

Southampton Town Zoning Board of Appeals
Public Hearing Agenda
June 3, 2021
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NEW APPLICATIONS (continued)

SCTM – HAMLET

3. **Jennifer Rozzi** (app# 2100051) Susan 900-15-3-55 Noyac
3832 Noyac Road
Applicant requests relief from Town Code §330-115C (continuance) for a principal total side yard setback of 27.4 feet where 40.3 feet is existing for a proposed one-story addition to an existing one-story dwelling on a nonconforming lot and any other relief necessary.
4. **Ellis Jeffrey Toonkel** (app# 2100052) Brian 900-19-1-18 Noyac
28 Bay View Road
Applicant requests relief from the following provisions of the Town Code: 1. §330-84D (pyramid height) for a proposed encroachment in the amount of 117 cubic feet (110 cf (northwest side) + 7 cf (northeast side) for a proposed one-story addition to an existing dwelling; and 2. §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 minimum and total side yard for the principal building) and any other relief necessary.
5. **Kimberly Mercready** (app# 2100052) Helene 900-354-3-57.1 Westhampton
16 Columbia Avenue
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for an accessory distance from street setback (front yard) of 33.6 feet where 50 feet is required for a proposed 20' x 23' garage and relief from Town Code §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the proposed garage to be located within the required front yard of the principal building on a nonconforming lot and any other relief necessary.
6. **Mia Rowe** (app# 2100054) Adam 900-36-1-20.26 Bridgehampton
872 Millstone Road
Applicant requests relief for the following buildings and structures that were constructed without the benefit of building permits: 1. To legalize the location of the 20' x 53.4' in-ground swimming pool with waterfall: (i) §330-11 (residential districts table of dimensional regulations) for an accessory front yard setback of 38.8 feet where 70 feet is required and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the swimming pool to remain within the total required side yard for the principal building); 2. To legalize the portion of the patio on the north side of the swimming pool): §330-11 for an accessory front yard setback of 46 feet+/- where 70 feet is required; 3. To legalize the portion of the patio on the west side of the swimming pool: §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow this portion of the patio to remain within the total required side yard for the principal building at a setback of 21.7'(southeast corner) and 30' (southwest corner); and 4. To legalize the location of the 10.5' x 20' shed: §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the shed to remain within the total required side yard for the principal building at a setback of 32 feet +/-.

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 meeting and adjourned from the 01/21/21 meeting; held over from the 03/18/21 meeting; and adjourned from the 04/15/21 meeting:

7. **Round Dune, Inc.** Brian 900-385-2-14 East Quogue
 101 Dune Road
 Applicant requests relief from Town Code §138-20(G) Notification of Administrator, Duration of emergency authorization. The applicant received an Emergency Coastal Erosion Management Permit # ECE 190001 for the installation of dune stabilizing geo-cubes and is requesting relief beyond the 6 months permitted by the Town Code and any other relief necessary.

Held over from the 05/06/21 meeting:

8. **1201 Noyac Road, LLC** (app# 2100039) Michael 900-42-3-51 North Sea
 18 Kendalls Lane
 Applicant requests relief from the following provisions of the Town Code: 1. For a proposed covered porch addition to the existing dwelling: §330-115C (continuance) for a principal front yard setback of 21.8 feet where 27.1 feet is existing; 2. For the proposed one-story addition and two-story addition to the existing dwelling: §330-115C for a principal front yard setback of 23 feet where 27.1 feet is existing; 3. For a proposed tennis court: (i) §330-11 (residential districts table of dimensional regulations) for an accessory distance from street setback (front yard) of 20 feet where 70 feet is required from the westerly property line (40' Right-of-Way Kendalls Lane) 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 for the principal building; and 4. For the patio around the swimming pool: §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the northwest corner of the patio to be located within the required minimum side yard for the principal building on a nonconforming lot and any other relief necessary.

DECISIONS

DATE CLOSED

SCTM – HAMLET

Town of Southampton (written submissions by May 27 th)	Brian	05/06/21	900-308-4-1.3	Westhampton
Brendan Sullivan & Dorothy Sullivan (written submissions by May 20 th)	Michael	05/06/21	900-9-3-76	Noyac
Ralph & Mia Petrillo (written submissions by May 20 th)	Adam	05/06/21	900-42-1-19.1	North Sea

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<u>DECISIONS (continued)</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
80 Cobb Owner, LLC (written submissions by May 20 th)	Cornelius	05/06/21	900-160-3-18	Water Mill
Diego & Marlene Quizhpi (written submissions by April 29 th)	Adam	04/15/21	900-143-3-47	Flanders
85 Eastway, LLC (written submissions by Feb. 22 nd)	Adam	01/21/21	900-233-2-1	Shinnecock Hills
Barbara Swislosky (written submissions by March 18 th)	Helene	02/18/21	900-144-1-24	Flanders
Frank Freddi (written submissions by March 8 th)	Adam	02/04/21	900-293-5-18	Hampton Bays