

# 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  
November 18, 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. **81 Rose Way, LLC (app# 2100122)** Susan 900-134-2-14.8 Bridgehampton  
81 Rose Way  
Applicant requests relief from the following provisions of the Town Code: 1. §330-77D (placement of accessory buildings, structures and uses in residence districts) for a proposed rear yard coverage of 22.39% where a maximum of 20% is permitted and 2. §330-11 (residence districts table of dimensional regulations) for an accessory rear yard setback of 21.7 feet where 30 feet is required and an accessory side yard setback of 20.5 feet where 30 feet is required for a proposed sunken tennis court on a nonconforming lot and any other relief necessary.
2. **Vincent and Maria Bruno (app# 2100123)** Keith 900-294-1-32 Hampton Bays  
12 Gerald Lane  
Applicant requests relief from Town Code §330-11 (residence districts table of dimensional regulations) for a principal front yard setback of 18 feet where 40 feet is required for a proposed enclosed porch addition to the existing dwelling on a nonconforming lot and any other relief necessary.

**NEW APPLICATIONS (continued)**

**SCTM – HAMLET**

3. **Sean Ward and Heather Ward(app# 2100124)** Brian                      900-52-1-11              Bridgehampton  
20 Robin Drive  
Applicant requests a determination that the subject parcel SCTM# 900- 52-1-11 is held in single and separate ownership from all adjacent parcels and thus entitled to relief pursuant to §330-115D and any other relief necessary.
  
4. **Pamela J. Keld(app# 2100125)**              CKelly                      900-114-2-42              Water Mill  
9 Little Cobb Road  
Applicant requests the following relief from Town Code §330-11.2F (accessory apartment special standards) for a proposed accessory apartment to be located in a detached accessory building on a nonconforming lot: (i) to allow an accessory apartment to be located on a lot that is 29,504 square feet where 32,000 square feet is required (70% of the required 40,000 square feet), (ii) a principal front yard setback of 4.9 feet where 42 feet is required (70% of the required 60 feet); and (iii) a principal minimum side yard setback of 11.2 feet where 14 feet is required (70% of the required 20 feet). In addition, a determination is required as to whether or not the detached accessory building will be a subordinate or incidental building as a result of a proposed 2nd story addition and a proposed two-story addition to the existing one-story detached garage pursuant to Town Code §330-5 (definitions) because of its size in proportion to the main dwelling and its use and any other relief necessary.
  
5. **RCF Properties, LLC(app# 2100126)**      Susan                      900-100-3-2.11              Water Mill  
454 Seven Ponds Towd Road  
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 52.1% where maximum of 20% is permitted for the proposed location of a tennis court on a nonconforming lot and any other relief necessary.
  
6. **Michael and Meg Calamita(app# 2100127)**      Helene                      900-268-4-39              Hampton Bays  
7 Westerly Court  
Applicant appeals the decision of the Building Inspector as provided in Town Code §330-165A (appeals on interpretation of Zoning Law and Map), in that the proposed detached garage is not a subordinate or incidental building because of its size in proportion to the main dwelling and its use and any other relief necessary.

**READVERTISED APPLICATIONS**

**SCTM – HAMLET**

7. **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.

**AMENDMENT REQUEST**

**SCTM – HAMLET**

8. **Sara Kent** Michael 900-62-1-53 North Sea  
58 Waters Edge Road  
On December 17, 2020, by decision number D020119, this Board granted the applicant variance relief for a proposed two-story addition, a proposed swimming pool, a proposed accessory apartment within the main dwelling and relief to allow an existing fence to remain in the corner clearance area at a height greater than two feet. The applicant is requesting an amendment to said decision to include the following: relief from Town Code §330-11 (residential districts table of dimensional regulations) for a proposed principal front yard setback of 38 feet (+/-) where 60 feet is required for a proposed entry portico and relief from Town Code §330-83A(4) to allow the proposed elevated wood deck that will be higher than one foot above ground level to be located within the required front yard.

**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 10/07/21 meeting:**

9. **Dilip Patel & Sabjhit Kaur Dhillon** (app# 2100107) 900-31-1-3.2 North Sea  
147 Edgemere Drive Brian  
Applicant requests relief from the following provisions of the Town Code for a proposed two-story addition to the existing dwelling on a nonconforming lot: (i) §330-115C (continuance) for a principal total side yard setback of 24.9 feet where 40.5 is existing and (ii) §330-84D (pyramid height) for an encroachment in the amount of (+/-) 1,303.62 cubic feet (663.5 proposed on the east side + 640.12 existing on the west side) and any other relief necessary.

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**Held over from the 11/04/21 meeting:**

10. **PJT Realty Management, LLC** (app# 2100118) 900-6-2-43.2 Noyac  
21 Spring Lane Michael  
Applicant requests relief from Town Code §330-77D (placement of accessory buildings, structures and uses in residence districts) for a proposed rear yard lot coverage of 33.2% where 20% is required for a proposed swimming pool and the expansion of an elevated wood deck on a nonconforming lot and any other relief necessary.

**RE-OPEN FOR SUBMISSIONS ONLY** don't use these headings unless needed

**RE-OPEN** **SCTM – HAMLET**

<b><u>DECISIONS</u></b>	<b><u>DATE CLOSED</u></b>	<b><u>SCTM – HAMLET</u></b>
KTB Flying Point Revocable Trust (written submissions by Nov. 2 <sup>nd</sup> )	Keith 10/01/20	900-160-1-26 Water Mill
Frederick & Anne Scopinich (written submissions by Nov. 5 <sup>th</sup> )	Adam 10/21/21	900-345-3-1 Hampton Bays
Adam & Leslie Venokur (written submissions by Nov. 5 <sup>th</sup> )	Cornelius 10/21/21	900-77-3-31.1 North Sea
Steven Shoemate (written submissions by Nov. 5 <sup>th</sup> )	Michael 10/21/21	900-9-3-37 Sag Harbor
Raymond and Julie Lofstad (written submissions by Nov. 5 <sup>th</sup> )	Helene 10/21/21	900-293-5-7.3 Hampton Bays
Huckleberry Lane East, LLC (written submissions by Nov. 5 <sup>th</sup> )	Susan 10/21/21	900-231-1-21 Hampton Bays

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<b><u>DECISIONS (continued)</u></b>		<b><u>DATE CLOSED</u></b>	<b><u>SCTM – HAMLET</u></b>	
Richard Doyle (written submissions by Oct. 22 <sup>nd</sup> )	Keith	10/07/21	900-62-1-51	North Sea
John & Victoria Petrillo (written submissions by Oct. 22 <sup>nd</sup> )	Michael	10/07/21	900-42-1-9	North Sea
Stephen and Wendy Cambor (written submissions by Oct. 22 <sup>nd</sup> )	Brian	10/07/21	900-211-2-22	Shinnecock Hills
Edward Burke Jr. & Patricia Burke (written submissions by July 29 <sup>th</sup> )	Keith	07/15/21	900-5-2-17	Noyac
LPD IV, LLC (written submissions by Sept. 17 <sup>th</sup> )	Helene	09/02/21	900-263-3-33.1	Hampton Bays
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