

# 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  
September 2, 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](http://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**

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### MINOR VARIANCE REVIEW

### SCTM - HAMLET

- |    |  |        |              |               |
|----|--|--------|--------------|---------------|
| 1. | <b>201 SR, LLC</b> (app# 2100096)<br>201 Sagonack Road | Helene | 900-87-3-5.3 | Bridgehampton |
|----|--|--------|--------------|---------------|
- Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback of 24 feet where 30 feet is required for a proposed 55' x 115' tennis court on a nonconforming lot and any other relief necessary.

### NEW APPLICATIONS

### SCTM – HAMLET

- |    |   |         |            |       |
|----|---|---------|------------|-------|
| 2. | <b>Athena Moustakas</b> (app# 2100091)<br>10 Oak Road | Michael | 900-5-5-64 | Noyac |
|----|---|---------|------------|-------|
- Applicant request relief from following provisions of the Town Code for a proposed two-story dwelling on a nonconforming lot: (1) §330-115C (continuance) for a proposed principal front yard setback on the North Side of the property (Noyac Avenue) of 10.4' where 14.7' is pre-existing; (2) §330-11 (residence districts table of dimensional regulations) for a proposed principal front yard setback: (i) on the West Side of the property (Oak Road) of 27.7' where 30' is required to the dwelling; (ii) on the East Side of the property (Noyac Avenue) 17.7' where 30' is required to the porch; and (iii) on the East Side of the property (Noyac Avenue) 19.8' to the dwelling where 30' is required; (3) 330-83B(1) (Yards) for an unroofed balcony that projects more than 8' into the principal front yard setback; and (4) for a proposed encroachment in the amount of 7,359 cubic feet ( 7,351 cubic feet for the roof of the dwelling + 8 cubic feet for the balcony) and any other relief necessary.

**NEW APPLICATIONS (continued)**

**SCTM – HAMLET**

3. **Matthew J. Cawley** (app# 2100092) Cornelius 900-88-1-17.5 Bridgehampton  
50 Bull Head Lane  
Applicant requests relief from the following provisions of the Town Code: 330-11 (Residence Districts Table of Dimensional Regulations) for a total lot coverage of 22.97% where 20% is required and any other relief necessary.
  
4. **Mark & Kathy Hannan** (app# 2100093) Keith 900-43-1-73.1 North Sea  
5 Wooley's Drive  
Applicant requests relief from the following provisions of the Town Code §330-115C (Continuance) for a principal rear yard setback of 45' where 46.6' is required for a proposed porch addition to an existing dwelling and any other relief necessary.
  
5. **Kurt Steltenphol** (app# 2100094) Brian 900-86-1-25 Bridgehampton  
162 Hildreth Lane  
Applicant requests the following relief from Town Code §330-115C (continuance) to allow the existing detached garage to be attached to the existing two-story dwelling by way of a proposed 1-Story addition with attached stoop: (i) a principal rear yard setback of 3.1 feet where 36.7 feet +/- is existing and (ii) a principal minimum side yard setback of 12.8 feet where 30.1 feet is existing on a nonconforming lot and any other relief necessary.
  
6. **Stephanie Davis** (app# 2100095) Adam 900-368-2-40 Remsenburg/Speonk  
78 South Phillips Avenue  
Applicant requests a determination that the subject parcel SCTM# 900-368-2-40 is held in single and separate ownership from all adjacent parcels and thus entitled to relief pursuant to §330-115D. In addition, applicant requests relief from the following provisions of the Town Code §330-115C (Continuance): (i) for a principal side yard setback of 13.7' where 15.9' is existing for the conversion of an existing stoop into a covered porch on the West side of the dwelling; and (ii) for a principal rear yard setback of 26' +/- where 70' is required for a proposed partially roofed over wood landing on the South side of the dwelling on a nonconforming lot and any other relief necessary.

**READVERTISED APPLICATIONS**

**SCTM – HAMLET**

7. **Sand Land Corp.** (appl. 1600135) 900-23-1-1 Noyac  
585 Middle Line Highway  
Applicant appeals the issuance of Certificate of Occupancy No. C160135, dated April 26, 2016, as it relates to the uses on the subject property 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 05/20/21 meeting; and adjourned from the 8/5/21 meeting:**

