

TOWN OF SOUTHAMPTON

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 January 21, 2016

The Zoning Board of Appeals meeting is held in the Town Board Room, 116 Hampton Road, Southampton. Applications are scheduled to begin at 7:00 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

1. **Lyman Trippe, Inc.** (appl. 1600001) Adam 900-25-1-20 Sag Harbor
1615 Bridgehampton Sag Harbor Turnpike.
Applicant requests relief from the Town Code as follows: To maintain an existing legal non-conforming and amortized, externally illuminated double sided, dual pole freestanding sign on a nonconforming lot: §330-205B(2): to maintain a 2 foot setback from the easterly property line where a 20 foot minimum setback is required and any other relief necessary.
2. **Howard & Betty Schwartz** (appl. 1600002) Laura 900-111-3-3.4 Tuckahoe
130 West Neck Road
Applicant requests relief from Town Code §330-77D (placement of accessory buildings and uses in residence districts) for a rear yard coverage of 35.3% where a maximum of 20% is permitted for the proposed location of a tennis court on a nonconforming lot and any other relief necessary.

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NEW APPLICATIONS

SCTM – HAMLET

3. **Laurel Woods, LLC.** (appl. 1600003) Adam 900-13-1-77 Noyac
1695 Millstone Road
Applicant requests a determination that the subject parcel SCTM# 900-13-1-77 is held in single and separate ownership from the adjacent parcel to the West & North identified as SCTM# 900-13-1-72.6 and thus entitled to relief pursuant to §330-115D and any other relief necessary.

4. **Catherine F. Romano** (appl. 1600004) Helene 900-382-2-8 Westhampton
31 Tanners Neck Lane
Applicant requests relief from the following provisions of the Town Code: (i) §330-11 (residential districts table of dimensional regulations for an accessory distance from street setback of 20 feet from Farm Lane where 50 feet is required, (ii) §330-76(D) (placement of accessory buildings and uses in all districts) and (iii) § 330-83(C) (yards); all for a proposed detached garage located within the required front yard on a nonconforming lot and any other relief necessary.

5. **720 North Sea Road, LLC.** (appl. 1600005) Keith 900-130-2-11 North Sea
720 North Sea Road
Applicant requests relief from Town Code §330-167(B)(3) (specific types of variances) to allow a change from one nonconforming use to another, to wit, from a residential and commercial use (restaurant) to a landscape business with apartment above and any other relief necessary.

6. **George & Josephine Caporaso** (appl. 1600006) 900-294-2-5 & 6 Hampton Bays
47 & 61 Hampton Road Helene
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) to allow a lot width of 112 feet for proposed Lots 1 & 2 of a proposed lot line modification and any other relief necessary.

7. **Robert J. Mitzman & Thea Mitzman** (appl. 1600007) 900-104-2-4 Water Mill
528 Mecox Road Keith
Applicant requests relief from the following provisions of the Town Code: (i) §330-11 (residential districts table of dimensional regulations) for an accessory distance from street setback of 53 feet where 70 feet is required, (ii) §330-76D (placement of accessory buildings and uses in all districts) and (iii) §330-83(C) (yards); all for a proposed detached garage to be located within the required front yard for the principal building on a nonconforming lot and any other relief necessary.

READVERTISED APPLICATIONS

SCTM – HAMLET

None scheduled for this meeting

NEW - ADJOURNED APPLICATIONS

SCTM – HAMLET

None scheduled for this meeting

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SCOPING SESSION

SCTM – HAMLET

None scheduled for this meeting

HOLDOVER APPLICATIONS

SCTM – HAMLET

Adjourned from the 11/6/14 meeting; held over from the 12/4/14 meeting; adjourned from the 2/5/15 meeting; (3/5/15 meeting cancelled was put on 3/19/15 agenda for adjournment request); adjourned from the 4/16/15, 5/21/15 and the 7/2/15 meeting; held over from the 8/20/15 meeting; adjourned from the 10/1/15 meeting; held over from the 11/5/15 meeting; adjourned from the 12/3/15:

8. **Peconic Bay Marina, LLC & Peconic Residence, LLC** (a.k.a. Lobster Inn)
(appl. 1400117) 1 & 22 Inlet Road West and 2145 County Road 39
900-176-1-50 & 24 and 900-176-2-1.3 Herb Shinnecock Hills
Applicant requests a modification of ZBA Decision D012472, dated December 18, 2008, in order to construct 25 condominiums and an associated club house in a modified design with additional and different relief including the right to extend the approved plan to encompass a new parcel, SCTM# 900-176-1-24 without increasing the number of units. For SCTM 900-176-1-24, applicant requests a use variance, that is, relief from Town Code §330-6 (general regulations) and §330-10 (residential table of use regulations) to allow the construction of multiple housing units. For SCTM 900-176-1-50, applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for a front yard setback of 40.5 feet where 50 feet is required, and relief from Town Code §330-76D (placement of accessory buildings and uses in all districts) and Town Code §330-83C (yards) for a proposed tennis court to be located in the required front yard. For SCTM 900-176-2-1.3, applicant seeks relief from (i) Town Code 330-11 for a principal front yard setback of 20 feet where 50 feet is required; (ii) Town Code §330-84D (pyramid height) for a proposed pyramid encroachment in the amount of 4, 825 cubic feet along Springdale Road (Inlet Road West) for a proposed club house; and (iii) relief from Town Code §330-167B(3) to allow a change from one nonconforming use to another, to wit, from a restaurant to a clubhouse associated with a residential yacht club community and marina. Applicant also seeks relief from Town Code §330-11, Town Code §330-76D, Town Code §330-83C, and Town Code §330-83A(4) to allow a proposed deck with a height greater than one foot above ground level attached to the clubhouse to be located within the required front yard with a setback of 9.4 feet from Springdale Road/Inlet Road West where 40 feet is required. In addition, applicant requests relief from Town Code §330-77A (placement of accessory buildings and uses in residence districts) to allow accessory parking to be located in the required front yard and any other relief necessary.

