

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
April 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. | Sag Waterview, LLC (appl. 1600044)
4295 Noyack Road | Herb | 900-19-1-34 | Noyac |
| Applicant seeks to change from one nonconforming use (four single family dwellings) to another nonconforming use (two single family dwellings) pursuant to Town Code §330-117 (change) and §330-167B(3) (specific types of variances). In addition, applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for an accessory distance of street setback to 51.5 feet where 70 feet is required for a proposed swimming pool on a nonconforming lot and any other relief necessary. | | | | |
| | | | | |
| 2. | Susan Burnside (appl. 1600045)
134 Maple Lane | Adam | 900-69-1-26 | Bridgehampton |
| Applicant requests relief from Town Code §330-11.2F (accessory apartment special standards) for an accessory side yard setback of 4.8 feet where 7 feet is required (70% of the required 10 feet) along the southerly lot line along the southerly façade of the existing western-most one story accessory structure; to permit the proposed conversion of an existing detached building used as a Studio into an accessory apartment and any other relief necessary. | | | | |

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NEW APPLICATIONS (Continued)

SCTM – HAMLET

3. **Genevieve Justus** (appl. 160046) 900-319-6-32 East Quogue
60 Homewood Drive
Applicant requests relief from Town Code §330-76D (placement of accessory buildings and uses in all districts and §330-83C (yards) to legalize the portion of the deck constructed within the total side yard of the principal building between the northerly façade of the principal building and the northerly lot line without the benefit of a building permit (total side yard requirement is 35 feet) on a nonconforming lot and any other relief necessary.
4. **Joanne Nardo** (appl. 1600047) Helene 900-384-1-29 East Quogue
30 Dolphin Road
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback of 2.1 feet where 8 feet is required to legalize a deck extension constructed without the benefit of a building permit. In addition, applicant requests relief from the following provisions of the Town Code to legalize a shed with a roof overhang constructed without the benefit of a building permit: (i) §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback of 2.1 feet where 8 feet is required and (ii) §330-84D (pyramid height) for an encroachment in the amount of 170 cubic feet and any other relief necessary.
5. **Robyn Siegel & Jason Lash** (appl. 1600048) Brian 900-5-2-13 Noyac
45 Hampton Road
Applicant is requesting relief from the Town Code as follows: 1. §330-11(Residence Districts Table of Dimensional Regulations): For a proposed two story dwelling and rear attached porch: 4 feet side yard and 8.2 feet total side yard where the required minimum side yard is 10 feet and the required minimum total side yard is 25 feet, 2. §330-76.D(Placement of accessory buildings and uses in all districts)and §330-83.C(Yards): Proposed first story front deck and outdoor shower enclosure along the westerly building façade within a required side yard and total side yard where accessory structures shall not be placed within a required side yard nor the total required side yard for a principal building, 3. §330-77.G(Placement of accessory buildings and uses in residence districts): Proposed equipment platform along the westerly building façade at 4.2 feet from the easterly lot line where a minimum of an eight-foot setback from all property lines must be maintained. 4. §330-77.F(Yards) as it relates to §330-11 (Residence Districts Table of Dimensional Regulations): For a proposed one story front deck with side yard setbacks at 4 feet from the westerly lot line and 4.6 feet from the easterly lot line, and where the required minimum accessory setback is 8 feet, 5. §330-84.D(pyramid height): For an encroachment beyond the sky plane porch in the amount of 16,277 cubic feet for the proposed principal building, and accessory structures including decks, outdoor shower, and rear porch on a nonconforming lot and any other relief necessary.
6. **Christian von Schimmelmann** (appl. 1600049) Keith 900-211-1-11.28 Shinnecock Hills
206 Parrish Pond Court West
Applicant requests relief from the following provisions of the Town Code to allow a proposed tennis court to be constructed within the required front yard of the principal building: (i) §330-76D (placement of accessory buildings and uses in all districts), (ii) §330-83C (yards), and (iii) §330-11 (residential districts table of dimensional regulations) for an accessory distance from street setback of 31.5 feet where 90 feet is required and an accessory side yard setback of 10 feet where 30 feet is required and any other relief necessary.

