

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
March 2, 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

- 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

- Matthew Conlon & Julie Barnes** (appl. 1700016) 900-368-1-15 Remsenburg/Speonk
182 South Country Road Cornelius

Applicant requests relief from the following provisions of the Town Code: 1. §330-115C (continuance): (i) a principal front yard setback of 41.5 feet where 43.9 feet is existing for a proposed addition to the existing dwelling on a nonconforming lot, (ii) a principal front yard setback of 37 feet where 43.9 feet is existing for a proposed front covered porch addition to the existing dwelling on a nonconforming lot and any other relief necessary.
- Woodrow Duke** (appl. 1700017) Bian 900-4-2-38 Noyac
31 Mill Road

Applicant requests relief from the following provisions of the Town Code to legalize an accessory apartment constructed in the basement of the dwelling without the benefit of a building permit: 1. §330-11.2F (accessory apartment special standards): (i) To allow the accessory apartment to remain on a parcel that has less than 30,000 square feet of lot area ; 2. §330-11.2G(1): (i) To allow the apartment to be 51% of the total floor area of the principal dwelling where a maximum of 35% is permitted; and 3. §330-11.2 J(1) to allow two access driveways to remain where only one access driveway shall be permitted on a lot having an accessory apartment and any other relief necessary.

NEW APPLICATIONS

SCTM – HAMLET

- KAARP Management Group, LLC.** (appl. 1700019) 900-346-1-10 Hampton Bays
17 Ludlow Lane Keith
Applicant requests relief from the following provisions of the Town Code for a proposed two-story dwelling with attached garage on a nonconforming lot: (i) §330-83K (yards) for a principal minimum side yard setback of 10 feet where 20 feet is permitted, (ii) §330-115C (continuance) for a principal rear yard setback of 15 where 20 feet is existing and (iii) §330-84D (pyramid height) for a total proposed encroachment in the amount of 3720 cubic feet broken down as follows: a) as taken from the northerly lot line through the attached garage, 190 cubic feet, and through the tower, 657 cubic feet, b) as taken from the westerly lot line through the attached garage 2873 cubic feet and any other relief necessary.
- Timothy Behr** (appl. 1700018) Adam 900-292-3-11 East Quogue
22 Middle Road
Applicant requests relief from Town Code §330-115D(3) (continuance) for a principal side yard setback of 11.2 feet where 15 feet is required and a principal total side yard setback of 34.9 feet where 35 feet is required for a proposed garage addition to the existing dwelling on a nonconforming lot and any other relief necessary.
- Eamonn Dermody** (appl. 1700020) Keith 900-292-3-4 Hampton Bays
57 Homewood Drive
Applicant requests relief from Town Code §330-11.2 F (accessory apartment standards) for a proposed efficiency unit (accessory apartment) on a nonconforming lot: (i) to allow an accessory apartment to be located on a parcel that has a lot area that is less than 30,000 square feet, and (ii) for a lot area of 15,120 square feet where 16,000 square feet is required (80% of the required 20,000 sq ft) and any other relief necessary.
- Martin White** (appl.1700021) Thomas 900-96-1-32.1 North Sea
33 Lakeside Drive
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for a principal front yard setback of 17.5 feet where 40 feet is required for a proposed 2nd floor balcony over an existing deck on a nonconforming lot and any other relief necessary.

READVERTISED APPLICATIONS

SCTM – HAMLET

- 120 Highview LLC** (appl.1700007) Adam 900-18-1-77 Noyac
120 Highview Drive
Applicant requests relief from Town Code §330-77D (placement of accessory buildings and uses in residence districts) to allow a rear yard coverage of 37.78% where a maximum of 20% is permitted for the location of a proposed tennis court and any other relief necessary.

NEW - ADJOURNED APPLICATIONS

SCTM – HAMLET

None scheduled for this meeting

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SCOPING SESSION

SCTM – HAMLET

None scheduled for this meeting

HOLDOVER APPLICATIONS

SCTM – HAMLET

Held over from the 1/19/17 meeting:

8. **Jeffrey & Tracy Smith** (appl. 1600202) Helene 900-114-1-28 Water Mill
20 Old Mill Road
Applicant requests relief from the following provisions of the Town Code: (i) §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback of 10.4 feet where 20 feet is required for a proposed tennis court and (ii) §330-77D (placement of accessory buildings and uses in residence districts) for a proposed rear yard coverage of 42% where a maximum of 20% is permitted 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; adjourned from the 1/5/17 and the 2/2/17 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.

DECISIONS

DATE CLOSED

SCTM – HAMLET

<u>DECISIONS</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
Class A, LLC	Brian	2/2/17	900-68-1-6.1	Bridgehampton
CVR First, LLC (written submissions)	Thomas	2/16/17	900-51-2-71.17	Bridgehampton
Two Trees Development, LLC (written submissions)	Brian	2/16/17	900-83-1-1.11	Bridgehampton
Rone Barcelos and Maria Helena Foley	Thomas	2/16/17	900-130-2-6	North Sea
Guilber Prado (written submissions)	Adam	2/16/17	900-144-2-49	Flanders
Marc A. Chiffert	Brian	2/16/17	900-260-6-32	Hampton Bays
Donald K. & Susan Murphy	Thomas	1/5/17	900-315-2-23	East Quogue

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<u>DECISIONS</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
Jill Schlesinger & Jacqueline Licalzi (written submissions)	Keith	2/2/17	900-59-1-36	North Sea
Robert M. Morgillo & Cira Morgillo (written submissions)	Adam	2/2/17	900-46-3-21	North Sea
Alan Shapiro	Brian	2/2/17	900-234-3-23.1	Shinnecock Hills
Paul S. Ruggiero	Keith	2/2/17	900-260-6-28	Hampton Bays
Patricia DiBenedetto (written submissions)	Thomas	2/2/17	900-357-3-40	Westhampton
CMR Unlimited Inc. & VTG Realty and Construction, LLC (written submissions)	Thomas	2/2/17	900-113-2-6	Water Mill
Edward A. Seltenreich & Jennifer Seltenreich (written submissions)	Keith	2/2/17	900-291-1-17	East Quogue
Theresa Lloyd	Adam	2/2/17	900-187-3-12	Hampton Bays
Hawks Hills, LLC	Adam	2/2/17	900-92-3-26	North Sea
Three Waters LLC (written submissions by Jan. 17 th)	Laura	1/5/17	900-179-2-2.1	Bridgehampton
Kelly & Joseph Simmons (written submissions)	Keith	1/19/17	900-260-7-19	Hampton Bays
Walter & Beverly Vella (written submissions)	Adam	1/5/17	900-131-3-29.1	North Sea
Jason & Marni Hefter (written submissions)	Adam	10/20/16	900-342-2-26.2	East Quogue