

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
August 4, 2022

The Zoning Board of Appeals meeting is held both in the Town Board Room, 116 Hampton Road, Southampton and 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

None scheduled for this meeting

NEW APPLICATIONS

SCTM – HAMLET

- | | | | | |
|----|--|-------|-------------|-----------|
| 1. | 142 Towd Point, LLC. 142 Towd Point Road | Susan | 900-59-1-45 | North Sea |
|----|--|-------|-------------|-----------|

Applicant requests relief from the following provisions of the Town Code: 1. For a proposed two-story dwelling: §330-84D (Pyramid/Height) for a proposed pyramid encroachment in the amount of 1,212.3 cubic feet on the East side of the property; 2. §330-83(A)(4) (Yards) to allow a proposed deck higher than one foot above ground level to be located within the required front yard; 3. §330-83C (Yards) and §330-76(D) (Placement of accessory buildings, structures and uses in all districts) to allow a portion of the deck to be located within the total required side yard for the principal building; 4. §330-83C and §330-76D to allow the proposed Outdoor Kitchen to be located within the total required side yard of the principal; and 5. §330-83C and §330-76D to allow the proposed swimming pool to be located within the required minimum side yard and total required side yard for the principal building on a nonconforming lot and any other relief necessary.

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NEW APPLICATIONS (continued)

SCTM – HAMLET

2. **John and Nancy Boden** Helene 900-263-4-27 Hampton Bays
35 Fanning Avenue
Applicant requests relief from Town Code §330-11.2F (special standards) to allow a proposed accessory apartment to be located on the second floor of an existing detached garage on a nonconforming lot that is less than 30,000 square feet and any other relief necessary.

3. **Donnalynn Darling** Keith 900-176-1-32 Shinnecock Hills
60 Inlet Road West
Applicant requests from the following provisions of the Town Code for a proposed second story addition to an existing dwelling on a nonconforming lot: 1. Town Code §330-84D (Height/Pyramid) for a proposed encroachment in the amount of 2,767 cubic feet (977 cu.ft (West side) + 1,790 cu.ft. (East side)); and 2. Town Code §330-11 (residential districts table of dimensional regulations) for a principal minimum side yard setback of 10.1' where 20' is required and a total required side yard setback of 23.1' where 45' is required. In addition, applicant requests relief from Town Code §330-11 for a principal front yard setback of 39.1' where 40' is required to allow an existing unroofed deck to be converted to a screened porch with a 2nd story deck and any other relief necessary.

4. **Flying Point 1080 Real Estate LLC** Robert 900-178-2-6 Water Mill
1080 Flying Point Road
Applicant requests relief from the following provisions of the Town Code for a proposed three story dwelling: 1. §330-83K (Yards) as it relates to §330-11 (Residence Districts Table of Dimensional Regulations) for a principal rear yard setback of 30' where 50' is permitted; and 2. §330-11 to allow a three story dwelling where a maximum of two stories is permitted and any other relief necessary.

5. **Grace Amass Clark** Michael 900-42-1-26.1 Noyac
36 East Beach Drive
Applicant requests relief from the following provisions of the Town Code: 1. For a proposed two-story dwelling: (i) §330-84D (Height/Pyramid) for a pyramid encroachment in the amount of 3,341 cubic feet (1,812 cf on the N. side and 1,529 cf on the S. side); (ii) 330-115 (Continuance) for a required minimum side yard setback of 10.7' where a minimum of 15' is required on the North side of the property and a total required side yard setback of 21' where 35' is required; and (iii) §330-76D (Placement of accessory buildings, structures and uses in all districts) and §330-83C (Yards) to allow the proposed decks to be located within the total required side yard for the principal building (a setback of 10.9' for the deck on North side of the property and a setback of 10.2' for the deck with lift on the South side of the property); 2. For an existing free-standing outdoor shower: (i) §330-11 (residence districts table of dimensional regulations) for a side yard setback of .25' where 10' is required; and (ii) §330-76D and §330-83C to allow the outdoor shower to be located within the total required side yard for the principal building; and 3. §330-77G for mechanical equipment to be located on the South property line where a minimum of 10' is required on a nonconforming lot and any other relief necessary.

NEW APPLICATIONS (continued)

SCTM – HAMLET

6. **917 West Main, LLC** Susan 900-353-1-24.7 Remsenburg/Speonk
1 Windemere Court
Applicant requests the following relief from Town Code §330-38 (Industrial Districts Table of Dimensional Regulations) for a proposed Commercial Building (General/Special trade Contractor): 1. For the building: A principal rear yard setback of 52.9' where 60' is required; and 2. For the proposed outdoor storage: An accessory rear yard setback of 52.5' where 60' is required and an accessory side yard setback of 51.6' where 60' is required and any other relief necessary.

READVERTISED APPLICATIONS

SCTM – HAMLET

7. **Ivan Paskov** Keith 900-125-1-18 Hampton Bays
11 N. Shore Road
Applicant requests relief from the following provisions of the Town Code: 1. §330-11 (Residence Districts Table of Dimensional Regulations) for a proposed third story addition where a maximum of two stories is permitted; 2. §330-84D (Pyramid/Height) for a proposed total pyramid encroachment of 2,463.21 cubic feet (2,351 cu ft on the West side of the property and 112.21 cu ft on the S/E side of the property); 3. §330-115 (continuance): (i) for a second story deck a proposed front setback of 31.8' where 60' is required (off Shore Road) and (ii) for a proposed first, second and third story addition a principal minimum side yard setback of 17.4' where 20' is required and a total principal side yard setback of 38.9' where 60' is required on a nonconforming lot and any other relief necessary.

