

TOWN OF SOUTHAMPTON

CHAIRPERSON
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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
September 17, 2020

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

- John & Audrey Niewenhous** (app# 2000084) Adam 900-9-3-36.1 Noyac
61 Harbor Drive
Applicant requests relief from the following provisions of the Town Code: 1. For a proposed dwelling: §330-11 (residential districts table of dimensional regulations) for a principal rear yard setback of 26 feet where 30 feet is required and (ii) §330-84D (pyramid height) for a proposed encroachment in the amount of 298 cubic feet; and 2. For a proposed swimming pool: (i) §330-11 for an accessory distance from street setback (front yard) of 16 feet where 40 feet is required from the southerly property line (Harbor Drive), 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 of the principal building and any other relief necessary.
- James DeLay** (app# 2000085) Keith 900-187-2-23 Hampton Bays
29 Washington Heights Avenue
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for a principal minimum side yard setback of 8'-4" where 20 feet is required and a principal total side yard setback of 34'-2" where 45 feet is required for a proposed addition that will result in the existing detached garage being attached to the main existing dwelling and any other relief necessary.

MODIFICATION REQUEST

SCTM – HAMLET

3. **Ira Trachtenberg** (app# 2000086) Jason\ 900-67-1-3.2 Water Mill
32 Cooks Lane
On December 19, 2019, by Decision #D019166, this Board granted the applicant relief for a proposed two-story dwelling and a proposed swimming pool. By letter dated August 13, 2020 Brian Locascio, attorney for the owner/applicant, requested that said decision be amended to replace the plans and updated survey associated with said decision with a revised set of plans and survey as the design and architecture have been changed. In addition, the following relief is required: 1. For a proposed two-story dwelling: Town Code §330-11 (residential districts table of dimensional regulations) for a principal front yard setback of 50.1 feet from the easterly lot line (Hayground Road) where 60 feet is required; and 2. For a proposed swimming pool with attached spa: (i) §330-11 for an accessory distance from street setback (front yard) of 63.1 feet from the westerly lot line (Cooks Lane) where 70 feet is required and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the proposed swimming pool with attached spa to be located within the required front yard for the principal building on a nonconforming lot.

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 8/20/20 meeting:

4. **Peter and Nancy Manfredonia** (app# 2000076) 900-186-1-64 Hampton Bays
192 Washington Heights Avenue Helene
Applicant requests relief from Town Code §330-115C (continuance) for a principal rear yard setback of 22 feet where 41.5 feet is existing to legalize a screened porch addition constructed without the benefit of a building permit.

Held over from the 06/18/20, 08/06/20 and the 08/20/20 meeting:

5. **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

Adjourned from the 05/21/20 and the 07/02/20 meeting:

6. **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.

Held over from the 3/21/19 meeting; adjourned from 04/18/19, 7/18/19, 9/19/19, 11/21/19; adjourned from the 02.20.20 (mtg. cancelled), 03.19.20 (mtg. cancelled), 04.02.20 (mtg. cancelled), 05/07/20, and the 07/16/20 meetings:

7. **Konner Friedlander Gateway 1, LLC** (app# 1900002) 900-84-1-15, 16.2 & 16.8
2037, 2045 & 2071 Montauk Highway Brian Bridgehampton
Applicant requests relief from the following provisions of the Town Code or a proposed three-lot subdivision and site development: (i) §330-82 (lot width) for a proposed flag pole width of 10 feet for proposed Lot 1 where 20 feet is required; (ii) §330-105K (schedules of minimum and maximum floor area) for the size of the proposed building complex on proposed Lot 2 to be 27,000 square feet where a maximum of 15,000 square feet is permitted; (iii) §330-83G(1) (yards) to allow parking spaces to be located within the transitional rear yard; and (iv) §330-78 (placement of accessory buildings and uses in non-residential districts) to allow parking to be located zero feet from portions of the side and rear property lines where 20 feet is required and any other relief necessary.

Held over from the 9/3/20 meeting:

8. **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.

HOLDOVER APPLICATIONS (continued)

SCTM – HAMLET

Adjourned from the 04/02/20 meeting (mtg. cancelled); and held over from the 05/07/20 meeting; adjourned from the 07/16/20, 08/1/20 and 09/03/20 meeting:

9. **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.

AMENDED DECISION

SCTM – HAMLET

10. **OPH Building Corp.** (app# 2000006) Michael 900-17-2-77 Noyac
 30 Linda Lane
 On September 3, 2020, by decision number D020084, this Board granted variance relief for a proposed two-story dwelling and a proposed detached garage. This decision is being amended to correct a scrivener’s error with respect to the survey date.

DECISIONS

DATE CLOSED

SCTM – HAMLET

Charlotte Reatherford & Brandon Reatherford (written submissions by Sept. 8 th)	Brian	08/06/20	900-81-2-9	Water Mill
Nathan Ajiashvilli & Heather Levine (written submissions by Sept. 8 th)	Helene	08/06/20	900-160-1-3.6	Water Mill
Robert D. & Susan L. Shin (written submissions by Sept. 8 th)	Adam	08/06/20	900-232-1-7.1	Shinnecock Hills
Gary Blankoph (written submissions by Sept. 8 th)	Jason	08/06/20	900-376-1-32	Westhampton
Kristof Gleich (written submissions by Sept. 8 th)	Brian	08/06/20	900-259-1-24.2	Hampton Bays
Heidi R. Joe & Glenn Steigelman (written submissions by Sept. 8 th)	Michael	08/06/20	900-60-1-5	North Sea
Edward Czaplinski (written submissions by August 17 th)	Keith	07/16/20	900-254-1-43	Hampton Bays

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<u>DECISIONS (continued)</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
Frederic Van Wyck (written submissions by Sept. 11 th at 3:00 p.m.)	Adam	07/02/20	900-94-3-2.1	North Sea
KAARP Management Group, LLC (written submissions by August 17 th)	Helene	07/16/20	900-346-1-10	Hampton Bays
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