8. **East Quogue 535 Realty Inc.** Keith 900-341-1-52 East Quogue  
 535 Montauk Highway  
 Applicant requests a determination as to whether or not the proposed 1,468 square foot convenience store is a customary accessory use to the existing gasoline filling station pursuant to Town Code §330-5 (definitions) (Accessory Use, Building or Structure). In addition, applicant requests relief from the following provisions of the Town Code for the proposed convenience store: (i) §330-95 (scheduled of off-street parking space requirements for nonresidential uses) to allow 9 parking spaces where a minimum of 15 parking spaces is required; (ii) §330-116 (extensions) as it relates to §330-167B(1)(a) (specific types of variances) to allow an expansion of a nonconforming use, to wit, to allow a 1,468 square foot convenience store to replace a pre-existing non-conforming 1,182 square foot building (a 24% expansion); and (iii) §330-78 (placement of accessory buildings and uses in nonresidential districts) to allow two off-street parking spaces to be located in the front yard where no off-street parking shall be permitted in the front yard and any other relief necessary.

**Held over from the 05/06/21 meeting; and adjourned from the 06/17/21 and the 8/5/21 meeting:**

9. **LPD IV, LLC** (app# 2100038) Helene 900-263-3-33.1 Hampton Bays  
 134 East Montauk Highway  
 Applicant requests relief from Town Code §330-95 (Schedule of Off-Street Parking Space Requirements for Nonresidential Uses) to allow 58 parking spaces where 66 parking spaces is required for a proposed laundromat and any other relief necessary.

**Held over from the 08/19/21 meeting:**

10. **Gregg & Michelle Faver** Susan 900-321-4-7 Hampton Bays  
 6 Wells Lane  
 Applicant requests relief from the following provisions of the Town Code: 1. §330-11 (residential districts table of dimensional regulations) for an accessory distance from street setback (front yard) of 51.33 feet where 70 feet is required from the easterly property line (Wells Lane) for proposed swimming pool; (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 front yard for the principal building; 2. §330-11 for a principal front yard setback of 36 feet +/- where 40 feet is required to legalize a roof over the front entrance constructed without the benefit of a building permit and 3. §330-11 for a total lot coverage in excess of 20% and any other relief necessary.

**DECISIONS**

**DATE CLOSED**

**SCTM – HAMLET**

- |   |           |          |                |            |
|---|-----------|----------|----------------|------------|
| Allen Klein & Nita Klein<br>(written submissions by Aug. 20 <sup>th</sup> ) | Cornelius | 08/05/21 | 900-368-1-16.2 | Remsenburg |
| John Kneeland<br>(written submissions by Aug. 20 <sup>th</sup> )            | Susan     | 08/05/21 | 900-3-1-34.3   | Noyac      |

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<b><u>DECISIONS (continued)</u></b>		<b><u>DATE CLOSED</u></b>	<b><u>SCTM – HAMLET</u></b>	
Round Dune, Inc. (written submissions by Aug. 20 <sup>th</sup> )	Brian	08/05/21	900-385-2-14	East Quogue
Mia Rowe (written submissions by Aug. 20 <sup>th</sup> )	Adam	08/05/21	900-36-1-20.26	Bridgehampton
Matthew Lucas (written submissions by Aug. 20 <sup>th</sup> )	Michael	08/05/21	900-9-3-82	Noyac
Michael & Amy O'Brien (written submissions by July 29 <sup>th</sup> )	Adam	07/01/21	900-313-1-16	East Quogue
Kimberly Mercready (written submissions by July 29 <sup>th</sup> )	Helene	07/01/21	900-354-3-57.1	Westhampton
NYCELEX Real Estate Holdings Development Corp. (written submissions by July 29 <sup>th</sup> )	Cornelius	07/01/21	900-349-2-24	Eastport
Scott Schlachter (written submissions by July 29 <sup>th</sup> )	Susan	07/15/21	900-24-1-49	Noyac
Karen & Brian Coyle (written submissions by July 29 <sup>th</sup> )	Keith	07/15/21	900-147-2-26	Flanders
Edward Burke Jr. & Patricia Burke (written submissions by July 29 <sup>th</sup> )	Keith	07/15/21	900-5-2-17	Noyac
Robert Postma & Janet Whalen (written submissions by July 2 <sup>nd</sup> )	Susan	06/17/21	900-102-3-14.39	Water Mill
Richard Stott (written submissions by July 2 <sup>nd</sup> )	Adam	06/17/21	900-268-2-31	Hampton Bays
85 Eastway, LLC (written submissions by Feb. 22 <sup>nd</sup> )	Adam	01/21/21	900-233-2-1	Shinnecock Hills
Barbara Swislosky (written submissions by March 18 <sup>th</sup> )	Helene	02/18/21	900-144-1-24	Flanders