

TOWN OF SOUTHAMPTON

CHAIRPERSON
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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 1, 2020

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

- 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

- Mark L. Rickabaugh** (app# 2100029) Mike 900-54-2-50 Sagaponack
400 Haines Path

Applicant request relief from the following provisions of the Town of Code: For proposed swimming pool on a nonconforming lot: (i) §330-11 (residential district dimensional regulations) for an accessory distance from street setback (front yard) of 17.1' to easterly side of property (Saggs Road) where 90' is required and 12' +/- on southerly side of the property (Haines Path) where 90' is required; (ii) §330-76D(placement of accessory building, structures and uses in all districts) and §330-83C (yards) for swimming pool in required front yard; For patio: §330-83C (yards) to allow patio to be located within the minimum side yard for the principal building; For fence: §330-103 (corner clearance) to allow 4' fence within the triangular area determined by two points, one on each intersecting street line, each of which points is 50 feet from the intersection of Saggs Road and Haines Path and any other relief necessary.
- Candace Clanahan & Melissa Clanahan** (app# 2100028) 900-258-4-42 Hampton Bays
8 Neptune Avenue Adam

Applicant request relief from the following provisions of the Town Code: For proposed accessory apartment: (i) §330-11.2 (special standards) for a lot less than 20,000 sq ft; parking in the required front yard; entrance in front yard setback; and accessory apartment exceeding 35% of total floor area of the principal dwelling on a nonconforming lot 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 12/3/20, 01/07/21, and the 02/18/21 meeting:

3. **2 Peconic Crescent, LLC** (app# 2000111) Cornelius 900-191-4-11 Shinnecock Hills
2 Peconic Crescent
Applicant requests relief from the following provisions of the Town Code: (i) §330-84D (pyramid height) for a proposed encroachment in the amount of 185 cubic feet for the proposed two-story dwelling 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 on a nonconforming lot and any other relief necessary.

Held over from the 01/07/21 meeting; adjourned from the 02/04/21 and the 03/04/21 meeting:

4. **MRB ICBC, LLC** (app# 2100006) Brian 908-10-4-13 Sagaponack
719 Daniels Lane
Applicant requests relief from Town Code Section 138-20(H) (Notification of Administrator) to allow existing geotextile cubes to remain on the subject property where a time period for the undertaking of emergency activity shall not exceed six months and any other relief necessary.

Held over from the 11/19/20 meeting; adjourned from the 01/07/21, 02/04/21, 02/18/21 and the 03/04/21 meeting:

5. **135 Newlight, LLC** (app# 2000104) Jason 900-84-1-33.2 Bridgehampton
135 Newlight Lane
Applicant requests relief from the following relief from the provisions of the Town Code §330-11 (residential districts table of dimensional regulations): 1. To allow the height of the proposed two-story dwelling to be 33'-4" where a maximum of 32 feet is permitted and 2. For the proposed tennis court: (i) an accessory rear yard setback of 28 feet where 30 feet is required and (ii) accessory side yard setbacks of 21.5 feet (south property line) and 24 feet (southwest property line) where 30 feet is required. In addition, applicant requests relief from Town Code §330-77D (placement of accessory buildings, structures and uses in all districts) for a proposed rear yard coverage of 32.8% where a maximum of 20% is permitted and any other relief necessary.

HOLDOVER APPLICATIONS (continued)

SCTM – HAMLET

Held over from the 12/17/20 and the 01/21/21 meeting; adjourned from the 03/04/21 meeting; and adjourned from the 03/18/21 meeting:

6. **Stuart Boesky** Brian 900-178-1-17.80 Water Mill
 703 Flying Point Road
 Applicant requests relief from the following provisions of the Town Code for a proposed two-lot subdivision: 1. For proposed Lot 1: §330-11 (residential districts table of dimensional regulations) for the following: (i) a lot area of 29,292 square feet where 80,000 square feet is required, (ii) a lot width of 143.8 feet where 175 feet is required, and (iii) a total lot coverage of 12.3% where a maximum of 10% is permitted; and (ii) §330-115(c) (continuance) for a principal front yard setback of 60 feet where 61.6 feet is existing; and 2. For proposed Lot 2: §330-11 for a lot area of 45,174 square feet where 80,000 square feet is required and any other relief necessary.

SEORA – Lead Agency Resolution (Stuart Boesky):

Motion: _____
 2nd: _____
 In favor: _____
 Opposed: _____
 Abstained: _____
 Absent: _____

RE-OPENED APPLICATION

SCTM – HAMLET

7. **John Lucas Jr.** Brian 900-3-1-12.4 Noyac
 8 Noyack Avenue
 Applicant requests relief from the following provisions of the Town Code for a proposed 22' x' 17' accessory building (pool house): (i) §330-11 (residential districts table of dimensional regulations) for an accessory distance from street setback (front yard) of 20 feet 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 accessory building (pool house) to be located in the required front yard for the principal building and any other relief necessary. This application has been re-opened for further discussion.

DECISIONS

DATE CLOSED

SCTM – HAMLET

747 Flanders Road, LLC (written submissions by March 18 th)	Adam	02/18/21	900-144-1-7	Flanders
749 Flanders Road, LLC (written submissions by March 18 th)	Adam	02/18/21	900-144-1-8	Flanders
Barbara Swislosky (written submissions by March 18 th)	Helene	02/18/21	900-144-1-24	Flanders

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<u>DECISIONS (continued)</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
89 Wild Goose, LLC (written submissions by March 18 th)	Brian	02/18/21	900-103-2-29	Water Mill
Marc Reichman (written submission by March 18 th)	Michael	02/18/21	900-50-1-9.10	Bridgehampton
Patrick Bradley (written submissions by March 18 th)	Keith	02/18/21	900-343-1-27	East Quogue
Robert Crabb (written submissions by March 18 th)	Keith	02/18/21	900-31-1-36	North Sea
John & Audrey Niewenhous (written submissions by Oct. 19 th)	Adam	09/17/20	900-9-3-36.1	Noyac
Wilbur Hansen (written submissions by March 8 th)	Keith	02/04/21	900-158-1-8	Tuckahoe
Frank Freddi (written submissions by March 8 th)	Adam	02/04/21	900-293-5-18	Hampton Bays
Richard Varela (written submissions by March 8 th)	Helene	02/04/21	900-321-4-20	Hampton Bays
Jerry Walia (written submissions by March 8 th)	Michael	02/04/21	900-50-1-8.1	Bridgehampton
Eric Moscahlaidis (written submissions by Feb. 22 nd)	Michael	01/21/21	900-64-3-12.8	Water Mill
Michael Scarola & Jacqueline Cress (written submissions by Dec. 7 th)	Keith	10/05/20	900-261-3-10	Hampton Bays