

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
January 2, 2020

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. | Marie Borelli
61 Hampton Road
Applicant requests relief from the following provisions of the Town Code: (i) §330-11.2F (accessory apartment special standards): (i) 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 total floor area (habitable living space) of the accessory apartment to be 37.5%+/- of the total floor area (habitable living space) of the main dwelling where a maximum of 35% is permitted and any other relief necessary. | Adam | 900-294-2-6.1 | Hampton Bays |
| 2. | Michael Patek
72 Fanning Avenue
Applicant requests relief from Town Code §330-77(D) (placement of accessory buildings, structures and uses in residence districts) to permit a rear yard lot coverage of 22.1% where a maximum of 20% is permitted for the construction of an 18ft. x 32ft swimming pool and any other relief necessary. | Helene | 900-266-1-2.1 | Hampton Bays |

NEW APPLICATIONS

SCTM – HAMLET

3. **William Williams** Brian 900-381-2-42 Remsenburg/Speonk
3 Ring Neck Road
Applicant requests relief from: 1. Town Code §330-11 (residential districts table of dimensional regulations) for a front yard setback of 57.4 feet where 60 feet is required to permit the construction of a front covered porch; 2. Town Code §330-115(C) (continuance) for a rear yard setback of 56.9 feet where 68 feet is permitted to permit the construction of a two-story addition (screened porch and a master bedroom expansion); and 3. Town Code §330-11 (Residential Districts Table of Dimensional Regulations) for a rear yard setback of 68 feet where 70 feet is required for the relocation of a bay window and any other relief necessary.
4. **Alfred Shtainer and Victoria Shtainer** Jason 900-86-4-8.1 Bridgehampton
63 Church Lane
Applicant requests relief from Town Code §330-77(D) (placement of accessory building, structures and uses in residence districts) for a rear lot coverage from the permitted 20% (1,874 sq ft) to 37% (3,482 sq ft) to permit the construction of a proposed tennis court and any other relief necessary.
5. **Richard Hurtle** Keith 900-264-2-33 Hampton Bays
12A Warner Road
Applicant requests relief from the following provisions of the Town Code for a proposed two-story dwelling with covered porch on a nonconforming lot: (i) §330-11 (residential districts table of dimensional regulations) for a principal minimum side yard setback of 17 feet where 20 feet is required and a total side yad setback of 34 feet where 45 feet is required and (ii) §330-84D (pyramid height) for a total proposed encroachment in the amount of 687 cubic feet (379.5 cf north side + 307.5 cu ft (south side)) and any other relief necessary.

READVERTISED APPLICATIONS

SCTM – HAMLET

None scheduled for this meeting

NEW - ADJOURNED APPLICATIONS

SCTM – HAMLET

None scheduled for this meeting

SCOPING SESSION

SCTM – HAMLET

None scheduled for this meeting

HOLDOVER APPLICATIONS

SCTM – HAMLET

Held over from the 11/21/19 meeting:

6. **Frederic Van Wyck** (app# 1900159) Michael 900-94-3-2.1 North Sea
101 Big Fresh Pond
On September 21, 1995, this Board granted permission to maintain one apartment in the upstairs of the main dwelling and was directed to remove the cooking equipment in the east unit within sixty (60) days of the decision and remove structural/other alterations on the second apartment. By letter October 24, 2019, Bruce Anderson of Suffolk Environmental Consulting, Inc., agent for owner, has requested that said decision be amended to allow the aforementioned apartment to be relocated into a proposed accessory building. (MODIFICATION REQUEST)

Held over from the 9/5/19 meeting; adjourned from the 10/3/19 and the 11/21/19 meeting:

7. **Mary C. McDonald** (Albert & Carol Margaritis – applicants) (appl. 1900116)
431 Magee Street Adam 900-158-1-18.1 Tuckahoe
SCTM# 900-158-1-18.1. Applicant requests a determination as to whether or not the proposed two-story accessory building (art studio) 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. In addition, applicant requests relief from Town Code §330-77C (placement of accessory buildings, structures and uses in residence districts) to allow the height of the proposed building (art studio) to be 34 feet where a maximum of 20 feet is permitted and any other relief necessary.

Held over from the 12/19/19 meeting:

8. **James Morrissey** (app# 1900165) Michael 900-131-2-6.1 North Sea
74 Henry Road
Applicant requests a determination as to whether or not the proposed detached two-story garage with attached storage 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. In addition, applicant requests relief from the following provisions of the Town Code for a proposed studio (efficiency unit) apartment on the second floor of a proposed garage: (i) §330-11.2F (accessory apartment special standards) for a principal front yard setback of 20.5 feet where 28 feet is required (70% of the required 40 feet) and (ii) §330-11.2J to allow two access driveways where only one access driveway shall be permitted on a lot having an accessory apartment and any other relief necessary.

DECISIONS

DATE CLOSED

SCTM – HAMLET

Marc Levin & Marianna Loose (Lewis J. Liman & Lisa C. Liman – Applicants) (app# 1900093)
(written submissions by Dec. 4, 2019) Adam 05/02/19 900-43-1-38 North Sea

Marc Levin & Marianna Loose (Lewis J. Liman & Lisa C. Liman – Applicants) (app# 1800172)
(written submissions by Dec. 4, 2019) Adam 05/02/19 900-43-1-38 North Sea

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<u>DECISIONS</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
Jermel Hawkins Jr. (written submissions)	Cornelius	12/19/19	900-84-1-41	Water Mill
Fernando Leonel Pacheco	Brian	12/19/19	900-61-1-87	North Sea
Hampton Cove Realty	Adam	12/19/19	900-323-2-6.1	Hampton Bays
Margaret N. Conklin Revocable Trust	Michael	12/19/19	900-81-2-24	Water Mill
Jessica DeKerillis (written submissions)	Michael	12/05/19	900-31-2-30	North Sea
Donato Bros Bay Avenue Realty LLC (written submissions)	Adam	12/05/19	900-294-2-42	Hampton Bays
PMG LI, LLC (written submissions)	Keith	12/05/19	900-256-1-1	Hampton Bays
Old Quogue Development, LLC (written submissions)	Adam	09/05/19	900-139-3-34	Flanders