

# 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  
November 3, 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](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

1. **John & Dana Feinberg** (appl. 1600162) Adam 900-363-1-24 East Quogue  
8 Forrest Lane  
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for an accessory distance from street setback of 40 feet from Beachland Avenue where 50 feet is required for the location of a proposed accessory storage building and any other relief necessary.

### NEW APPLICATIONS

### SCTM – HAMLET

2. **David and Ling Helphand Trust (Carlos De La Torress – Applicant)** (appl. 1600147)  
21 Roses Grove Road Keith 900-33-1-87 North Sea  
Applicant requests a determination that the subject parcel SCTM# 900-33-1-87 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.

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**NEW APPLICATIONS - Continued**

**SCTM – HAMLET**

3. **Halcyon Park, LLC** (appl. 1600156) Brian 900-23-1-69 Noyac  
8 Sylvan Lane  
Applicant requests relief from Town Code §330-83J(1) (yards) to allow the Southerly lot line to be considered the rear yard and the Westerly lot line to be considered the side yard where, according to the Town Code, the Southerly lot line would be the side yard and the Westerly lot line would be the rear yard . In the alternative, applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for a principal rear yard setback of 15 feet where 50 feet is required on a nonconforming lot and any other relief necessary.
  
4. **Natascha Tillmanns** (appl. 1600157) Laura 900-3-2-11 Noyac  
23 Maple Lane  
Applicant requests relief from the following provisions of Town Code: (1) For the proposed dwelling: §330-83K (yards) as it relates to §330-11 (residential districts table of dimensional regulations) for a principal front yard setback of 15 feet where 40 feet is permitted and (ii) §330-84D (pyramid height) for a proposed encroachment of 284.8 cubic feet (12.8 cu ft on the South side + 272 cu ft on the East side); and 2. For the proposed front deck: §330-83C (yards) to allow the proposed deck to encroach into the required front yard at a setback of 11 feet on a nonconforming lot and any other relief necessary.
  
5. **Marc Paley** (appl. 1600158) Thomas 900-87-2-30 Bridgehampton  
35 Jack & Jill Drive  
Applicant requests relief from the following provisions of the Town Code to legalize a gazebo constructed without the benefit of a building permit within the required front yard on a nonconforming lot: (i) §330-76D (placement of accessory buildings and uses in all districts), (ii) §330-83C (yards), and (iii) §330-115D(3) (continuance) for an accessory front yard setback of 15 feet where 70 feet is required and any other relief necessary.
  
6. **795 Flying Point Road Realty, LLC** (Salvatore & Lisa Salibello – Applicants)  
795 Flying Point Road Adam 900-178-1-11 Water Mill  
Applicants appeal the issuance of Certificate of Compliance #A150605 issued June 2, 2015, for an outdoor kitchen, alleging that the Building Department failed to enforce the conditions of ZBA Decision #D013031 and any other relief necessary.
  
7. **Michele Hierholzer** (appl. 1600160) Helene 900-264-1-3 Hampton Bays  
6 Fanning Avenue  
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) to allow a total lot coverage of 23.8% where a maximum of 20% is permitted to legalize a screened porch addition to the rear of the existing dwelling on a nonconforming lot and any other relief necessary.
  
8. **Richard Sinnott** (appl. 1600161) Keith 900-345-1-40 Hampton Bays  
26 Elder Avenue  
Applicant requests relief from Town Code Section 330-11 (residential districts table dimensional regulations) for an accessory distance from street setback of 39 feet where 70 feet is required to legalize a shed constructed without the benefit of a building permit on a nonconforming lot and any other relief necessary.

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**READVERTISED APPLICATIONS**

**SCTM – HAMLET**

None scheduled for this meeting

**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 8/18/16 meeting; adjourned from the 10/6/16 meeting:**

9. **Three Waters LLC.** (Ronald Carner – Applicant) (appl. 1600112)  
422 Dune Road Laura 900-179-2-2.1 Bridgehampton  
Applicant appeals the issuance of Building Permit #P074029 issued October 1, 2015 in that the elevated deck/utility platform erected at the subject premises is not a customarily incidental structure in the zoning district in which the subject premises lies and violates the regulations codified in the Town of Southampton with respect to height, pyramid and setbacks and any other relief necessary.

**DECISIONS**

**DATE CLOSED**

**SCTM – HAMLET**

John Tozzi (written submissions)	Laura	10/6/16	900-134-3-15	Bridgehampton
Jason & Marni Hefter (written submissions)	Adam	10/20/16	900-342-2-26.2	East Quogue
James Carney (written submissions)	Brian	10/20/16	900-134-3-11	Bridgehampton
Big Sky, LLC	Helene	10/20/16	900-261-2-1.2	Hampton Bays
Greg & Susan Mastronardi (written submissions)	Helene	10/20/16	900-323-1-33.2	Hampton Bays
Timothy Rumph (written submissions)	Herb	10/20/16	900-2343-46	Shinnecock Hills
Richard Chiorando & Eva M. Chiorando	Adam	10/20/16	900-232-2-33	Shinnecock Hills
Raymond Pawlowski	Keith	10/20/16	900-207-3-5	Hampton Bays

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<u>DECISIONS - Continued</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
Tyler Eddy	Keith	10/20/16	900-160-3-55	Water Mill
Robyn Siegel & Jason Lash	Brian	10/20/16	900-5-2-13	Noyac
John Lovett (written submissions)	Keith	9/15/16	900-138-1-60	Riverside
Vincezno Farruggio (written submissions)	Brian	7/21/16	900-291-1-25	East Quogue
Thomas & Mary Ellen Pearson (written submissions)	Helene	10/6/16	900-177-4-7	Shinnecock Hills
Hubertus Frowein (written submissions)	Thomas	10/6/16	900-77-1-6	North Sea
Marianna Watnick Revocable Trust (written submissions)	Herb	10/6/16	900-116-1-12.21	Water Mill
Joseph Leo (written submissions)	Helene	10/6/16	900-324-1-13	Hampton Bays
W.K.K. of New York, LLC (written submissions)	Helene	9/15/16	900-292-2-67	Hampton Bays
Michael Sonnenfeldt (written submissions)	Thomas	7/7/16	900-134-2-25.2	Bridgehampton