

TOWN OF SOUTHAMPTON

CHAIRPERSON
ADAM GROSSMAN

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



VICE-CHAIRPERSON
BRIAN DESESA

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

JAY SCHNEIDERMAN
TOWN SUPERVISOR

BOARD MEMBERS
KEITH TUTHILL
HELENE BURGESS
CORNELIUS KELLY
MICHAEL DALY
JASON HANN

PRELIMINARY AGENDA – NOT OFFICIAL

SOUTHAMPTON TOWN ZONING BOARD OF APPEALS
PUBLIC HEARING AGENDA
August 6, 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

None scheduled for this meeting

NEW APPLICATIONS

SCTM – HAMLET

- | | | |
|--|------------|------------|
| 1. Charlotte Reatherford & Brandon Reatherford
1224 Head of Pond Road
Brian | 900-81-2-9 | Water Mill |
|--|------------|------------|

Applicant requests relief from the following provisions of the Town Code: 1. For a proposed six-foot high fence: Town Code §330-109A(1) to allow a 6-foot fence to be constructed within the required front yard where a maximum height of four feet is permitted; 2. For a proposed two-story dwelling: Town Code §330-11 (residential districts table of dimensional regulations) for a principal front yard setback of 39.9 feet where 80 feet is required; and 3. For the proposed tennis court: (i) Town Code §330-115D(5) (continuance) for an accessory side yard setback of 12 feet where 20 feet is permitted and (ii) Town Code §330-76D (placement of accessory buildings, structures and uses in all districts) and Town Code §330-83C (yards) to allow the proposed tennis court to be located within the required side yard of the principal building on a nonconforming lot and any other relief necessary.

NEW APPLICATIONS (continued)

SCTM – HAMLET

2. **Nathan Ajiashvilli & Heather Levine** Helene 900-160-1-3.6 Water Mill
176 Flying Point Road
Applicant requests relief from Town Code §330-77D (placement of accessory buildings, structures and uses in residence districts) for a rear yard coverage of 37% for the location of a proposed tennis court where a maximum of 20% is permitted and any other relief necessary.
3. **Robert D. & Susan L. Shin** Adam 900-232-1-7.1 Shinnecock Hills
392 Old Canoe Place Road
Applicant requests relief from the following provisions of the Town Code: 1. For a proposed two-story addition to the east side of the existing dwelling: Town Code §330-11 (residential districts table of dimensional regulations) for a principal front yard setback of 58.6 feet where 60 feet is required and a principal rear yard setback of 62.9 feet where 70 feet is required; and 2. For a proposed one-story addition to the west side of the existing dwelling: Town Code §330-11 (residential districts table of dimensional regulations) for a principal front yard setback of 52.8 feet where 60 feet is required and a principal rear yard setback of 54.1 feet where 70 feet is required and any other relief necessary.

RE-ADVERTISED APPLICATIONS

SCTM – HAMLET

4. **Donald T. Witkowski & Robert J. Wallace (Gilioli & Chen – Applicants)**
26 Georgian Lane Adam 900-115-3-4 Water Mill
Applicant requests relief from the following provisions of the Town Code: 1. For the proposed two-story dwelling: §330-115C (continuance) for a principal front yard setback of 30 feet where 47.8 feet is permitted, and for a principal rear yard setback of 30.17 feet where 36.9 feet is permitted for the dwelling; 2. For the proposed accessory building (pool house): §330-76D (placement of accessory building structures and uses) and §330-83C (yards) to allow the proposed 1-story accessory building (pool house) to be located within the required minimum and total side yard for the principal building; and 3. For the proposed swimming pool with attached patio: §330-76D (placement of accessory building structures and uses) and §330-83C (yards) to allow the proposed swimming pool and patio to be located within the required minimum and total side yard for the principal building. If necessary, relief from Town Code §330-115C for a principal rear yard setback to the 1-story covered terrace attached to the dwelling where 36.9 feet is permitted and relief from §330-115D(5) for an accessory side yard setback to the patio around the proposed swimming where 10 feet is permitted and any other relief necessary.

