

# TOWN OF SOUTHAMPTON

CHAIRPERSON  
ADAM GROSSMAN

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 17, 2022

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](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**

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### MINOR VARIANCE REVIEW

### SCTM - HAMLET

None scheduled for this meeting

### NEW APPLICATIONS

### SCTM – HAMLET

- Blessing Fields LLC** (app# 2200007) Adam 900-22-1-12 Hampton Bays  
163 West Montauk Highway  
Applicant requests relief from the following provisions of the Town Code: 1. For a proposed Office Building: (i) §330-115C (Continuance) for a minimum side yard setback of 10' where 10.96' was existing; (ii) §330-84D (Pyramid/Height) for a pyramid encroachment of 4,755 cubic feet on the West side of the property; and 2. For a proposed General Trade building: §330-115D(1) for a minimum side yard setback of 10' where 11.84' is required; and (ii) §330-84D (Pyramid/Height) for a pyramid encroachment of 14,107 cubic feet and any other relief necessary.
- Timothy Shannon & Maritess Manaluz** (app# 2200008) Michael 900-62-1-3.1 North Sea  
85 Waters Edge Road  
Applicant requests relief from the following provisions of the Town Code: 1. For a proposed 40.6' x 18' in-ground pool on a nonconforming lot: (i) §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback of 10.4 feet where 20 feet is required 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; and 2. For a proposed garage/pool house: (i) §330-11 for an accessory side yard setback of 12 feet where 20 feet is required and any other relief necessary.

**NEW APPLICATIONS (continued)**

**SCTM – HAMLET**

3. **Sarah Burr** (app# 200009) Robert 900-16-1-46 Noyac  
59 Hillover Lane  
Applicant requests relief from the following provisions of the Town Code §330-83 A(4) (Yards) to allow a proposed deck higher than one foot above ground level to be located in the required front yard on a nonconforming lot and any other relief necessary.
4. **Farrell CIT Buildingco, LLC** (app# 2200010) 900-105-1-1.26 Bridgehampton  
851 Halsey Lane Susan  
Applicant requests relief from Town Code §330-103 (corner clearance) to allow a privet hedge to remain in its current location, to wit, in the south west corner of a nonconforming lot and any other relief necessary.
5. **201 SR, LLC** (app# 2200011) Keith 900-87-3-5.3 Bridgehampton  
201 Sagaponack Road  
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for a principal total side yard setback of 68 feet where 75 feet is required for a dwelling under-construction on a nonconforming lot.

**READVERTISED APPLICATIONS**

**SCTM – HAMLET**

6. **Daniel Beller** (app# 2100117) 900-101-3-53.4 Water Mill  
280 Deerfield Road  
Applicant requests the following relief for a proposed carriage house addition to an existing “detached garage” on a nonconforming lot: 1. Town Code §330-9D(4)(c) (Density incentive provisions): (i) for a proposed front yard setback of 68.1 feet where (+/-) 145 feet is required; and (ii) For a side yard setback of 23.1 feet where 30 feet is required; and 2. Town Code §330-9(D)(4) to waive the transfer of one or more development right(s) or PBC to the site and any other relief necessary.

**RE-OPENED**

7. **Ross Weinstein & Ariel G. Ball** (app# 2100137) 900-211-2-15 Shinnecock Hills  
31 New Lane Keith  
At the January 20, 2022 meeting of the Zoning Board of Appeals, the Board voted to re-open this application in order to clarify the record that the variance requested is for a total pyramid encroachment in the amount of 2,773.1 cubic feet (664 cubic feet on the East side + 2,109.1 cubic feet on the West side) (which translated to 359.3 square feet).

**NEW - ADJOURNED APPLICATIONS**

**SCTM – HAMLET**

**Adjourned from the 12/02/21 and the 01/20/22 meeting:**

8. **Nicholas & Luz Kardaras** Cornelius 900-26-1-86 Sag Harbor  
30 Laurel Lane  
Applicant requests relief from 330-6 that references 330-11, Residence Districts Table of Dimensional Regulations, for Front Yard for a Proposed Covered Entry Porch from the required 100' to 24', 29.9' is existing front yard. Rear Yard relief for a Proposed Addition from the required 100' to 22.6', 25.5' is existing rear yard. Additionally, relief is requested from 330-11 for Distance From Street for a proposed pool house from the required 110' to 56.2', and Distance From Street for a proposed pool from the required 110' to 34.8'.

**SCOPING SESSION**

**SCTM – HAMLET**

None scheduled for this meeting

**HOLDOVER APPLICATIONS**

**SCTM – HAMLET**

**Held over from the 11/04/21 meeting; and adjourned from the 12/16/21 meeting:**

9. **2 Tents, LLC** (app# 2100121) Helene 900-230-1-27.1 Hampton Bays  
2 Tepee Street  
Applicant requests relief from Town Code §330-11 (residence districts table of dimensional regulations) for a proposed detached three-car garage with storage above on a nonconforming lot: (i) from the northerly property line (Sagamore Road) a proposed front yard setback of 40' where 60' is required; and (ii) from the easterly property line (Tepee Street) a proposed front yard setback of 31' where 60' is required. In addition, a determination is required as to whether or not the proposed detached three-car 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 and any other relief necessary.

**Held over from the 01/20/22 meeting:**

10. **Donald Noble** (app# 2100146) Helene 900-368-2-38.21 Remsenburg/Speonk  
14 Sandys Lane  
Applicant requests relief from the following provisions of the Town Code for a proposed attached one story garage: §330-11 (residence districts table of dimensional regulations) a required front setback of 49.7' where 60' is required to the dedicated Town of Southampton future Road and any other relief necessary.