NEW - ADJOURNED APPLICATIONS

SCTM – HAMLET

Adjourned from the 05/19/22 and the 06/16/22 meeting:

8. **110 Guyer, LLC** (app# 2200020) Robert 900-49-1-3.3 Bridgehampton
110 Guyer Road
Applicant requests relief from the following provisions of the Town Code for a proposed 55' x 114' tennis court: (i) §330-11 (residential districts table of dimensional regulations) for an accessory distance from street (front yard) setback of 45 feet where 90 feet is required and an accessory side yard setback of 22.5 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 the proposed tennis court to be located within the required front yard and the required minimum side yard for the principal building and any other relief necessary.

SCOPING SESSION

SCTM – HAMLET

None scheduled for meeting

HOLDOVER APPLICATIONS

SCTM – HAMLET

Held over from the 02/03/22 meeting; and adjourned from the 03/17/22 meeting; held over from the 04/07/22 meeting; and adjourned from the 05/19/22 and the 06/16/22 meeting:

9. **Kim R. Lester** (app# 2200006) Adam 900-323-5-9 Hampton Bays
 17 Alanson Lane
 Applicant requests relief from Town Code §330-31D (Maximum number of uses) to allow a second use (Boat Yard - Dry Boat Storage) on the subject property where only one use for every 40,000 square feet of lot area is permitted (the subject property currently has a pre-existing one-story dwelling). In addition, applicant requests relief from the following provisions of the Town Code for the dry boat storage: 1. §330-34 (business district table of dimensional regulations)(i) for a principal rear yard setback of 20 feet where 50 feet is required, (ii) for a principal minimum side yard setback of 20 feet where 50 feet is required and (iii) for a principal total side yard setback of 70 feet where 100 feet is required; and 2. §330-126 (boatyard) to allow the dry boat storage to be located at a setback of 45' +/- where 50 feet is required from any residential district and any other relief necessary.

Held over from the 05/05/22 and the 05/19/22 meeting; adjourned from the 06/16/22 meeting:

10. **Kai Sturmann and Mary T. Ryan** (app# 2200039)
 77 Reeves Bay Trail Adam 900-122-3-28 Flanders
 Applicant requests relief for a proposed dwelling on a nonconforming lot: 1. Town Code §330-84(Pyramid/Height) for a total pyramid encroachment of 5,083.917 cubic feet (2,558.667 cubic feet on the East side and 2,525.250 cubic feet on the West side); 2. §330-11 (residence districts table of use regulations) for a required minimum side yard setback of 10.4' on the W. side of the property and a required side yard setback of 11.4' on the E. side of the property where a minimum of 15' is required; and 3. §330-11 (residence districts table of use regulations) for a proposed rear yard setback of 35' to the dwelling and 31.1' to the proposed roof over step where 50' is required. In addition, applicant requests relief from §330-97 (Supplemental regulations for private garages and off-street parking areas in residence districts) for a total of 5 parking spaces on the property where 4 are allowed and any other relief necessary.

DECISIONS

DATE CLOSED

SCTM – HAMLET

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| Cloverleaf Realty, Inc. (written submissions by July 22 nd) | Keith | 07/07/22 | 900-133-2-1 | Water Mill |
| Madeline Feldman and David Albert (written submissions by July 22 nd) | Susan | 07/07/22 | 900-290-3-64 | East Quogue |
| Jesse Gettling (written submissions by July 22 nd) | Robert | 07/07/22 | 900-186-1-70.1 | Hampton Bays |
| Mark Caltabiano (written submissions by July 22 nd) | Michael | 07/07/22 | 900-265-4-5 | Hampton Bays |

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| <u>DECISIONS</u> | | <u>DATE CLOSED</u> | <u>SCTM – HAMLET</u> | |
|--|---------|---------------------------|-----------------------------|-------------------|
| Lee Skolnick (written submissions by July 1 st) | Michael | 06/16/22 | 900-26-2-2.16 | Sag Harbor |
| Dilip Patel & Sabjhit Kaur Dhillon (written submissions by April 22 nd) | | 04/07/22 | 900-31-1-3.2 | North Sea |
| East Quogue 535 Realty Inc. (written submissions by July 1 st) | Keith | 06/16/22 | 900-341-1-52 | East Quogue |
| 40 Oceanview Drive, LLC (written submissions by July 1 st) | Keith | 06/16/22 | 900-271-1-44 | Shinnecock Hills |
| Scott Schlachter (written submissions by July 1 st) | Susan | 06/16/22 | 900-24-1-49 | Noyac |
| Janet Zimmerman (written submissions by June 3 rd) | Robert | 05/19/22 | 900-369-1-21 | Remsenburg/Spoenk |
| Adios Holdings, LLC (written submissions by May 9 th) | Michael | 03/17/22 | 900-10-1-11 | Noyac |