

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

TOWN OF SOUTHAMPTON



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PRELIMINARY AGENDA – NOT OFFICIAL

**SOUTHAMPTON TOWN ZONING BOARD OF APPEALS
PUBLIC HEARING AGENDA
July 2, 2020**

The Zoning Board of Appeals meeting is being held via videoconference. 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

- | | | | | |
|----|--|--------|--------------|---------------|
| 1. | Linda Held 1164 Scuttle Hole Road Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for a principal front yard setback of 60 feet where 80 feet is required and any other relief necessary. | Helene | 900-49-1-5.4 | Bridgehampton |
|----|--|--------|--------------|---------------|

NEW APPLICATIONS

SCTM – HAMLET

- | | | | | |
|----|---|-----------|-------------|-------------|
| 2. | Raymond Gallagher 21 Landing Lane Applicant requests relief from the following provisions of the Town Code for the location of a proposed swimming pool: (i) §330-11 (residential districts table of dimensional regulations) for an accessory distance from street setback (front yard) of 15 feet where 50 feet is required from the easterly property line - Shinnecock Road; and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the proposed swimming pool to be located within the required front yard for the principal building and any other relief necessary. | Cornelius | 900-362-2-3 | East Quogue |
|----|---|-----------|-------------|-------------|

NEW - ADJOURNED APPLICATIONS

SCTM – HAMLET

Adjourned from the 02/06/20, 02/20/20 (mtg. cancelled), 3/5/20, and the 4/2/20 (mtg. cancelled) meeting:

7. **OPH Building Corp.** (app# 2000006) Michael 900-17-2-77 Noyac
30 Linda Lane
Applicant requests relief from the following provisions of the Town Code: 1. For the proposed two-story dwelling on a nonconforming lot: §330-84D (pyramid height) for an encroachment in the amount of 725.55 cubic feet (389.95 cf (East side) + 335.60 cu ft (North East side); and 2. §330-115(D)(3) (Continuance) for an accessory distance from street (front yard) of 39.4 feet where 50 feet is required and §330-84D (pyramid height) for an encroachment in the amount of 1,009.26 cubic feet and any other relief necessary.

Adjourned from the 05/21/20 meeting:

8. **Moonlite, LLC** (app# 2000039) Michael 900-133-1-12.2 Water Mill
191 Montauk Highway
Applicant requests relief from the following provisions of the Town Code: 1. For the proposed two-story dwelling on a non-conforming lot: §330-11 (residential districts table of dimensional regulations) for a principal total side yard setback of 57 feet where 65 feet is required; and 2. To permit the conversion of the existing one-story dwelling into a carriage house (§330-9 (density incentive provisions): (i) §330-9D(4)(a) to allow a carriage house to be located in an CR-60 Zoning District on a lot comprised of 69,717 square feet where a minimum of 90,000 square feet is required; (ii) §330-9D(4)(b) to allow the principal dwelling to have a total side yard setback of 57 feet where 65 feet is required; (iii) §330-9D(4)(c) to allow the carriage house to have a front yard setback of 61.2 feet where the front yard setback shall be at least 10 feet greater than the principal dwelling setback; (iv) §330-9D(4) to waive the development right, or in the alternative, to allow a pine barren credit transfer from outside of the school district; (v) §330-9(D)(4)(h) to allow three access driveways to remain on a parcel where access to the principal dwelling and carriage house shall be limited to one driveway; and (vi) §330-9(D)(4)(e) to allow the height of the carriage house to be 31 feet where a maximum of 24 feet is permitted and any other relief necessary.

HOLDOVER APPLICATIONS

SCTM – HAMLET

Held over from the 02/06/20 meeting; adjourned from the 04/02/20 (mtg. cancelled) meeting:

9. **Robert Raphael** (app# 2000002) Michael 900-391-2-28 Westhampton
639 Dune Road
Applicant requests relief from Town Code §138-17 (A), (C), and (D) (Non-conforming buildings and structures) for the construction of a pool fence and a 281 square foot second story deck in the Coastal Erosion Hazard Area on a nonconforming lot. In addition, applicant requests relief from Town Code §330-46.2(B) (1), (2) (Adjacent Areas) for the construction of a pool fence located 58.5 feet landward of the crest of dune where relief of 76.8 feet was previously granted by Zoning Board of Appeals Decision #D018062; and relief from Section 330-46.2(B) (1), (2) (Adjacent Areas) for the construction of a second floor deck located 75 feet landward of the crest of dune where 125 feet is required and any other relief necessary.

