

# TOWN OF SOUTHAMPTON

Department of Land Management  
Zoning Board of Appeals  
116 HAMPTON ROAD  
SOUTHAMPTON, NY 11968

Phone: (631) 287-5700  
Fax: (631) 287-5754



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## ***PRELIMINARY AGENDA – NOT OFFICIAL***

SOUTHAMPTON TOWN ZONING BOARD OF APPEALS  
PUBLIC HEARING AGENDA  
January 5, 2017

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**

None scheduled for this meeting

### **NEW APPLICATIONS**

### **SCTM – HAMLET**

1. **Andrew Maffei** (appl. 1600189)      Laura      900-50-1-4.6      Bridgehampton  
9 Tiffany Way  
Applicant requests relief from Town Code §330-11 (residence districts table of dimensional regulations) for a rear yard setback of 21 feet where 70 feet is required for a proposed one story rear addition to an existing dwelling on a nonconforming lot and any other relief necessary.
2. **David & Joan Marro** (appl. 1600190)      Thomas      900-385-2-36      East Quogue  
37C Dune Road  
Applicant requests the following relief for a proposed two-story dwelling with attached decking: (i) §330-84D (pyramid height) for a proposed encroachment in the amount of 87.75 cubic feet, (ii) §330-11 (note 6) (residential districts table of dimensional regulations) to allow a height of 43'-9" +/- where a maximum of 42 feet is allowed, (iii) §330-46.25(B) for a crest of dune setback of 28 feet where 100 feet is required and (iv) §138-7(A), §138-17(A) and §138-17(C) to allow the proposed dwelling to be located within the Coastal Erosion Hazard Area on a nonconforming lot and any other relief necessary.

**NEW APPLICATIONS**

**SCTM – HAMLET**

3. **296 Surfside, LLC** (appl. 1600191) Laura 900-117-1-41.1 Bridgehampton  
296 Surfside Drive  
Applicant requests relief from the following provisions of the Town Code for a proposed sunken tennis court to be located within the required front yard of the principal building on a nonconforming lot: (i) §330-76(D) (placement of accessory buildings and uses in all districts), (ii) §330-83(C) (yards) and (iii) §330-115D(3) (continuance) for an accessory front yard setback of 19.9 feet where 70 feet is required and any other relief necessary.
  
4. **Donald K. & Susan F. Murphy** (appl.1600192) Thomas 900-315-2-23 East Quogue  
17 Vail Avenue  
Applicant requests relief from Town Code §330-77D (placement of accessory buildings and uses in residence districts) for a rear yard lot coverage of 24.98% where a maximum of 20% is permitted to legalize the location of a swimming pool constructed without the benefit of a building permit and any other relief necessary.
  
5. **Walter & Beverly Vella** (appl. 1600193) Adam 900-131-3-29.1 North Sea  
149 Majors Path  
Applicant requests relief from the following provisions of the Town Code for a proposed swimming pool to be located within the required front yard of the principal building: (i) §330-76(D) (placement of accessory buildings and uses in all districts), (ii) §330-83(C) (yards) and (iii) §330-11 (residential table of dimensional regulations) for an accessory front yard setback of 25 feet where 50 feet is required any other relief necessary.
  
6. **Rosemarie Principe** (appl. 1600194) Keith 900-5-5-65 Noyac  
8 Oak Road  
Applicant requests a determination that the subject parcel SCTM# 900-5-5-65 is held in single and separate ownership from the adjacent parcels and thus entitled to relief pursuant to §330-115D and any other relief necessary.
  
7. **Rosemarie Principe** (appl. 1600195) Keith 900-5-5-64 Noyac  
10 Oak Road  
Applicant requests a determination that the subject parcel SCTM# 900-5-5-64 is held in single and separate ownership from the adjacent parcels and thus entitled to relief pursuant to §330-115D and any other relief necessary.

**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 and the 11/3/16 meeting:**

8. **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.

**Adjourned from the 11/3/16 and the 11/17/16 meeting; held over from the 12/1/16 meeting:**

9. **795 Flying Point Road Realty, LLC** (Salvatore & Lisa Salibello – Applicants) (appl. 1600159)  
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.

**Adjourned from the 7/21/16 meeting; held over from the 9/15/16 and adjourned from the 12/1/16 meeting:**

10. **C. Marvin Raynor** (appl. 1600099) Adam 900-376-1-35.3 Westhampton  
131 South Road  
Applicant requests a determination that the subject parcels SCTM# 900-376-1-35 and 900-376-1-79.1 are held in single and separate ownership from all adjacent parcels and thus entitled to relief pursuant to §330-115D. In the alternative, applicant requests the following relief from Town Code §330-11 (residence districts table of dimensional regulations) to legalize a subdivision created by deeds dated November 20, 1958: 1. For SCTM# 900-376-1-35.3 (131 South Road): (i) Lot area of +/- 8,093 square feet where 40,000 square feet is required and (ii) Lot width of +/- 74 feet where 150 feet is required; 2. For SCTM# 900-376-1-79.1 (4 Beaver Dam Road): (i) Lot area of +/- 8,868 square feet where 40,000 square feet is required and (ii) Lot width of +/- 70 feet where 150 feet is required and any other relief necessary.

**Held over from the 12/15/16 meeting:**

11. **Andrew Reutter** (appl. 1600185) Thomas 900-359-5-32 Quogue  
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.

**HOLDOVER APPLICATIONS - Continued**

**SCTM – HAMLET**

**Held over from the 12/15/16 meeting:**

12. **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.

**DECISIONS**

**DATE CLOSED**

**SCTM – HAMLET**

John & Dana Feinberg (written submissions by 12/16/16)	Adam	12/1/16	900-363-1-24	East Quogue
Phyllis & Carmine Marano (written submissions)	Laura	12/15/16	900-230-2-18	Hampton Bays
Richard Konaszewski (written submissions)	Keith	12/15/16	900-260-6-7	Hampton Bays
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
Vincent Taldone (written submissions)	Keith	12/1/16	900-166-2-29.2	Flanders
Kim Strnad (written submissions)	Keith	11/17/16	900-151-2-26	Hampton Bays

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**DECISIONS - Continued**

**DATE CLOSED**

**SCTM – HAMLET**

Jason & Marni Hefter  
(written submissions)

Adam

10/20/16

900-342-2-26.2 East Quogue

Marianna Watnick Revocable Trust  
(written submissions)

Herb

10/6/16

900-116-1-12.21 Water Mill