



**Southampton Town Zoning Board of Appeals  
Public Hearing Agenda  
February 18, 2016  
Page two of five**

**NEW APPLICATIONS – Continued**

**SCTM – HAMLET**

3. **Craig M. Proce** (appl. 1600021) Laura 900-5-5-28.1 Noyac  
7 Pine Road  
Applicant requests relief from the following provisions of the Town Code: 1. To legalize a covered porch addition constructed without the benefit of a building permit: §330-115C (continuance) for a front yard setback of 17.8 feet where 23.5 feet is existing; 2. For a proposed deck addition to the rear of the existing dwelling: (i) §330-11 (residential districts table of dimensional regulations) for a proposed rear yard setback of 7.7 feet and 9.9 feet where 10 feet is required, and (ii) §330-77(D) (placement of accessory buildings and uses in residence districts) for a proposed rear yard coverage of 30.9% where a maximum of 20% is permitted; 3. To legalize the roof over deck constructed without the benefit of a building permit at the rear and side of the existing dwelling : i) §330-11(residential districts table of dimensional regulations) for a rear yard setback of 20.4 feet where 30 feet is required, and ii) §330-83C(yards) and §330-76D (placement of accessory buildings and uses in all districts) to allow the deck to be located within total side required yard setback for the principal building on a nonconforming lot and any other relief necessary.
  
4. **106 Newtown Road, LLC.** (appl. 1600023) Adam 900-186-2-37 Hampton Bays  
106 Newtown Road  
Applicant requests relief from Town Code §330-116 (extensions) as it relates to §330-167B (specific types of variances) to permit the demolition and reconstruction of a dwelling on a lot with two residences, to wit, a two-story dwelling and a garage with apartment above and any other relief necessary.
  
5. **J.A.F. Real Property, Inc.** (appl. 1600019) Keith 900-355-3-36 Westhampton  
4 Montauk Highway  
Applicant requests relief from Chapter 330 of the Town Code for a proposed freestanding sign as follows: Article XXII(signs): §330-205(general provisions): i) §330-205B(1): To allow a freestanding sign to be placed within the front yard where the existing building has a front yard setback of 37.3 feet and where no freestanding sign shall be permitted unless the entire building to which it relates is set back from its front line a distance of 40 feet or more, ii) §330-205B(2): To allow the placement of a freestanding sign at a front yard setback of 10 feet where a freestanding sign permitted hereunder shall be set back at least 20 feet from all property lines and any other relief necessary.
  
6. **John & Nancy Paganucci** (appl. 1600022) Helene 900-259-2-43.22 Hampton Bays  
9 Washington Drive  
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for an accessory rear yard setback of 20.5 feet where 40 feet is required for the location of the proposed detached garage on a nonconforming lot.

**Southampton Town Zoning Board of Appeals  
Public Hearing Agenda  
February 18, 2016  
Page three of five**

**NEW APPLICATIONS – Continued**

**SCTM – HAMLET**

7. **Thomas Didomenico** (appl. 1600024) Laura 900-52-2-48.1 Bridgehampton  
20 Sea Farm Court  
Applicant requests relief from the following provisions of the Town Code for: 1. A proposed 2-story addition to an existing dwelling on a nonconforming lot: (i) §330-11 (residential districts table of dimensional regulations) for a principal minimum side yard setback of 7 feet where 15 feet is required and a principal total side yard setback of 28.9 feet where 35 feet is required and (ii) §330-84D (pyramid height) for a proposed encroachment in the amount of 1,308 cubic feet 2. A proposed 2<sup>nd</sup> story deck and 1<sup>st</sup> story terrace: § 330-83C (Yards): To allow the terrace to be located 7 feet from the westerly lot line and within the required minimum principal side yard of 15 feet and within total side yard at 28.9 feet where the required minimum is 35 feet, and to allow the proposed 2<sup>nd</sup> story deck at approximately 11 feet from the westerly lot line and within the minimum principal side yard of 15 feet and within total side yard at 32.9 feet where the required minimum is 35 feet and any other relief necessary.

**READVERTISED APPLICATIONS**

**SCTM – HAMLET**

None scheduled for this meeting

**NEW - ADJOURNED APPLICATIONS**

**SCTM – HAMLET**

**Adjourned from the 1/7/16 meeting:**

8. **Michael Denktsis** (appl. 1500093) Keith 900-234-1-3 Shinnecock Hills  
300 Montauk Highway  
Applicant requests relief from Town Code §330-116 (extension) as it relates to Town Code §330-167B(1)(a) (specific types of variances) to legalize an expansion of a nonconforming use, to wit, the conversion of a detached garage into 3 additional motel units without the benefit a building permit, which would result in a total of 13 units. In addition, applicant requests a determination as to whether relief is necessary to legalize the expansion of the single family dwelling which also operates as the motel's office, to wit, a 450 square foot addition to the rear of the dwelling and any other relief necessary.

