

# 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  
October 21, 2021

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](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**

None scheduled for this meeting

### **NEW APPLICATIONS**

### **SCTM – HAMLET**

1. **Frederick & Anne Scopinich** (app# 2100111) Adam 900-345-3-1 Hampton Bays  
1 Cedar Lane  
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for an accessory distance from street setback (front yard) of 32.4 feet where 70 feet is required for a proposed swimming pool on a nonconforming lot and any other relief necessary.
2. **Adam & Leslie Venokur** (app# 2100112) Cornelius 900-77-3-31.1 North Sea  
48 Straight Path  
Applicant requests the following relief from Town Code §330-11 (Residence Districts Table of Dimensional Regulations) for a proposed principal front yard setback of 72' where 80' is required for a front porch and a principal rear yard setback of 25' where 100' is required for a rear covered patio on a nonconforming lot and any other relief necessary.
3. **Kenneth Seiff and Nicole Kule Seiff** (app# 2100113) 900-70-2-36 Bridgehampton  
191 Bridgehampton Sag Harbor Turnpike Adam  
Applicant requests relief from the following provisions of the Town Code: 1. To allow for the conversion of the 1 1/2 Story Building into a single family dwelling: §330-11 (residential districts table of dimensional regulations) for a principal minimum side yard setback of 14.5 feet where 20 feet is required; and 2. To allow for the conversion of the dwelling (1 Story Building) into an accessory building: §330-11 for an accessory distance from street setback (front yard) of 17.9 feet where 50 feet is required any other relief necessary.

**NEW APPLICATIONS (Continued)**

**SCTM – HAMLET**

4. **Steven Shoemate** (app# 2100114) Michael 900-9-3-37 Sag Harbor  
71 Harbor Drive  
Applicant requests relief from the following provisions of the Town Code for a proposed two-story dwelling: 1. §330-84D (Pyramid Height) for an encroachment in the amount of 2,800 (+/-) cubic feet on the East side of the dwelling; and 2. §330-11 (residence districts table of dimensional regulations) for a proposed principal rear yard setback of 27.5' (+/-) where 30' is required.
5. **Raymond and Julie Lofstad** (app# 2100110) Helene 900-293-5-7.3 Hampton Bays  
177B Springville Road  
Applicant requests relief from the following provisions of the Town Code for: 1. A proposed swimming pool: (i) §330-11 (residential districts table of dimensional regulations) for an accessory front yard setback of 21 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 proposed swimming pool to be located within the required front yard for the principal building; 2. To legalize a 2<sup>nd</sup> story deck on the detached garage: §330-11 (residential districts table of dimensional regulations) for an accessory rear yard setback of 12 feet (+/-) where 20 feet is required on a nonconforming lot and any other relief necessary.
6. **Jeffrey & Cara Klein** (app# 2100115) Susan 900-52-1-2.1 Bridgehampton  
527 Butter Lane  
Applicant requests relief from the following provisions of the Town Code to legalize a basketball court constructed without the benefit of a building permit: (i) §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback of 11.3 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 basketball court to remain within the required minimum side yard and total side yard of the principal building on a nonconforming lot and any other relief necessary.

**READVERTISED APPLICATIONS**

**SCTM – HAMLET**

7. **Grant Werner (Bret and David Moore – Applicants)** (app# 2100104)  
10 River Avenue Brian 900-351-2-23 Eastport  
Applicant appeals the issuance of Pre-Existing Certificate of Occupancy No. C210111, dated April 12, 2021, for the “1-Two story, two family dwelling with partial unfinished basement; 1-One story cottage; 1-Two story cottage. As per survey dated October 8, 2019 by John Gallacher. OTHER STRUCTURES APPROVED BY THE FOLLOWING CERTIFICATES: P083976-First floor deck on main dwelling and outdoor shower, replace window in bedroom to egress” and any other relief necessary.

**NEW - ADJOURNED APPLICATIONS**

**SCTM – HAMLET**

None scheduled for this meeting

**SCOPING SESSION**

**SCTM – HAMLET**

None scheduled for this meeting

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**HOLDOVER APPLICATIONS**

**SCTM – HAMLET**

8. **Huckleberry Lane East, LLC** (app# 2100106) 900-231-1-21 Hampton Bays  
 11 Huckleberry Lane East Susan  
 Applicant requests relief from the following provisions of the Town Code for a proposed swimming pool: (i) §330-11 (residential districts table of dimensional regulations) for an accessory front yard setback of 5 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 be located within the required front yard on a nonconforming lot and any other relief necessary.

**DECISIONS**

**DATE CLOSED**

**SCTM – HAMLET**

Pheasant Walk Holdings, LLC (written submissions by Oct. 1 <sup>st</sup> )	Brian	09/16/21	900-134-5-5	Bridgehampton
95 Inlet Road West, LLC (written submissions by Oct. 1 <sup>st</sup> )	Helene	09/16/21	900-176-1-1	Shinnecock Hills
Brian O’Sullivan (written submissions by Oct. 1 <sup>st</sup> )	Susan	09/16/21	900-61-1-44	North Sea
Thomas and Eva DeVito (written submissions by Oct. 1 <sup>st</sup> )	Cornelius	09/16/21	900-76-2-16	North Sea
1201 Noyac Road, LLC (written submissions by Oct. 1 <sup>st</sup> )	Michael	09/16/21	900-42-3-51	North Sea
Gregg & Michelle Faver (written submissions by Oct. 1 <sup>st</sup> )	Susan	09/16/21	900-321-4-7	Hampton Bays
Edward Burke Jr. & Patricia Burke (written submissions by July 29 <sup>th</sup> )	Keith	07/15/21	900-5-2-17	Noyac
Matthew J. Cawley (written submissions by Sept. 17 <sup>th</sup> )	Cornelius	09/02/21	900-88-1-17.5	Bridgehampton
Kurt Steltenphol (written submissions by Sept. 17 <sup>th</sup> )	Brian	09/02/21	900-86-1-25	Bridgehampton
LPD IV, LLC (written submissions by Sept. 17 <sup>th</sup> )	Helene	09/02/21	900-263-3-33.1	Hampton Bays

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**DECISIONS (Continued)**

**DATE CLOSED**

**SCTM – HAMLET**

Joseph Musnicki & Charlene Quinlan (written submissions by Sept. 3 <sup>rd</sup> )	Adam	08/19/21	900-86-2-33.1	Bridgehampton
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
85 Eastway, LLC (written submissions by Feb. 22 <sup>nd</sup> )	Adam	01/21/21	900-233-2-1	Shinnecock Hills