**Held over from the 01/20/22 meeting:**

11. **Robert Feuer & Judit Lang** (app# 2100147) Keith 900-323-2-31 Hampton Bays  
32A Penny Lane  
Applicant requests relief from the following provisions of the Town Code: 1. For a proposed two story dwelling on a nonconforming lot: (i) §330-84D (Pyramid Height) for a pyramid encroachment of 3,902.6 cubic feet; (ii) §330-115C (continuance) for a proposed rear yard setback

**HOLDOVER APPLICATIONS (continued)**

**SCTM – HAMLET**

**Robert Feuer & Judit Lang (continued)**

of 22.7' where 39.3' is pre-existing; 2. For a proposed elevated deck on the south side of the dwelling: §330-83C (Yards) and §330-76D (placement of accessory buildings, structures) to allow the elevated deck to be located within the minimum and total side yard for the principal building; and 3. For a proposed Accessory Building: (i) §330-84D (Pyramid Height) for a pyramid encroachment of 830 cubic feet, and (ii) §330-11 (residential districts table of dimensional regulation for a proposed accessory rear yard setback of 2' where 50' is required and any other relief necessary.

**Held over from the 05/20/21 meeting; and adjourned from the 8/5/21, 09/02/21, 10/07/21, 11/04/21, 12/02/21 and the 02/03/22 meeting:**

12. **East Quogue 535 Realty Inc.** Keith 900-341-1-52 East Quogue  
 535 Montauk Highway  
 Applicant requests a determination as to whether or not the proposed 1,468 square foot convenience store is a customary accessory use to the existing gasoline filling station pursuant to Town Code §330-5 (definitions) (Accessory Use, Building or Structure). In addition, applicant requests relief from the following provisions of the Town Code for the proposed convenience store: (i) §330-95 (scheduled of off-street parking space requirements for nonresidential uses) to allow 9 parking spaces where a minimum of 15 parking spaces is required; (ii) §330-116 (extensions) as it relates to §330-167B(1)(a) (specific types of variances) to allow an expansion of a nonconforming use, to wit, to allow a 1,468 square foot convenience store to replace a pre-existing non-conforming 1,182 square foot building (a 24% expansion); and (iii) §330-78 (placement of accessory buildings and uses in nonresidential districts) to allow two off-street parking spaces to be located in the front yard where no off-street parking shall be permitted in the front yard and any other relief necessary.

**Held over from the 10/07/21 meeting; adjourned from the 11/18/21 meeting; held over from the 12/02/21 meeting; and adjourned from the 02/03/22 meeting:**

13. **Dilip Patel & Sabjhit Kaur Dhillon** (app# 2100107) 900-31-1-3.2 North Sea  
 147 Edgemere Drive ~~Brian~~  
 Applicant requests relief from the following provisions of the Town Code for a proposed two-story addition to the existing dwelling on a nonconforming lot: (i) §330-115C (continuance) for a principal total side yard setback of 24.9 feet where 40.5 is existing and (ii) §330-84D (pyramid height) for an encroachment in the amount of (+/-) 1,303.62 cubic feet (663.5 proposed on the east side + 640.12 existing on the west side) and any other relief necessary.

**DECISIONS**

**DATE CLOSED**

**SCTM – HAMLET**

Estrada Ruiz (written submissions by Feb. 4 <sup>th</sup> )	Keith	01/20/22	900-354-4-68	Westhampton
PJT Realty Management, LLC (written submissions by Feb. 4 <sup>th</sup> )	Michael	01/20/22	900-6-2-43.2	Noyac

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**Public Hearing Agenda**  
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<u>DECISIONS</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
808 Mecox Road, LLC (written submissions by Feb. 4 <sup>th</sup> )	Susan	01/20/22	900-116-2-4.4	Bridgehampton
Gwendolyn Brewer (written submissions by Feb. 4 <sup>th</sup> )	Adam	01/20/22	900-294-2-17	Hampton Bays
720 North Sea Road, LLC (written submissions by Jan. 21 <sup>st</sup> )	Keith	12/16/21	900-130-2-11	North Sea
Alice Greenwald (written submissions by Jan. 21 <sup>st</sup> )	Michael	01/06/22	900-31-2-2	North Sea
Grant Werner (Bret and David Moore – Applicants) (written submissions by Jan. 21 <sup>st</sup> )	Brian	01/06/22	900-351-2-23	Eastport
RCF Properties, LLC (written submissions by Jan. 21 <sup>st</sup> )	Susan	01/06/22	900-100-3.2.11	Water Mill
95 Inlet Road West, LLC (written submissions by Oct. 1 <sup>st</sup> )	Helene	09/16/21	900-176-1-1	Shinnecock Hills
85 Eastway, LLC (written submissions by Feb. 22 <sup>nd</sup> )	Adam	01/21/21	900-233-2-1	Shinnecock Hills
Kenneth Seiff and Nicole Kule Seiff (written submissions by Dec. 3 <sup>rd</sup> )	Adam	11/18/21	900-70-2-36	Bridgehampton
NYCELEX Real Estate Holdings Development Corp. (written submissions by July 29 <sup>th</sup> )	Cornelius	07/01/21	900-349-2-24	Eastport
Scott Schlachter (written submissions by July 29 <sup>th</sup> )	Susan	07/15/21	900-24-1-49	Noyac