

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 16, 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

HOLDOVER APPLICATIONS

SCTM – HAMLET

Held over from the 9/6/12 meeting; adjourned from the 1/3/13, 4/18/13, 10/3/13, 4/3/14, 10/2/14, 1/15/15, 5/21/15, 11/05/15 and the 3/3/16 meeting:

1. **Southampton Day Camp Realty LLC (Change of Use)** (appl.1200091)
665 Majors Path David 900-97-3-17.1 North Sea
Applicant requests a variance pursuant to Town Code §330-167(B)(3) to allow a change from one nonconforming use to another nonconforming use, that is, from an existing seasonal tennis camp to a seasonal day camp and any other relief necessary.

NEW APPLICATIONS

SCTM – HAMLET

2. **The Wayne C. Waltzer Revocable Trust** (appl. 1700023) 900-172.1-1-14 Hampton Bays
3 Duckwood Court Brian
Applicant requests relief from Town Code §330-84D (pyramid height) for a proposed encroachment in the amount of 5,577.63 cubic feet and where the encroachment emanates from the westerly lot line, for a proposed two-story dwelling and any other relief necessary.

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NEW APPLICATIONS - Continued

SCTM – HAMLET

3. **Estate of Jack E. Maurer** Keith 900-378-1-14 Quogue
545 Main Street
Applicant requests relief from the following provisions of the Town Code for a proposed three-lot subdivision: 1. For Proposed Lot No.1: §330-11 (residential districts table of dimensional regulations) for a proposed lot width of 144.67 feet where 150 feet is required; 2. For Proposed Lot No.2: §330-11 for a proposed lot width of 131.95 feet where 150 feet is required; and 3. For proposed Lot No. 3: (i) §330-82 (lot width) to allow the proposed parcel to have a road frontage of zero feet, (ii) §330-11 for an accessory rear yard setback of 12.6 feet where 20 feet is required and an accessory side yard setback of 9.4 feet where 20 feet is required, §330-77D (placement of accessory buildings and uses in residence district) to allow a rear yard coverage of 29.5% where a maximum of 20% is permitted; all to legalize a tennis court constructed without the benefit of a building permit, and (iii) §330-11 for an accessory front yard setback of 20.3 feet where 70 feet is required, §330-76D (placement of accessory buildings and uses in all districts), and §330-83C (yards); all to legalize a garage constructed without the benefit of a building permit which will be located within the required front yard of the principal building as a result of the proposed subdivision and any other relief necessary.

4. **Douglas B. Bachelis** (appl. 1700024) Cornelius 900-210-1-5.1 Shinnecock Hills
34 Ridge Road
Applicant requests relief from the following provisions of the Town Code for a proposed swimming pool on a nonconforming lot: (i) §330-11 (residential districts table of dimensional regulations) for an accessory distance from street setback of 32 feet where 70 feet is required and (ii) §330-76D (placement of accessory buildings and uses in all districts) and §330-83C (yards) to allow the proposed swimming pool to be located within the required front yard and any other relief necessary.

5. **Nicholas Signorile & Faith Signorile** (appl. 1700025) 900-9-1-25 Noyac
89 Cliff Drive Thomas
Applicant requests relief from the following provisions of the Town Code: 1. §330-84D (pyramid height) for a proposed encroachment in the amount of 339 cubic feet for a proposed first floor porch and a proposed second floor dormer addition; and 2. §330-77.G (placement of accessory buildings and uses in residence districts) for a side yard setback of 5+/- feet where 10 feet is required to allow the existing pool equipment to remain in its current location on a nonconforming lot and any other relief necessary.

6. **Julie Reisdorff-Parker** (appl. 1700026) Cornelius 900-83-1-3 Bridgehampton
377 Hayground Road
Applicant requests relief from Town Code §330-84D (pyramid height) for a total encroachment in the amount of 536.3 cubic feet (364.3 cubic feet (existing) + 172 cubic feet (proposed) for a proposed second story addition to an existing dwelling on a nonconforming lot and any other relief necessary.

7. **Rivendell Enterprises, LLC** (appl. 1700027) Adam 900-373-1-35 East Quogue
33 Sunset Avenue
Applicant requests a determination that the subject parcel SCTM# 900-373-1-35 is held in single and separate ownership from the adjacent parcel to the East identified as SCTM# 900-373-1-36 and thus entitled to relief pursuant to §330-115D and any other relief necessary.