HOLDOVER APPLICATIONS

SCTM – HAMLET

Held over from the 08/01/19 meeting; and re-opened at the 01/02/20 meeting; and adjourned from the 01/16/20 meeting; adjourned from the 02/20/20 (mtg. cancelled) and the 3/5/20 meeting; adjourned from the 4/16/20 (mtg. cancelled) and the 5/7/20 meetings:

13. **Old Quogue Development, LLC** Adam 900-139-3-34 Flanders
90 Old Quogue Road (app# 1900070)
Applicant appeals the decision of the Chief Building Inspector, dated March 27, 2018 as provided in Town Code §330-165A (appeals on interpretation of Zoning Law and Map), in that, he was in error in refusing to issue an updated Certificate of Occupancy to certify that an Auto Repair Business was in operation and open to the public at the subject property prior to 1957 and any other relief necessary.

Held over from the 05/21/20 meeting:

14. **BH680, LLC** (app# 2000040) Helene 900-67-1-6.5 Water Mill
680 Scuttle Hole Road
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) to allow Lot 2 of a proposed two-lot subdivision to have a lot area of 43,382 square feet where a minimum of 80,000 square feet is required. In addition, pursuant to Town Code 330-167J (specific types of variances), applicant seeks a special use permit to allow a historically significant single-family dwelling to remain on proposed Lot 2 and any other relief necessary.

SEQRA RESOLUTION – Lead Agency

Motion by: _____

Seconded by: _____

All in Favor: _____

Opposed: _____

Held over from the 06/18/20 meeting:

15. **TICI, LLC** (app# 2000051) Michael 900-31-1-7 North Sea
53 Oak Grove Road
Applicant requests relief from Town Code §330-84D (pyramid height) for a proposed encroachment in the amount of 6,312 cubic feet (2,226 cf (East side) + 4,086 cf (West side) for a proposed additions to an existing one-story dwelling on a nonconforming lot, to wit, (i) a full 2nd floor addition over the existing dwelling, (ii) a proposed one-story addition with 2nd floor covered porch above on the west side, and (iii) a proposed two-story addition on the north side) and any other relief necessary.

Southampton Town Zoning Board of Appeals
Public Hearing Agenda
July 2, 2020
Page 6 of 7

DECISIONS

DATE CLOSED SCTM – HAMLET

| | | | | |
|--|-----------|----------|----------------|------------------|
| 27 Dune, LLC (written submissions) | Brian | 06/20/19 | 900-386-2-2 | East Quogue |
| Frank Franzese (written submissions) | Cornelius | 08/15/19 | 900-378-1-5 | Quogue |
| Peter Walsh and Suzanne Walsh (written submissions by June 19 th) | Cornelius | 05/21/20 | 900-81-3-11 | Water Mill |
| Brian Parente (written submissions by June 19 th) | Jason | 05/21/20 | 900-232-3-46 | Shinnecock Hills |
| 2331 Montauk, LLC (written submissions by June 19 th) | Keith | 05/21/20 | 900-86-1-6 | Bridgehampton |
| Beach Housel Associates, LLC (written submissions by June 19 th) | Adam | 05/21/20 | 900-15-2-44 | Noyac |
| 295 Montauk Highway, Inc. (written submissions by June 19 th) | Keith | 05/21/20 | 900-231-1-31 | Hampton Bays |
| JTEN, Holdings, LLC (written submissions by June 19 th) | Keith | 05/21/20 | 900-231-1-32 | Hampton Bays |
| JTEN, Properties, LLC (written submissions by June 19 th) | Keith | 05/21/20 | 900-231-1-30.1 | Hampton Bays |
| Sea Glass Ventures, LLC (written submissions by June 5 th) | Michael | 05/07/20 | 900-134-3-13 | Bridgehampton |
| Jack Bartelme (written submissions by June 5 th) | Keith | 05/07/20 | 900-25-1-35 | Sag Harbor |

**Southampton Town Zoning Board of Appeals
Public Hearing Agenda
July 2, 2020
Page 7 of 7**