	900-133-1-17.1 & 18.1	Water Mill
Richard Sulenski & Victoria Linda Sulenski (written submissions)	Keith	1/3/19	900-293-4-22.1	Hampton Bays

**Southampton Town Zoning Board of Appeals  
Public Hearing Agenda  
February 7, 2019  
Page 4 of 4**

**DECISIONS - Continued**

**DATE CLOSED**

**SCTM – HAMLET**

Lawrence Fliegelman  
(written submissions)

Jason

1/3/19

900-368-4-71.15 Remsenburg/Speonk

Jennifer Gilmore  
(written submissions)

Michael

1/3/19

900-6-1-20

Noyac

Estate of Clifford Foster  
(written submissions)

Brian

12/6/18

900-36-1-4.2

Bridgehampton