NEW - ADJOURNED APPLICATIONS

SCTM – HAMLET

Adjourned from the 06/18/20 meeting:

5. **German Rivera** (app# 2000028) Michael 900-232-1-20 Shinnecock Hills
577 East Montauk Highway
Applicant requests relief from Town Code §330-84D (pyramid height) for an encroachment in the amount of 115 cubic feet for a proposed 2nd story addition to an existing dwelling on a nonconforming lot and any other relief necessary.

SCOPING SESSION

SCTM – HAMLET

None scheduled for this meeting

HOLDOVER APPLICATIONS

SCTM – HAMLET

Held over from the 06/18/20 meeting:

6. **Gary Blankoph** (app# 2000049) Jason 900-376-1-32 Westhampton
137 South Road
Applicant requests relief from the following provisions of the Town Code for a proposed one-story garage addition to an existing dwelling on a nonconforming lot: 1. §330-115C (continuance) for a principal minimum side yard setback of 10 feet where 14.42 feet is existing and for a principal total side yard setback of 24.42 feet where 41.09 feet is existing; and 2. §330-84D (pyramid height) for a proposed encroachment in the amount of 217.75 cubic feet and any other relief necessary.

Held over from the 06/18/20 meeting:

7. **Kristof Gleich** (app# 2000027) Brian 900-259-1-24.2 Hampton Bays
10 Corwin Lane
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) to permit a partial conversion of an attic into habitable space (recreation room) within an existing dwelling on a nonconforming lot which will result in a partial third story where a maximum of two stories is permitted and any other relief necessary.

Held over from the 06/18/20 meeting:

8. **Joseph J. Hancock** (app# 2000026) Cornelius 900-226-2-10.2 Hampton Bays
22 Squiretown Road
Applicant appeals the decision of the Principal Building Inspector as provided in Town Code §330-165A (appeals on interpretation of Zoning Law and Map), in that the proposed garage is not a subordinate or incidental building because of its size in proportion to the main dwelling and its use. In addition, applicant requests relief from Town Code §330-84D (pyramid height) for an encroachment in the amount of 1,690 cubic feet for a proposed detached garage on a nonconforming lot and any other relief necessary.

Held over from the 06/18/20 meeting:

9. **Valerie Sirignano** (app# 2000013) Jason 900-32-1-12 North Sea
105 Edgemere Drive
Applicant requests relief from Town Code §330-84D (pyramid height) for an encroachment in the amount of 17,659.5 cubic feet for a proposed two-story dwelling and an encroachment in the amount of 182 cubic feet for the 2nd floor deck on a nonconforming lot and any other relief necessary.

HOLDOVER APPLICATIONS (continued)

SCTM – HAMLET

Held over from the 02/06/20 meeting; adjourned from the 04/02/20 (mtg. cancelled) and the 07/02/20 meeting:

10. **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.

Held over from the 07/16/20 meeting:

11. **Heidi R. Joe & Glenn Steigelman** Michael 900-60-1-5 North Sea
14 Old Scallop Pond Road (app# 2000062)
Applicant requests a determination as to whether or not the proposed accessory building which will house an accessory apartment 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. Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for an accessory distance from street setback (front yard) of 53.5 feet where 70 feet is required for a proposed detached accessory building with covered porch and attached shed. In addition, applicant requests the following relief from the provisions of Town Code §330-11.2 (accessory apartment special standards) to construct an accessory apartment in the proposed detached building: (1) §330-11.2F: (i) lot area of 20,845 square feet where 32,000 square feet is required (80% of the required 40,000 square feet), (ii) a principal front yard setback of 22.2 feet where 42 feet is required from the easterly property line (South Oldfield Road) (70% of the required 60 feet) for the main dwelling; (iii) an accessory distance from street setback (front yard) of 21.5 feet where 52.5 feet is required (70% of the required 70 feet) for the arbor from the easterly property line (South Oldfield Road); (iv) an accessory distance from street setback (front yard) of 4.3 feet where 52.5 feet is required (70% of the required 70 feet) from the easterly property line (South Oldfield Road) for the existing garage; (v) an accessory distance from street setback (front yard) of 52 feet +/- where 52.5 feet is required (70% of the required 70 feet) from the easterly property line (South Oldfield Road) for the existing shed located to the south of the proposed accessory apartment.