Adjourned from the 11/19/15 meeting:

9. **102 Red Creek, LLC** (appl. 1500167) Laura 900-152-1-33 Hampton Bays
102 Red Creek Road
Applicant requests the following relief from Town Code §330-11 (residential districts table of dimensional regulations) for a proposed lot line modification: For proposed Lot 1 - (i) to allow a lot area of 39,959 square feet where 120,000 square feet is required, (ii) a lot width of 97.66 feet where 200 feet is required. In addition, applicant requests the following relief from Town Code §330-11: (i) an accessory side yard setback of 10 feet where 30 feet is required for a proposed tennis court and (ii) a minimum side yard setback of 17.2 feet where 30 feet is required and a total side yard setback of 50.4 where 75 feet is required for the proposed principal building on a nonconforming lot and any other relief necessary.

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HOLDOVER APPLICATIONS

SCTM – HAMLET

Adjourned from the 11/19/15 meeting:

10. **98 Red Creek, LLC.** (appl. 1500169) Laura 900-152-1-34 Hampton Bays
98 Red Creek Road
Applicant requests the following relief from Town Code §330-11 (residential districts table of dimensional regulations) for a proposed lot line modification: For proposed Lot 2— (i) to allow a lot area of 59,260 square feet where 120,000 square feet is required and (ii) a lot width of 117.66 feet where 200 feet is required. In addition, applicant requests relief from the following provisions of the Town Code: 1. §330-11 to allow: (a) a minimum side yard setback of 17.2 feet where 30 feet is required, (b) a total side yard of 36.2 feet where 75 feet is required; and (c) §330-84D for a proposed pyramid encroachment in the amount of 4,467 cubic feet; all for the proposed principal dwelling with attached garage; and 2. §330-11 for an accessory side yard setback of 15.8 feet where 30 is required for a proposed swimming pool. Applicant also requests relief from Town Code §330-167(B)(1)(a) (specific types of variances) to permit a new dwelling and a renovation and expansion of an existing non-conforming beach house on a nonconforming lot and any other relief necessary.

Adjourned from the 11/19/15 meeting:

11. **Michael & Alena Carroll** (appl. 1500171) Helene 900-357-1-14.3 Westhampton
417 Mill Road
Applicant requests relief from Town Code §330-76D (placement of accessory buildings and uses in all districts) and §330-83C (yards) to allow the proposed one-story frame garage to be located within the minimum and total required side yard of the principal building and any other relief necessary.

Held over from the 9/3/15 meeting; Adjourned from the 11/19/15:

12. **Citarelli, LLC.** (appl. 1500133) Denise 900-369-3-6 Westhampton
137 Montauk Highway
Applicant requests relief from Town Code §330-6 (general regulations) and Town Code §330-167(B)(3) (specific types of variances) to permit a change from one nonconforming use to another nonconforming use, to wit, from a commercial Newspaper printing and publishing business to: (i) an office/retail, and (ii) a special trade contractor and storage use on a nonconforming lot and any other relief necessary.

Held over from the 11/19/15 meeting:

14. **600 Mecox Road, LLC** (appl. 1500162) Adam 900-104-2-23 Water Mill
600 Mecox Road
Applicant requests relief from Town Code §330-135D (Housing for agricultural labor) for a side yard setback of 88 feet from the southerly property line where 200 feet is required for a proposed groom's quarters and any other relief necessary.

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<u>DECISIONS</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
No Hotel Investors, LLC (written submissions)	Brian	11/5/15	900-323-2-15	Hampton Bays
Loris Nazarian (written submissions)	Brian	10/1/15	900-171-1-2	Noyac
RSA Southampton, LLC	Keith	6/4/15	900-99-1-5	North Sea
Jeffrey Gardner & Beth Gardner (written submissions)		12/17/15	900-230-1-23.3	Hampton Bays
32 Westway, LLC (written submissions by 1/7/16)	Keith	12/17/15	900-233-2-37	Shinnecock Hills
Louis & Barbara Taibe (written submissions)	Keith	1/7/16	900-292-1-33	Hampton Bays
Janine Senie	Laura	1/7/16	900-357-2-1	Westhampton
Christopher & Deidra Maleno (written submissions)	Brian	1/7/16	900-43-1-38	North Sea
Lynn Nadi	Brian	12/17/15	900-32-2-13	North Sea
Theresa Cantwell Irrevocable Trust (written submissions)	Adam	11/19/15	900-264-4-13	Hampton Bays