

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
October 1, 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. **2266 Montauk, LLC** (app# 2000088) Brian 900-69-2-17.7 Bridgehampton
2252 Montauk Highway
Applicant requests relief from the following provisions of the Town Code: 1. §330-34 (business districts table of dimensional regulations): (i) for a principal front yard setback of 27 feet from the southerly property line (Montauk Highway) where 30 feet is required for a proposed two-story building (Restaurant on the first floor and Four (4) Residential Senior Apartments on the second floor); (ii) for a principal front yard setback of 26 feet from the westerly property line (Butter Lane) where 30 feet is required and a minimum side yard setback of 12 feet where 15 feet is required for the proposed two-story dwelling; and (ii) for a proposed total lot coverage of 22.03% where a maximum of 20% is permitted; and 2. §330-83G(1)(a) (yards) to allow the parking area to be located within the transitional rear yard at a setback of 15 feet where a maximum of 50 feet is permitted and any other relief necessary.

NEW APPLICATIONS (continued)

SCTM – HAMLET

2. **225 Butter Lane LLC & 251 Butter Lane LLC** 900-52-1-36.15 & 36.13
225 & 251 Butter Lane LLC (app# 2000089) Michael Bridgehampton
Applicant requests relief from the following provisions of the Town Code: (i) §330-38 (Industrial Districts Table of Dimensional Regulations) for a lot width of 139.16 feet where 150 feet is required and Town Code §330-82 (lot width) for a flag pole width of 10.01 feet where 20 feet is required; all for Lot 4 of a proposed four-lot subdivision and any other relief necessary.
3. **Mohammed Sindhu** (app# 2000090) Jason 900-138-2-11 Riverside
41 Maynard Street
Applicant requests relief from Town Code §330-82 (lot width) to allow a road frontage of zero feet for a nonconforming lot where 40 feet is required and any other relief necessary.
4. **Lisa Pierallini** (app# 2000091) Adam 900-45-2-58.3 North Sea
17B Sunninghill Road
SCTM# 900-45-2-58.3. Applicant requests relief from the following provisions of the Town Code:
1. For a proposed swimming pool: (i) §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback of 23.8 feet where 50 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 to be located within the required side yard and total side yard of the principal building; 2. To legalize the construction of a deck attached to the dwelling without the benefit of a building permit: (i) §330-11 for an accessory side yard setback of 41 feet +/- where 50 feet is required and (ii) §330-76D (placement of accessory buildings structures and uses in all districts) and §330-83C (yards) to allow the deck to remain within the required side yard and total side yard of the principal building; and 3. For the dwelling: §330-11 for a principal minimum side yard setback of 46.6 feet where 50 feet is required and any other relief necessary.

READVERTISED APPLICATIONS

SCTM – HAMLET

5. **89 Hayground Cove, LLC** (app# 2000077) 900-102-3-14.46 Water Mill
89 Hayground Cove Road Cornelius
Applicant requests the following relief from the provisions of the Town Code §330-9D(4) (density incentive provisions - Carriage Houses) to allow the conversion of the second floor of a detached garage to be converted into a carriage house: (i) §330-9(D)(4)(a) for a lot area of 88,176 square feet where 120,000 square feet is required and (ii) §330-9(D)(4)(h) to allow two access driveways where access to the principal dwelling and carriage house shall be limited to one driveway and any other relief necessary.
6. **Charles & Stacy Comiskey** (app# 2000081) 9800-155-1-15.1 Tuckahoe
140 Cold Spring Point Road Helene
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.

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 10/18/18 meeting; Re-Opened 3/21/19 and adjourned to 5/2/19; Held over from the 5/2/19 meeting; adjourned from the 8/1/19, 9/5/19 and the 11/7/19 meeting; adjourned from the 5/21/20 and the 8/20/20 meeting:

7. **KTB Flying Point Revocable Trust** (app# 1800127)
 500 Flying Point Road Keith 900-160-1-26 Water Mill
 Applicant requests relief from the following provisions of the Town Code for a proposed carriage house on a lot where a single family dwelling and apartment exist: (i) §330-167B(1)(a) and §330-167B(1)(d) (specific types of variances) for the expansion of a nonconforming use; (ii) §330-9D(4) (density incentive provisions) to allow a carriage house to constructed on a lot where two dwelling are existing; (iii) §330-9D(4) for a waiver of one or more development right or PBC; (ii) §330-9D(4)(c) to allow a rear yard setback of 24 feet where 50 feet is required; (iii) §330-9D(4)(e) (height) to allow the proposed carriage house to be 26 feet 3 3/8 inches where a maximum of 24 feet is permitted and any other relief necessary.

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; adjourned from the 9/3/20 meeting:

8. **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.

DECISIONS

DATE CLOSED

SCTM – HAMLET

1206 Flying Point Road, LLC (written submissions by Sept. 21 st)	Michael	08/20/20	900-179-1-21	Water Mill
Almonds, LLC (written submissions by Sept. 21 st)	Brian	08/20/20	900-9-2-66	Noyac
Joseph M. Citrone (written submissions by Sept. 21 st)	Adam	08/20/20	900-297-3-49	Hampton Bays

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<u>DECISIONS (continued)</u>	<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>
Donald T. Witkowski & Robert J. Wallace (Gilioli & Chen – Applicants) (written submissions by Sept. 21 st)	Adam 08/20/20	900-115-3-4 Water Mill
German Rivera (written submissions by Sept. 21 st)	Michael 08/20/20	900-232-1-20 Shinnecock Hills
Frank Franzese (written submissions by Sept. 21 st)	Cornelius 08/20/20	900-378-1-5 Quogue
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
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