

Southampton Town Zoning Board of Appeals
Public Hearing Agenda
August 4, 2016
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NEW APPLICATIONS (continued)

SCTM – HAMLET

3. **WBL Developers, LLC** (appl. 1600107) Brian 900-27-2-15 North Sea
78 Whalebone Landing Road
Applicant requests relief from the following provisions of the Town Code: 1. For the proposed principal dwelling: §330-11 (residential districts table of dimensional regulations) for a minimum side yard setback of 14.4 feet where 20 feet is required and §330-84D (pyramid height), 2. For the proposed garage: §330-11 for an accessory side yard setback of 10 feet (East) and 11 feet (West) where 20 feet is required and an accessory distance from street setback of 58 feet where 70 feet is required, 3. For the proposed outdoor kitchen and barbeque to be located within the side yard of the principal dwelling: (i) §330-11 for an accessory side yard setback of 12.2 feet where 20 feet is required, (ii) §330-76D (placement of accessory buildings and uses in all districts) and §330-83(C) (yards), 4. For the proposed swimming pool to be located within the required front yard of the principal dwelling: (i) §330-11 for an accessory distance from street setback of 29.1 feet where 70 feet is required and (ii) §330-76D and §330-83(C) (yards), 5. For the proposed outdoor shower to be located within the required front yard of the principal dwelling: (i) §330-11 for an accessory distance from street setback of +/- 32 feet, and (ii) §330-76D and §330-83(C), 6. For the proposed deck on the North side of the swimming pool: (i) §330-11 for a front yard setback of +/- 25 feet, (ii) §330-76D and §330-83(C) to allow the deck to be located within the required front yard (Whalebone Landing), and (iii) §330-83(A)(4) to allow a deck higher than one foot above the ground to be located within the required front yard of the principal dwelling, and 7. For the proposed deck on the South side of the swimming pool: (i) §330-11 for a front yard setback of +/- 25 feet, (ii) §330-76D and §330-83(C) to allow the deck to be located within the required front yard (Whalebone Landing), and (iii) §330-83(A)(4) to allow a deck higher than one foot above the ground to be located within the required front yard of the principal dwelling on a nonconforming lot and any other relief necessary.

4. **John D. Lynch & Peter J. Lynch** (appl. 1600106) 900-158-3-49.7 Tuckahoe
30 North Bishops Lane Adam
Applicant requests relief from Town Code §330-11 (residence districts table of dimensional regulations) for a principal rear yard setback of 32 feet where 60 feet is required and any other relief necessary.

5. **Didi Hutt** (appl. 1600108) Thomas 900-100-3-14.3 Water Mill
286 Seven Ponds Town Road
Applicant requests relief from the following provisions of the Town Code to locate the proposed tennis court in an East - West direction: (i) §330-11 (residential district table of dimensional regulations) for a front yard setback of 5 feet where 90 feet is required and an accessory side yard setback of 12.1 feet where 30 feet is required, and (ii) §330-76D (placement of accessory buildings and uses in all districts) and §330-83(C) (yards) to allow the tennis court to be located within the required front yard. In the alternative, applicant requests relief from the following provisions of the Town Code to locate the proposed tennis court in a North - South direction: (i) §330-11 (residential district table of dimensional regulations) for front yard setbacks of 12 feet and 5 feet where 90 feet is required and an accessory side yard setback of 5 feet where 30 feet is required, and (ii) §330-76D (placement of accessory buildings and uses in all districts) and §330-83(C) (yards) to allow the tennis court to be located within the required front yard on a nonconforming lot and any other relief necessary.

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NEW APPLICATIONS (continued)

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6. **Angela’s Feast, LLC** (appl. 1600109) Laura 900-19-1-1 Noyac
27 Bayview Road
Applicant requests relief from the following provisions of the Town Code 1. §330-83(yards)& § 330-76 (Placement of accessory buildings and uses in all districts): to allow the proposed swimming pool and attached deck to be located within the required minimum and total side yard of the principal dwelling, 2. For the proposed dwelling: i) §330-84(D) (pyramid height) for a proposed encroachment in the amount of 1,750 cubic feet on the westerly side, ii) §330-11(Residence Districts Table of Dimensional Regulations): to allow a principal minimum side yard setback of 11 feet where a 15 foot minimum is required and any other relief necessary.

