

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 July 1, 2021

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

- David & Abby Salzman** (app# 2100066) Keith 900-232-2-19 Shinnecock Hills
50 Hawthorne Road

Applicant requests relief from the following provisions of the Town Code: 1. For the proposed two-story addition to an existing 1-story dwelling on a nonconforming lot: (i) §330-11 (residential districts table of dimensional regulations) for a principal total side yard setback of 36.3 feet where 60 feet is required and (ii) §330-11 for a principal rear yard setback of 60 feet where 70 feet is required; 2. For the proposed 1st story deck over lower level of house on the west side of the proposed addition: §330-11 for a principal total side yard setback of 59.8 feet where 60 feet is required; 3. For the proposed patio on the east side of the proposed addition: (i) §330-11 (residential districts table of dimensional regulations) for a proposed accessory side yard setback of 10 feet +/- where 20 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 patio to be located within the required minimum and total side yard of the principal building and any other relief necessary.

- Timothy McGrattan** (app# 2100069) Cornelius 900-319-4-2 East Quogue
21 Jones Road

Applicant requests relief from the following provisions of the Town Code: 1. To legalize a deck attached the front of the dwelling without the benefit of building permit: §330-83A(4) (yards) to allow a deck that is higher than one foot above ground level to be located within the required front yard and 2. To legalize a roof constructed over a portion of the front deck without the benefit of a building permit: §330-115C (continuance) for a principal front yard setback of 33.4 feet where 39.9 feet is existing and any other relief necessary.

NEW APPLICATIONS (continued)

SCTM – HAMLET

3. **Matthew Christophersen** (app# 2100067) Michael 900-191-4-13 Shinnecock Hills
3 Peconic Crescent
Applicant requests relief from the following provisions of the Town Code: 1. For a proposed second story addition to an existing dwelling on a nonconforming lot: §330-84 (D) (pyramid height) for a proposed encroachment in the amount of (+/-) 1,843 cubic feet ((+/-) 1,436 cu ft (South side) + (+/-) 407 cu ft (North side)); and 2. For the proposed first and second story deck: §330-11 (residential districts table of dimensional regulations) for a proposed principal front setback of 24.3 feet where 40 feet is required and any other relief necessary. In addition, to clarify the record, applicant request relief from §330-11 for a principal minimum side setback of 11.5 feet where 20 feet is required and a principal total side yard setback of 27.5 feet where 40 feet is required.

4. **186 Water Mill Towd Road, LLC** (app# 2100068) 900-80-1-6.1 Water Mill
186 Water Mill Towd Road Susan
Applicant requests relief from Town Code §330-77D (placement of accessory buildings, structures and uses in residence districts) for a proposed rear yard coverage of 24.6% where a maximum of 20% is permitted for the location of a proposed 55' x 110' tennis court and any other relief necessary.

5. **Michael & Amy O'Brien** (app# 2100070) Adam 900-313-1-16 East Quogue
2838 Quogue Riverhead Road
Applicant requests relief from Town Code §330-77D (placement of accessory buildings, structures and uses in residence districts) for a proposed rear yard coverage of 27% +/- where a maximum of 20% is permitted for the location of a proposed in-ground swimming pool on a nonconforming lot and any other relief necessary.

READVERTISED APPLICATIONS

SCTM – HAMLET

6. **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.

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 8/15/19 meeting; adjourned from the 3/5/20 meeting (mtg. cancelled); and adjourned from the 05/07/20, 07/16/20 and the 01/21/21 meeting:

7. **Thomas R. Stachecki Living Trust** (appl. 1900102) 900-78-1-20.1 North Sea
1205 Majors Path Adam
Applicant requests relief from Town Code §330-117 (change) 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 a Pre-existing non-conforming use for the receipt of natural organic wastes (trees, brush, stumps, leaves and other clearing debris) to a 120 unit multi-family condominium use with a two-story club house an recreational area and any other relief necessary.

Held over from the 12/3/20 meeting and adjourned from the 01/21/21 meeting; held over from the 03/18/21 meeting; adjourned from the 04/15/21 meeting; and held over from the 06/03/21 meeting:

8. **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 01/21/21 meeting; adjourned from the 03/04/21, 04/15/21, 05/06/21 and the 06/17/21 meeting:

9. **NYCELEX Real Estate Holdings Development Corp.** (app# 2100003)
376 Main Street Cornelius 900-349-2-24 Eastport
Applicant requests the following relief for a proposed two-lot subdivision of a nonconforming lot:
1. For proposed Lot A: (i) §330-11 (residential districts table of dimensional regulations) for a lot area of 15,588.97 square feet where 20,000 square feet is required; (ii) a lot width of 80 feet +/- where 120 feet is required, and (iii) a total lot coverage of 39% where a maximum of 20% is permitted; and (ii) §330-77D (placement of accessory buildings, structures and uses in residence districts) for a rear yard coverage of 23% where a maximum of 20% is permitted; and 2. For proposed Lot B: (i) §330-11 for a lot area of 15,574.60 square feet where 20,000 square feet is required, (ii) a lot width of 50 feet where 120 feet is required, (iii) a principal minimum side yard setback of 15 feet where 20 feet is required, and (iii) a principal rear yard setback of 25 feet where 60 feet is required and any other relief necessary.

SEQRA RESOLUTION – LEAD AGENCY

SCTM – HAMLET

East Quogue 535 Realty, Inc.
535 Montauk Highway

900-341-1-52 East Quogue

Motion: _____ Opposed: _____

2nd: _____ Abstained: _____

In favor: _____

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<u>DECISIONS</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
Thomas and Eva DeVito (written submissions by June 18 th)	Cornelius	06/03/21	900-76-2-16	North Sea
Jennifer Rozzi (written submissions by June 18 th)	Susan	06/03/21	900-15-3-55	Noyac
Ellis Jeffrey Toonkel (written submissions by June 18 th)	Brian	06/03/21	900-19-1-15	Noyac
Diego & Marlene Quizhpi (written submissions by April 29 th)	Adam	04/15/21	900-143-3-47	Flanders
Barbara Swislosky (written submissions by March 18 th)	Helene	02/18/21	900-144-1-24	Flanders