NEW APPLICATIONS - Continued

SCTM – HAMLET

8. **Robert Agoglia & Bridget Fleming** (appl. 1700028) 900-5-5-13 Noyac
46 Pine Neck Avenue Thomas
Applicant requests relief from Town Code §330-84D (pyramid height) for a total proposed encroachment in the amount of 147 cubic feet (22 cubic feet (existing) + 125 cubic feet (proposed) for a proposed roof renovation of the existing dwelling on a nonconforming lot 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 2/2/17 meeting:

9. **Emily Johnson** (appl. 1700004) Brian 900-232-3-28 Shinnecock Hills
38 Aqua Drive
Applicant requests relief from the following provisions of the Town Code: 1. For the proposed two-story dwelling: §330-84D (pyramid height) for a proposed encroachment in the amount of 8,313 +/- cubic feet, and §330-11(Residence districts table of dimensional regulations) for a proposed height of 35.575 feet above average natural grade where 32 feet is allowed, 2. For the proposed "upper deck": §330-11 (residential districts table of dimensional regulations) for a front yard setback of 25.4 feet from Lenape Road where 40 feet is required, 3. For the proposed "lower deck": §330-11 for a front yard setback of 30.3 feet from Lenape Road where 40 feet is required, 4. For the proposed "mid deck": §330-11 for a front yard setback of 14.8 feet from Lenape Road where 40 feet is required; and relief from §330-76D (placement of accessory buildings and uses in all districts), §330-83C (yards) and §330-83A(4) to allow all three decks (upper, mid and lower) which are higher than one foot above ground level to be located within the required front yard, and §330-83.D for an open exterior basement stair to be located within a required side yard. In addition, applicant requests relief from Town Code §330-11 for an accessory front yard setback of 40 feet from Shinnecock Bay where 50 feet is required and a front yard setback of 44.1 feet from Lenape Road where 50 feet is required for the proposed swimming pool with attached spa on a nonconforming lot and any other relief necessary.

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HOLDOVER APPLICATIONS - Continued

SCTM – HAMLET

Held over from the 9/3/15 meeting; Adjourned from the 11/19/15, 1/21/16, 4/7/16, 6/2/16, 7/7/16, 8/4/16, 9/15/16, 10/20/16, 11/17/16 and the 2/2/17 meeting:

10. **Citarelli, LLC.** (appl. 1500133) Adam 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.

Adjourned from the 1/7/16, 2/18/16, 3/17/16, 4/21/16, 6/2/16, 7/21/16, 9/15/16, 10/20/16, 11/17/16, 1/19/17, and the 2/16/17 meeting:

11. **Michael Denktsis** (appl. 1500093) Keith 900-234-1-3 Shinnecock Hills
300 Montauk Highway
Applicant requests relief from Town Code §330-116 (extension) as it relates to Town Code §330-167B(1)(a) (specific types of variances) to legalize an expansion of a nonconforming use, to wit, the conversion of a detached garage into 3 additional motel units without the benefit a building permit, which would result in a total of 13 units. In addition, applicant requests a determination as to whether relief is necessary to legalize the expansion of the single family dwelling which also operates as the motel's office, to wit, a 450 square foot addition to the rear of the dwelling and any other relief necessary.

DECISIONS

DATE CLOSED

SCTM – HAMLET

Cynthia Mack & John Johnson (written submissions) – FINAL ADJOURNMENT	Keith	6/2/16	900-53-1-19.1 & 85	Bridgemanpton
Eternity Non-Correlated Guarantee Management, LLC (written submissions)	Thomas	2/16/17	900-132-2-14	North Sea
Ann LaWall (written submissions by 3/3/17)	Adam	2/16/17	900-191-1-27	Hampton Bays
Christopher Dunlop (written submissions)	Thomas	2/16/17	900-347-1-11.5	Hampton Bays
Patricia A. Frank (written submissions by 3/2/17)	Brian	2/16/17	900-92-85	Noyac
Matthew Conlon & Julie Barnes (written submissions)	Cornelius	3/2/17	900-368-1-15	Remsenburg/Speonk

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<u>DECISIONS – Continued</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
Woodrow Duke	Brian	3/2/17	900-4-2-38	Noyac
Timothy Behr (written submissions)	Adam	3/2/17	900-292-3-11	East Quogue
Eamonn Dermody	Keith	3/2/17	900-292-3-4	East Quogue
120 Highview LLC (written submissions)	Adam	3/2/17	900-18-1-77	Noyac
Michael Sonnefeldt	Thomas	3/2/17	900-134-2-25.2	Bridgehampton
Jeffrey & Tracy Smith	Helene	3/2/17	900-114-1-28	Water Mill
Class A, LLC	Brian	2/2/17	900-68-1-6.1	Bridgehampton
Two Trees Development, LLC (written submissions)	Brian	2/16/17	900-83-1-1.11	Bridgehampton
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
Alan Shapiro	Brian	2/2/17	900-234-3-23.1	Shinnecock Hills
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