



**NEW APPLICATIONS (continued)**

**SCTM – HAMLET**

3. **Camp Jerome, LLC** Keith 900-378-1-12.3 Quiogue  
607 Main Street  
Applicant requests a determination that three (3) existing dwellings (a principal residence and two (2) cottages) can be maintained on a single property consisting of 252,638 square feet (proposed Lot 4) as a result of a proposed four (4) lot subdivision. In the alternative, applicant requests relief from Town Code §330-6 (general regulations) to maintain three (3) existing dwellings (a principal residence and two (2) cottages) on a single property consisting of 252,638 square feet (proposed Lot 4) as a result of a proposed four (4) lot subdivision where only one use is permitted.
4. **Michael Frank** Jason 900-133-2-21.23 Water Mill  
37 Potato Barn Road  
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for an accessory rear yard setback of 10 feet where 20 feet is required and Town Code §330-77D (placement of accessory buildings, structures and uses in residence districts) for a rear yard coverage of 25.15% where a maximum of 20% is permitted; all for the location of a proposed tennis court on a nonconforming lot. In addition, applicant requests relief from Town Code §330-11 (Note 12) to allow the proposed tennis court to be located along the boundary line of a drainage easement & easement for access to an agricultural reserve area where a minimum of 5 feet is required and any other relief necessary.
5. **81 Harbor Drive, LLC** Brian 900-9-3-40 Noyac  
81 Harbor Drive  
Applicant requests relief from the following provisions of the Town Code for a proposed two-story dwelling: (i) §330-11 (residential districts table of dimensional regulations) for a total side yard setback of 20.8 feet where 25 feet is required, and (ii) §330-84D (pyramid height) for a proposed encroachment in the amount of 4,848 cubic feet and any other relief necessary.
6. **Charles & Stacy Comiskey** Helene 900-155-1-15.1 Tuckahoe  
140 Cold Spring Point Road  
Applicant requests relief from Town Code §330-83K (yards) for a principal rear yard setback of 28.9 feet where 30 feet is permitted for a proposed two-story dwelling and Town Code §330-11 (residential districts table of dimensional regulations) for an accessory front yard setback of 60 feet where 70 feet is required for a proposed swimming pool 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

**RE-OPENED APPLICATION**

**SCTM – HAMLET**

**Held over from the 12/19/19 meeting; adjourned from 02/06/20, 03/19/20 (mtg. cancelled) and the 04/02/20 (mtg. cancelled) and the 5/7/20 meeting; The public hearing for this application was closed on June 4, 2020 and left open for written submissions. The public hearing has been re-opened and adjourned from the 08/06/20 meeting:**

7. **Antoinette Novick** (app# 1900168) Cornelius 900-340-1-4 East Quogue  
104 Old Country Road  
+Applicant requests relief from Town Code §330-11.2F (accessory apartment special standards) for a principal front yard setback of 22.4 feet where 28 feet is permitted (70% of the required 40 feet) for an accessory apartment (studio/efficiency unit) that will be located within a proposed detached garage and any other relief necessary.

**SCOPING SESSION**

**SCTM – HAMLET**

None scheduled for this meeting

**HOLDOVER APPLICATIONS**

**SCTM – HAMLET**

**Adjourned from the 02/20/20 (mtg. cancelled), 03/19/20 (mtg. cancelled), 04/02/20 (mtg. cancelled) and the 05/07/20 meetings; held over from the 05/21/20 meeting; adjourned from the 07/16/20 meeting:**

8. **94 Dune Road Holding Corp.** (app# 2000010) 900-385-1-37.3 East Quogue  
94 Dune Road Adam  
Applicant requests relief from Town Code §330-117 (change) as it relates to Town Code §330-167B(3) (specific types of variances) to permit a change from one nonconforming use to another, to wit, from a One story frame building with 2<sup>nd</sup> floor office, restaurant, bar, marina with tennis courts, decks and parking to a twenty-five (25) unit multi-family condominium use with a swimming pool and accessory building (cabana) and any other relief necessary.

**Held over from the 07/16/20 meeting:**

9. **Production Holding, LLC & Tyrone Terchunian** 900-355-2-18.6 & 18.7  
57 & 61 Station Road (app# 2000066) Adam Westhampton  
Applicant requests the following relief from Town Code §330-11 (residential districts table of dimensional regulations) to legalize a two-lot subdivision: For Lot 18.6: a lot area of 20,083 square feet where 40,000 square feet is required and a lot width of 113.97 where 120 feet is required; and For Lot 18.7: a lot area of 21,958 square feet where 40,000 square feet is required and any other relief necessary.