**SCOPING SESSION**

**SCTM – HAMLET**

None scheduled for this meeting

**HOLDOVER APPLICATIONS**

**SCTM – HAMLET**

**Held over from the 10/1/15 meeting; Adjourned from the 11/19/15 and the 1/7/16 meeting:**

9. **Vanderbilt Nursery General Contracting, Corp.** (appl. 1500147)  
181Hayground Road Adam 900-84-1-5.9 Bridgehampton  
Pursuant to New York State Town Law §267-a, applicant appeals Notice of Violation #CMP15-115, issued on April 29, 2015, by the Town's Investigation and Enforcement Unit stating that the use of the property has been changed from a Nursery to Landscaping Storage and any other relief necessary.

**HOLDOVER APPLICATIONS – Continued**

**SCTM – HAMLET**

**Held over from the 12/3/15 meeting:**

10. **F & E Realty Company** (appl. 1500177) ~~Denise~~— 900-221-6-1 Hampton Bays  
172 West Montauk Highway  
Applicant requests an interpretation that the proposed 855 square foot convenience store is a customary accessory use to the existing gasoline station at the subject premises and (if necessary) relief from Town Code §330-116 (extension) as it relates to §330-167B(1)(a) (specific types of variances) to allow a proposed 235 square foot office/storage area for the mechanic shop. In addition, applicant requests relief from the following provisions of the Town Code: 1. §330-95 (schedule of off-street parking space requirements for nonresidential uses) to allow 16 parking spaces, where a minimum of 20 spaces is required, 2. §330-34 (business districts table of dimensional regulations) for principal front yard setback of 26 feet where 30 feet is required for the proposed canopy, 3. Wall signs: §330-205A(1) (general provisions): To allow two wall signs to be erected upon the southerly façade where one wall sign is permitted on any wall facing a public street, 4. Freestanding signs: (general provisions): (i) §330-205B(2): For a proposed front setback of 6 feet where a 20 foot minimum setback is required, and (ii) §330-205B(2): To allow the proposed sign to be located within the corner clearance area (as defined in §330-201) and where no freestanding sign is allowed to be located within the corner clearance area and any other relief necessary.

**Held over from the 1/7/16 meeting:**

11. **The Tina Silver Lieberman 2003 Family Trust** (appl. 1500191)  
611 Dune Road Brian 900-391-2-41 Westhampton  
Applicant requests relief from Town Code §138-17(C) (nonconforming buildings and structures) to allow the construction of proposed two-story dwelling on a nonconforming lot within a Coastal Erosion Hazard Area where the reconstruction of a non-conforming building or structure is prohibited and requires the building or structure to be relocated, redesigned and /or reengineered to meet all setbacks, structural and other requirements of this chapter. In addition, applicant requests relief from Town Code §330-11 - Note 6 (residential districts table of dimensional regulations) and §330-84(E) (Height) for a proposed building height of 45 feet in a FEMA VE-16 flood zone where a maximum height of 42 feet is permitted and any other relief necessary.

**Held over from the 2/4/16 meeting:**

12. **Joseph Andreassi.** (appl. 1600017) Brian 900-32-1-10 North Sea  
109 Edgemere Drive  
Applicant requests relief from Town Code §330-84(D) (pyramid height) for a proposed encroachment in the amount of 7,179 cubic feet for a proposed 2<sup>nd</sup> floor and roof deck addition to the existing one-story dwelling on a nonconforming lot and any other relief necessary.

**Southampton Town Zoning Board of Appeals  
Public Hearing Agenda  
February 18, 2016  
Page five of five**

<u>DECISIONS</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
Assembly of Christian Churches (a.k.a. Rock of Salvation Church) (written submissions)	Adam	1/7/16	900-221-3-8	Hampton Bays
No Hotel Investors, LLC (written submissions)	Brian	11/5/15	900-323-2-15	Hampton Bays
RSA Southampton, LLC	Keith	6/4/15	900-99-1-5	North Sea
DNJ Properties II, LLC (written submissions)	Laura	2/4/16	900-64-1-62.1	North Sea
William Pell & Sara Fitzsimons (written submissions)	Helene	2/4/16	900-92-2-15	North Sea
Nilay Oza (written submissions)	Adam	2/4/16	900-26-1-48	Sag Harbor
Longview Land Company, LLC (Beau Enterprises Marina, LLC (Cow Fish) – Applicant	Adam	2/4/16	900-229-2-1	Hampton Bays
Allison Schneider (written submissions)	Keith	2/4/16	900-373-1-11	East Quogue
Robert James Wallace	Keith	2/4/16	900-115-3-4	Water Mill
Candido Goncalves (written submissions)	Adam	1/7/16	900-359-1-35.11	Quogue
Loris Nazarian (written submissions)	Brian	10/1/15	900-171-1-2	Noyac