READVERTISED APPLICATIONS

SCTM – HAMLET

7. **William A. D’Gata** (appl. 1600093) Keith 900-342-1-36 East Quogue
6 Weesuck Avenue
Applicant requests relief from Town Code §330-76D (placement of accessory buildings and uses in all districts) and §330-83(C) (yards) to allow the proposed swimming pool to be located within the required minimum and total side yard of the principal building on a nonconforming lot and any other relief necessary.

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 4/21/16 meeting; adjourned from the 6/2/16 meeting:

8. **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.

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HOLDOVER APPLICATIONS (continued)

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Held over from the 7/7/16 meeting:

9. **Hightide Corp. and John Amini** (appl. 160089) 900-54-1-6 Bridgehampton
477 Bridgehampton Sag Turnpike Brian
Applicant requests relief from the following provisions of the Town Code for a proposed two-story dwelling on a nonconforming lot: (i) §330-11 (residential districts table of dimensional regulations) for a proposed total lot coverage of 24% where a maximum of 20% is permitted, (ii) §330-115(C) (continuance) for a front yard setback of 7.1 feet for the proposed deck, (iv) 330-83(A)(4) (yards) to allow a deck higher than one foot above ground level to be located within the required front yard, and (v) §330-84D (pyramid height) for a total proposed encroachment in the amount of 7,643.59 cubic feet (2,324.3 cf on the southerly side + 5,219.47 cf on the northerly side + 99.82 cf on the westerly side) and any other relief necessary.

Held over from the 7/7/16 meeting:

10. **CAT Properties, LLC** (appl. 1600092) Adam 900-373-2-25 East Quogue
17 Bayside Avenue
Applicant requests relief from Town Code §330-84D (pyramid height) for a total proposed encroachment in the amount of 8,328 cubic feet (1,442 cf on the East side + 6,886 cf on the West side) for a proposed two-story dwelling on a nonconforming lot and any other relief necessary.

Held over from the 7/7/16 meeting:

11. **Cullen Family Partnership** (appl. 1600090) Laura 900-27-2-3 North Sea
61 Whalebone Landing Road
Applicant requests relief from Town Code §330-84(D) (pyramid height) for a total proposed encroachment in the amount of 5,510 cubic feet (2,020 cf on the North side + 3,490 cf on the South side) for a proposed two-story dwelling on a nonconforming lot and any other relief necessary.

Held over from the 9/3/15 meeting; Adjourned from the 11/19/15, 1/21/16, 4/7/16, 6/2/16 and the 7/7/16 meeting:

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.

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<u>DECISIONS</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>
Peconic Bay Marina, et al (written submissions)	Herb	6/2/16	900-176-1-50 & 24 and 900-176-2-1.3 Shinnecock Hills
Michael Sonnenfeldt (written submissions)	Thomas	7/7/16	900-134-2-25.2 Bridgehampton
Frank Curto (written submissions)	Keith	7/21/16	900-190-3-12 Hampton Bays
Frank Doyle & Stacey Lauren	Laura	7/21/16	900-380-2-5.4 Remsenburg
Anly Rose Pasquinelli	Laura	7/21/16	900-290-2-1.1 & 1.2 East Quogue
Richard A. Dietl (written submissions)	Adam	7/21/16	900-347-1-20.1 Hampton Bays
Robert J. Mitzman & Thea Mitzman	Keith	7/21/16	900-104-2-4 Water Mill
Richard Perello (written submissions)	Brian	7/21/16	900-62-2-58 North Sea
Naile Sakmari	Brian	7/21/16	900-148-3-40 Flanders
McDaid Family Trust	Laura	7/7/16	900-71-3-23.1 Bridgehampton
Kevin T. Hoey	Adam	7/7/16	900-148-2-6 Flanders
277 Surfside, LLC	Brian	6/16/16	900-117-2-22 Bridgehampton
Robyn Siegel & Jason Lash	Brian	6/2/16	900-5-2-13 Noyac