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READVERTISED APPLICATIONS

SCTM – HAMLET

None scheduled for this meeting

NEW - ADJOURNED APPLICATIONS

SCTM – HAMLET

Adjourned from the 12/3/15 and the 2/4/16 meeting:

7. **Winslow W. Peters Jr. & Ella Peters Revocable Trust** (appl. 1500156)
1127 Noyack Path Helene 900-35-2-59 Bridgehampton
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for a principal front yard setback of 60.38 feet where 100 feet is required for a proposed principal dwelling on a nonconforming lot and any other relief necessary.

Adjourned from the 1/7/16 and the 2/4/16 meeting:

8. **Twin Ponds East, LLC** (appl. 1500194) Laura 900-21-2-29.4 Noyac
1559 Millstone Road
Applicant requests relief from Town Code §330-109(A)(2), (A)(3) and (A)(11) (fences, walls, accessory driveway structures, and clotheslines) to legalize an 8 foot high fence constructed in the front, side and rear yards without the benefit of building permits and any other relief necessary.

Adjourned from the 1/7/16, 2/18/16 and the 3/17/16 meetings:

9. **Michael Denksis** (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 2/4/16 meeting:

10. **Michael Sarkozi & Ronald Shuma** (appl. 1600008) 900-88-1-8.1 Bridgehampton
28 Hildreth Avenue Brian
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for a rear yard setback of 1.2 feet where 60 feet is required to permit the connection of the existing frame studio to the existing dwelling by the construction of a proposed two-story addition and relief from Town Code §330-84(D) (pyramid height) for a proposed encroachment in the amount of 465.6 cubic feet for the proposed two-story addition on a nonconforming lot and any other relief necessary.

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HOLDOVER APPLICATIONS - Continued

SCTM – HAMLET

Held over from the 4/7/16 meeting;

11. **Sung-Ho Perry Lee** (appl. 1600039) Laura 900-31-2-13 North Sea
28 Pine Tree Road
Applicant is requesting relief from the Town Code for a proposed in-ground pool to be located in a front yard: §330-11(residence districts table of dimensional regulations): i) 15 feet from the easterly front lot line where the required minimum accessory setback is 50 feet, ii) §330-83(yards): §330-83.C: To allow the pool to be located within a required principal front yard, and iii) §330-76 (placement of accessory buildings and uses in all districts): §330-76.D: To allow an accessory structure(the pool) to be located within a required front yard and any other relief necessary.

Held over from the 1/7/16 and the 3/3/16 meeting:

12. **Ronald M. Dubin & Betty Dubin** (appl. 1500190) 900-191-3-7.3 Hampton Bays
92 North Road Adam
Applicant requests relief from Town Code §330-167(B)(3) to permit a change from one non-conforming use to another nonconforming use without the benefit of building permits, to wit, from three single-family dwellings to a two-family dwelling with covered porch, a two-family one-story dwelling with cellar and a one-family one-story dwelling and any other relief necessary.

Adjourned from the 11/19/15, 1/21/15 and the 3/3/16 meeting:

13. **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 - Continued

SCTM – HAMLET

Adjourned from the 11/19/15, 1/21/16 and the 3/3/16 meeting:

14. **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.

DECISIONS

DATE CLOSED

SCTM – HAMLET

Robert & Margaret Zack (written submissions)	Herb	3/17/16	900-211-41-54	Shinnecock Hills
Peconic Bay Marina, LLC, et al (written submissions)	Herb	1/21/16	900-176-1-50 & 24	Shinnecock Hills
The Tina Silver Lieberman 2003 Family Trust Brian	Brian	3/3/16	900-391-2-41	Westhampton
Narrow Lane Property, LLC (written submissions)	Laura	4/7/16	900-81-1-25.3	Water Mill
Marianna Dziuba	Helene	4/7/16	900-26-1-52	Sag Harbor
Southampton Community Housing & Development Corporation Thomas	Thomas	4/7/16	900-251-2-4.1	East Quogue
Thomas N. Rogers, Jr.	Brian	4/7/16	900-369-1-48	Remsenburg/Speonk
RSA Southampton, LLC	Keith	6/4/15	900-99-1-5	North Sea
Lorne Zingone	Adam	3/3/16	900-77-4-39.2	North Sea