

TOWN OF SOUTHAMPTON

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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
April 18, 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

None scheduled for this meeting

NEW APPLICATIONS

SCTM – HAMLET

1. **Joseph & Donna Andreassi** (appl. 1900043) Cornelius 900-64-3-19.1 Water Mill
1332 Deerfield Road
Applicant requests relief from the following provisions of Town Code §330-9 (density incentive provisions) to allow an existing one story frame barn with loft to be converted into a two-story carriage house on a lot where a single family, two story dwelling with bed and breakfast use exists: (i) Town Code §330-9D(4) to permit a waiver of the transfer of development rights where one or more development right (TDR) or Pine Barren Credit (PBC) shall be transferred to the site; and (ii) Town Code §330-9(D)(4)(h) to allow two access driveways to remain on a parcel where access to the principal dwelling and carriage house shall be limited to one driveway and any other relief necessary.
2. **Michelle & Joel Levitin** (appl. 1900044) Brian 900-92-2-2 North
Sea
109 West Neck Point Road
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for a principal front yard setback of 38 feet where 80 feet is required and Town Code §330-84D (pyramid height) for a proposed encroachment in the amount of 946 cubic feet for a proposed two-story dwelling with 2nd floor decks on a nonconforming lot and any other relief necessary.

NEW - ADJOURNED APPLICATIONS

SCTM – HAMLET

Held over from the 7/5/18 meeting; adjourned from the 9/20/18 and the 11/15/18 meeting; Re-Opened 3/7/19; adjourned from the 3/7/19 and the 3/21/19 meeting:

7. **KAARP Management Group, LLC** (appl. 1800076) 900-346-1-10 Hampton Bays
17 Ludlow Lane Helene
Applicant requests relief from the following provisions of the Town Code for the location of a proposed swimming pool: (i) 330-115D(3) (continuance) for an accessory front yard setback of 14 feet from Ludlow Lane where 50 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 front yard on a nonconforming lot and any other relief necessary. This application has been re-opened for further discussion as requested by the owner.

SCOPING SESSION

SCTM – HAMLET

None scheduled for this meeting

HOLDOVER APPLICATIONS

SCTM – HAMLET

Held over from the 2/21/19 meeting:

8. **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.

Held over from the 3/21/19 meeting:

9. **Hampton Middle Line, LLC** (appl.1900029) Jason 900-34-1-1.4 North Sea
119 Middle Line Highway
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback of 15 feet where 50 feet is required and §330-77D (placement of accessory buildings, structures, and uses in residence districts) for a rear yard coverage of 30.88%; all for a proposed tennis court on a nonconforming lot and any other relief necessary.

HOLDOVER APPLICATIONS (continued)

SCTM – HAMLET

Adjourned from the 10/4/18, 11/15/18, 1/3/19, 2/21/19 and the 3/21/19 meeting:

10. **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.

Held over from the 1/3/19 meeting; adjourned from the 2/21/19 meeting; held over from the 3/21/18 meeting:

11. **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 3/21/19 meeting:

12. **Konner Friedlander Gateway 1, LLC** (appl. 1900002) 900-84-1-15, 16.2 & 16.8
 2037, 2045 & 2071 Montauk Highway Brian Bridgehampton
 Applicant requests relief from the following provisions of the Town Code or a proposed three-lot subdivision and site development: (i) §330-82 (lot width) for a proposed flag pole width of 10 feet for proposed Lot 1 where 20 feet is required; (ii) §330-105K (schedules of minimum and maximum floor area) for the size of the proposed building complex on proposed Lot 2 to be 27,000 square feet where a maximum of 15,000 square feet is permitted; (iii) §330-83G(1) (yards) to allow parking spaces to be located within the transitional rear yard; and (iv) §330-78 (placement of accessory buildings and uses in non-residential districts) to allow parking to be located zero feet from portions of the side and rear property lines where 20 feet is required and any other relief necessary.

DECISIONS

DATE CLOSED

SCTM – HAMLET

Bill Bitis & Stephanie Bitis (written submissions)	Brian	3/21/19	900-16-2-50	Noyack
Randall Apt (written submissions)	Cornelius	05/17/18	900-70-2-14	Bridgehampton
Nancy T. Trunzo (written submissions)	Cornelius	4/4/19	900-297-3-4	Hampton Bays

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<u>DECISIONS (continued)</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
45 Dune Road, LLC	Michael	4/4/19	900-134-3-12	Bridgehampton
Rae Monteverdi (written submissions)	Helene	4/4/19	900-341-1-75	East Quogue
Jeffrey Sadowski (written submissions)	Jason	4/4/19	900-112-2-31	North Sea
Sean King (written submissions)	Brian	4/4/19	900-65-2-3.55	Water Mill
192 Hampton Bays Realty, LLC	Adam	4/4/19	900-221-3-17	Hampton Bays
2287 Montauk Highway, LLC	Brian	4/4/19	900-86-1-2	Bridgehampton
Laurie & Anthony Belmonte (written submissions)	Adam	4/4/19	900-298-1-2	Hampton Bays
Bayview Four, L.P. (written submissions)	Keith	3/21/19	900-115-2-30.11	Water Mill
Bayview Four, L.P. (written submissions)	Keith	3/21/19	900-115-2-30.12	Water Mill
George & Christine Bertero (written submissions)	Michael	03/07/19	900-9-3-79	Noyac
Fahrettin Ozdemir (written submissions)	Cornelius	03/07/19	900-316-1-29	East Quogue
Millard C. Jayne III & Rebecca J. Wiseman (written submissions)	Cornelius	03/07/19	900-376-1-64	Westhampton