**Held over from the 07/16/20 meeting:**

10. **Tyrone Terchunian** (app# 2000064) Adam 900-355-2-18.6 Westhampton  
57 Station Road  
Applicant requests relief from the following provisions of the Town Code to legalize a one story concrete building on a nonconforming lot: Town Code §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback of 3 feet where 20 feet is required and an accessory rear yard setback of 15.2 feet where 20 feet is required; and Town Code §330-84D (pyramid height) for an encroachment in the amount of 960 cubic feet and any other relief necessary.

**HOLDOVER APPLICATIONS (continued)**

**SCTM – HAMLET**

**Held over from the 07/16/20 meeting:**

11. **Production Holding, LLC** (app# 2000065) Adam 900-355-2-18.7 Wethampton  
61 Station Road  
Applicant requests relief from the following provisions of the Town Code: 1. For an existing two story house on a nonconforming lot: Town Code §330-11 (residential districts table of dimensional regulations) for a principal minimum side yard setback of 16.7 feet where 20 feet is required to legalize the conversion of an open porch to a covered porch; 2. To legalize an addition to a one story frame barn: (i) Town Code §330-11 for an accessory side yard setback of 11.1 feet where 20 feet is required, (ii) Town Code §330-115C (continuance) for an accessory rear yard setback of 2.4 feet where 4.2 feet is existing; and (iii) Town Code §330-84D (pyramid height) for an encroachment in the amount of 2.45 cubic feet; 3. For a deck attached to the barn: (i) Town Code §330-11 for an accessory side yard setback of 0 feet where 20 feet is required, and an accessory rear yard setback of 10 feet +/- where 20 feet is required, and (ii) Town Code §330-84D for an encroachment in the amount of 3.9 cubic feet; 4. For the existing A/C unit: Town Code §330-77G (placement of accessory building, structures and uses in residence districts) for a rear yard setback of 4.7 feet where 10 feet is required; 5. To legalize the conversion of the barn to an accessory apartment: 1. Town Code §330-11.2F (accessory apartment special standards) for the following: (i) for a lot area of 21,958 square feet where 32,000 square feet is required (80% of 40,000 square feet); (ii) an accessory rear yard setback of 2.4 feet where 14 feet is required (70% of 20 feet); (iii) an accessory side yard setback of 11.1 feet where 14 feet is required (70% of 20 feet); (iv) an accessory side yard setback of 0 feet where 14 feet is required for the existing deck (70% of 20 feet); and 2. Town Code §330-11.2G(1) to allow the size of the apartment to exceed 35% of the total floor area of the principal dwelling (approximately 50%) where a maximum of 35% is permitted and any other relief necessary.

**Adjourned from the 04/02/20 meeting (mtg. cancelled); and held over from the 05/07/20 meeting; adjourned from the 07/16/20 and the 08/1/20 meeting:**

12. **John Nicoletti** (app# 2000035) Cornelius 900-380-2-62.1 Remsenburg/Speonk  
26 Club Lane  
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for an accessory rear yard setback of 7.9 feet where 20 feet is required and an accessory side yard setback of 9.9 feet where 20 feet is required; all to legalize a Bocci Ball Court with attached steps constructed without the benefit of a building permit and any other relief necessary.

**Held over from the 02/06/20 meeting; adjourned from the 04/02/20 (mtg. cancelled), 07/02/20 meeting and the 08/06/20 meeting:**

13. **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.

**Southampton Town Zoning Board of Appeals  
Public Hearing Agenda  
September 3, 2020  
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<b><u>DECISIONS</u></b>		<b><u>DATE CLOSED</u></b>	<b><u>SCTM – HAMLET</u></b>	
Edward Czaplinski (written submissions by August 17 <sup>th</sup> )	Keith	07/16/20	900-254-1-43	Hampton Bays
Gregory O'Halloran and Marlene O'Halloran (written submissions by August 3 <sup>rd</sup> )	Brian	07/02/20	900-15-2-43	Noyac
Frederic Van Wyck (written submissions by August 3 <sup>rd</sup> )	Adam	07/02/20	900-94-3-2.1	North Sea
KAARP Management Group, LLC (written submissions by August 17 <sup>th</sup> )	Helene	07/16/20	900-346-1-10	Hampton Bays
Christopher Norwood (written submissions by August 3 <sup>rd</sup> )	Jason	07/02/20	900-5-2-31	Noyac
Old Quogue Development, LLC (written submissions by August 3 <sup>rd</sup> )	Adam	07/02/20	900-139-3-34	Flanders
BH680, LLC (written submissions by August 3 <sup>rd</sup> )	Helene	07/02/20	900-67-1-6.5	Water Mill
OPH Building Corp. (written submissions by August 3 <sup>rd</sup> )	Michael	07/02/20	900-17-2-77	Noyac