

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
December 15, 2016

The Zoning Board of Appeals meeting is held in the Town Board Room, 116 Hampton Road, Southampton. Applications are scheduled to begin at **6:00 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. **Phyllis & Carmine Marano** (appl. 1600183) 900-230-2-18 Hampton Bays
9 Victoria Road Laura
Applicant requests relief from Town Code §330-11.2G(1) (accessory apartment special standards) to allow an accessory apartment constructed in the basement of an existing dwelling without the benefit of a building permit on nonconforming lot that is less than 30,000 square feet to be 81.67% of the total floor area of the principal dwelling. In addition, applicant requests the following relief from Town Code §330-11 (residential districts table of dimensional regulations): (i) an accessory side yard setback to 14.4 feet and an accessory rear yard setback to 19+/- feet where 20 feet is required to legalize a shed constructed without the benefit of a building permit and (ii) an accessory side yard setback to 19.8 feet where 20 feet is required to legalize the location of the swimming pool on and any other relief necessary.

NEW APPLICATIONS – Continued

SCTM – HAMLET

2. **Theresa Lloyd** (appl. 1600184) Adam 900-187-3-12 Hampton Bays
54 Squiretown Road
Applicant requests the following relief from Town Code §330-11.2(F) (accessory apartment special standards) to legalize an accessory apartment constructed in the basement of the existing dwelling without the benefit of a building permit on a nonconforming lot that is less than 30,000 square feet: (i) lot area of 14,265 square feet where 16,000 square feet is required (80% of the required 20,000 sf), (ii) lot width of 80 feet along Squiretown Road and 74.76 feet along Ridge Boulevard where 84 feet is required (70% of the required 120 feet), (iii) a principal minimum side yard setback of 11 feet where 14 feet is required (70% of the required 20 feet) and (iv) a principal total side yard setback of 23.3 feet where 31.5 feet is required (70% of the required 45 feet). In addition, applicant requests relief from Town Code §330-11.2(J) to allow the parking space for the accessory apartment to be located within the required front yard of the principal dwelling and any other relief necessary.

3. **Andrew Reutter** (appl. 1600185) Thomas 900-359-5-32 Quiogue
21 Quantuck Bay Lane
Applicant requests relief from Town Code §330-76.A (placement of accessory buildings and uses in all districts) to allow a gazebo constructed on a nonconforming lot without the benefit of a building permit that includes cooking equipment and is used for outdoor cooking purposes to remain at a distance of 2.3 feet from the main dwelling where a minimum of five feet is required and any other relief necessary.

4. **Alan Shapiro** (appl. 1600186) Brian 900-234-3-23.1 Shinnecock Hills
23 Koral Drive
Applicant requests relief from Town Code 1. §330-11 (residential districts table of dimensional regulations) for a rear yard setback of 28.2 feet where 50 feet is required and a pyramid encroachment in the amount of 742 cubic feet; all for a proposed two-story dwelling, 2. Applicant requests a determination as to whether or not the proposed garage is a subordinate or incidental building pursuant to Town Code §330-5 (definitions) because of its size in proportion to the main dwelling and its use and any other relief necessary.

5. **Robert M. Morgillo & Cira Morgillo** (appl. 1600187) 900-46-3-21 North Sea
7 Deer Trail Road Helene
Applicant requests relief from Town Code §330-115D(3) (continuance) for a principal rear yard setback of 25.8 feet where 50 feet is required for a proposed two-story addition to an existing residence on a nonconforming lot and any other relief necessary.

6. **Richard Konaszewski** (appl. 1600188) Keith 900-260-6-7 Hampton Bays
39 Argonne Road West
Applicant requests the following relief from the provisions of Town Code §330-11 (residential districts table of dimensional regulations) for a proposed two-lot subdivision: For proposed Lot 1: (i) a lot area of 12,665.87 square feet where a minimum of 20,000 square feet is required, (ii) a lot width of 80 +/- feet where a minimum of 120 feet is required, and (iii) a front yard setback of 20 feet from Argonne Road West where 40 feet is required; For proposed Lot 2: (i) a lot area of 12,800 square feet where a minimum of 20,000 square feet is required, (ii) a lot width of 80 +/- feet where a minimum of 120 feet is required, and (iii) a total side yard setback of 40 feet where 45 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

None scheduled for this meeting

SCOPING SESSION

SCTM – HAMLET

None scheduled for this meeting

HOLDOVER APPLICATIONS

SCTM – HAMLET

None scheduled for this meeting

DECISIONS

DATE CLOSED

SCTM – HAMLET

Summer Wind 81, LLC (written submissions)	Helene	11/17/16	900-32-1-15	North Sea
161 Mid Ocean, LLC (written submissions by 12/1)	Laura	11/17/16	900-134-4-49.5	Bridgehampton
Michael Sonnenfeldt (written submissions)	Thomas	7/7/16	900-134-2-25.2	Bridgehampton
Sean Hattrick (written submissions)	Helene	12/1/16	900-158-3-37	Tuckahoe
395 Rose Hill Road, LLC (written submissions)	Thomas	12/1/16	900-115-3-15.2	Water Mill
107 Wickapogue Construction, LLC (written submissions)	Brian	12/1/16	900-61-1-42	North Sea
Vincent Taldone (written submissions)	Keith	12/1/16	900-166-2-29.2	Flanders
Denise Shamoun (written submissions)	Laura	12/1/16	900-291-3-25	East Quogue
Twin Ponds East, LLC	Laura	12/1/16	900-21-2-29.4	Noyac
Michael & Sundy Schermeyer (written submissions)	Keith	11/17/16	900-373-2-15	East Quogue

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<u>DECISIONS</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
Kim Strnad (written submissions)	Keith	11/17/16	900-151-2-26	Hampton Bays
Franco Petruzzello & Virginia Yeterian	Adam	11/17/16	900-354-1-17	Westhampton
Jason & Marni Hefter (written submissions)	Adam	10/20/16	900-342-2-26.2	East Quogue
Robyn Siegel & Jason Lash (written submissions)	Brian	10/20/16	900-5-2-13	Noyac
Marianna Watnick Revocable Trust (written submissions)	Herb	10/6/16	900-116-1-12.21	Water Mill