Adjourned from the 06/04/20 meeting; held over from the 07/16/20 meeting:

12. **Michael Scarola & Jacqueline Cress** (app#2000045) 900-261-3-10 Hampton Bays
108 Springville Road Keith
Applicant requests a Use Variance for an expansion of a nonconforming use greater than the allowable 50% as set forth in Town Code §330-167B(1)(a) (specific types of variances), to wit, a proposed two-story dwelling (to replace an existing one-story dwelling) located on a parcel with two-dwellings. In addition, applicant requests relief from the following provisions of the Town Code: 1. To legalize a wood deck (attached to the main dwelling) constructed without the benefit of a building permit: §330-11 (residential districts table of dimensional regulations) for an accessory side yard

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Michael Scarola & Jacqueline Cress (continued)

setback of 8.9 feet where 20 feet is required and an accessory rear yard setback of 17 feet where 20 feet is required; 2. To legalize a hot tub constructed without the benefit of a building permit: §330-11 for an accessory rear yard setback of 10 feet +/- where 20 feet is required; and 3. For a proposed two-story dwelling: §330-84D (pyramid height) for an encroachment in the amount of 2,567 cubic feet and any other relief necessary.

<u>DECISIONS</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
Stephen Lavinio (app# 2000054) (written submissions by July 17 th)	Keith	06/18/20	900-177-2-25	Shinnecock Hills
Stephen Lavinio (app# 2000053) (written submissions by July 17 th)	Keith	06/18/20	900-177-2-26.1	Shinnecock Hills
Michael Kontokosta (written submissions by July 17 th)	Brian	06/18/20	900-81-2-12.1	Water Mill
16 Dover Avenue, LLC (written submissions by July 17 th)	Cornelius	06/18/20	900-42-3-43	North Sea
73 Lyncliff, LLC (written submissions by July 17 th)	Helene	06/18/20	900-268-1-21	Hampton Bays
Loreta Colombo (written submissions by July 17 th)	Cornelius	06/18/20	900-28-2-18	North Sea
Lake Creek Properties, LLC (written submissions by July 17 th)	Adam	06/18/20	900-118-2-8	Riverside
Raymond Gallagher (written submissions by August 3 rd)	Cornelius	07/02/20	900-362-2-3	East Quogue
Gregory O'Halloran and Marlene O'Halloran (written submissions by August 3 rd)	Brian	07/02/20	900-15-2-43	Noyac
Frederic Van Wyck (written submissions by August 3 rd)	Adam	07/02/20	900-94-3-2.1	North Sea
313 Dune Road, LLC (written submissions by August 3 rd)	Keith	07/02/20	900-179-2-26.7	Bridgehampton

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<u>DECISIONS (continued)</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
P.O. Box 74, LLC (written submissions by August 3 rd)	Jason	07/02/20	900-69-3-4	Bridgehampton
OPH Building Corp. (written submissions by August 3 rd)	Michael	07/02/20	900-17-2-77	Noyac
James & Phyllis Garito (written submissions by August 3 rd)	Keith	07/02/20	900-271-1-27	Shinnecock Hills
Christopher Norwood (written submissions by August 3 rd)	Jason	07/02/20	900-5-2-31	Noyac
Old Quogue Development, LLC (written submissions by August 3 rd)	Adam	07/02/20	900-139-3-34	Flanders
BH680, LLC (written submissions by August 3 rd)	Helene	07/02/20	900-67-1-6.5	Water Mill
TICI, LLC (written submissions by August 3 rd)	Michael	07/02/20	900-31-1-7	North Sea
Frank Franzese (written submissions)	Cornelius	08/15/19	900-378-1-5	Quogue
William Kienke (written submissions by July 3 rd)	Jason	06/04/20	900-62-1-48	North Sea
Antoinette Novick (written submissions by July 3 rd)	Cornelius	06/04/20	900-340-1-4	East Quogue
River Rock Structured Capital, LLC (written submissions: from attorney's for all parties by June 18 th and from the public by July 3 rd)	Adam	06/04/20	900-115-1-8	Water Mill