

# TOWN OF SOUTHAMPTON

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HERBERT E. PHILLIPS

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 February 2, 2012**

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](http://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**

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#### **MINOR VARIANCE REVIEW**

#### **SCTM - HAMLET**

- |    |   |     |                            |
|----|---|-----|----------------------------|
| 1. | <b>126 Third Street Realty LP</b><br>11 Halsey Road<br>Applicant requests relief from §330-11 (residential district dimensional regulations) for total side yard setbacks from 45 feet to 36.4 feet for a proposed 2-story addition and any other relief necessary. | Ann | 900-380-3-109.1 Remsenburg |
|----|---|-----|----------------------------|

#### **NEW APPLICATIONS**

#### **SCTM – HAMLET**

- |    |   |       |                              |
|----|---|-------|------------------------------|
| 2. | <b>Neal &amp; Amanda Moszkowski</b> (appl. 1100164)<br>914 Ocean Road<br>Applicant requests relief from §330-362A(3)&A(6) to allow driveway gates installed without the benefit of a building permit to remain 12 foot 8 inches apart instead of the required 14 feet, and 11 foot 4 inches tall instead of the required 8 feet and any other relief necessary.   | Keith | 900-105-1-12.1 Bridgehampton |
| 3. | <b>Kenneth Pascual</b><br>465 Blank Lane<br>Applicant requests relief from §330-77(C) (placement of accessory buildings and uses in residence districts) to allow the proposed height of an accessory building to be 21 feet 10 inches instead of the allowable 20 feet for the construction of a 2 <sup>nd</sup> story addition to an existing one-story accessory building on a nonconforming lot and any other relief necessary. | Brian | 900-65-2-9.2 Water Mill      |

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**NEW APPLICATIONS - Continued**

**SCTM – HAMLET**

4. **Raymond W. Olsz** Adam 900-6-1-6.1 Noyac  
6 Pine Neck Avenue  
Applicant requests relief from the following provisions of §330-109 (fences) for a proposed 8 foot high fence: (i) §330-109A(1) to allow an 8 foot high fence to be located in the front yard running approximately 127 feet along Noyack Road, (ii) §330-109A(2) to allow an 8 foot high fence to run approximately 15 feet along the east property line, and (iii) §330-109A(6)(b) to allow an 8 foot high fence to have a setback of 0 feet instead of the required 5 feet and any other relief necessary.
5. **Jean & James Pisaneschi** Herb 900-314-2-3.2 East Quogue  
3 Cherry Blossom Lane  
Applicant requests relief from the following: (i) §330-11 (residential district dimensional regulations) for an accessory distance from street setback from 90 feet to 40 feet, (ii) §330-76(D) (placement of accessory buildings and structures, and (iii) §330-83 (C)(yards); all for a proposed tennis court to be located in the required front yard on a nonconforming lot and any other relief necessary.

**READVERTISED APPLICATIONS**

**SCTM – HAMLET**

6. **Walrus Properties** (appl. 1100138) 900-21-2-29.4 Noyac  
1559 Millstone Road  
Applicant requests relief from §330-11.2A and 330-11.2G(1) to allow a 1,288 square foot accessory apartment (where 1,000 square feet is the maximum permitted) constructed on the second floor of a detached garage without the benefit of a building permit to remain on a lot where neither the principle dwelling nor accessory apartment will be owner occupied and any other relief necessary.
7. **Michael H. & Paul Herzfeld** Brian 900-178-1-11 Water Mill  
795 Flying Point Road  
Applicant requests relief from the following: (i) §330-11D(2) (residential district dimensional regulations) for a rear yard setback from 58.27 to 20 feet for the proposed dwelling, (ii) §330-11 for a front yard setback from 80 feet to 40 feet for the proposed dwelling, and (iii) §330-11 for an accessory distance from street setback from 90 feet to 83 feet from Flying Point Road for a proposed swimming pool on a nonconforming lot and any other relief necessary.
8. **403 Dune, LLC** Denise 900-179-2-18.2 Bridgehampton  
403 Dune Road  
Applicant requests relief from the following: (i) §330-11(residential district dimensional regulations) for an accessory distance from street setback from 90 feet to 10.5 feet and minimum side yard from 30 feet to 28.1 feet, (ii) §330-76(D)(placement of accessory buildings and structures), and (iii) §330-83(C) (yards); all for a proposed freestanding trellis to be located in the required front yard on a nonconforming lot and any other relief necessary.

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**NEW - ADJOURNED APPLICATIONS**

**SCTM – HAMLET**

**Adjourned from the 1/5/12 meeting:**

9. **Gary Felsher** (appl. 1100158) David 900-178-1-17.14 Water Mill  
81 Jule Pond Drive  
Applicant requests relief from §330-11 (residential district dimensional regulations) for an accessory rear yard setback from 30 feet to 15 feet for a proposed tennis court and any other relief necessary.

**SCOPING SESSION**

**SCTM – HAMLET**

None scheduled for this meeting

**HOLDOVER APPLICATIONS**

**SCTM – HAMLET**

**Held over from the 1/5/12 meeting:**

10. **Kathleen Sharmen, et al.** (appl. 1100155) Denise 900-103-2-20.1 Water Mill  
33 Wild Goose Lane  
Applicant requests relief from the following: (i) §330-11 (residential district dimensional regulations) for an accessory distance from street setback from 90 feet to 76.5 feet for a proposed pool and to 68.5 feet for a proposed patio, (ii) §330-76(D)(placement of accessory buildings and structures), and (iii) §330-83(C)(yards); all for a proposed swimming pool and patio to be located in the required front yard and any other relief necessary.

**Held over from the 1/5/12 meeting:**

11. **Linda Lane, BVI** (appl. 1100145) Keith 900-76-5-31.9 North Sea  
70 Cedar Avenue  
Applicant requests the following relief for a proposed deck located in the required front yard: (i) relief from §330-11 (residential district dimensional regulations) for an accessory distance from street setback from 30 feet to 19 feet, (ii) relief from §330-76(D) (placement of accessory buildings and structures), and (iii) §330-83(C) (yards). In addition, applicant requests relief from §330-115(C) (continuance) for a principal front yard setback from 24.2 feet to 20.9 feet for a proposed addition and any other relief necessary.

**Held over from the 11/17/11 and the 1/5/12 meeting:**

12. **Laurence Gluck & Sandra Gluck** (appl. 1100109) David 900-354-4-113.6 Westhampton  
8 East Ridge Court  
Applicant requests relief from §330-77(D) (rear yard coverage) from the required 20% to the proposed 36.4% for the reconstruction of an existing tennis court. In addition, applicant requests relief from §330-11 for an accessory side yard setback from 20 feet to 7.7 feet for an extension to an existing deck without the benefit of a building permit and relief from the following for a gazebo constructed without the benefit of a building permit: (i) §330-11(residential district dimensional regulations) for an accessory side yard setback from 20 feet to 10.7 feet and relief from §330-84(D)(pyramid law) on a nonconforming lot and any other relief necessary.

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**RE-OPEN FOR SUBMISSIONS ONLY**

**don't use these headings unless needed**

**RE-OPEN**

**SCTM – HAMLET**

**DECISIONS**

**DATE CLOSED**

**SCTM – HAMLET**

Charles Hudak (written submissions)	Herb	12/15/11	900-155-1-42	Tuckahoe
Hi-Ridge Associates (Frances Carbone – Cottage #10)	Brian	11/3/11	900-190-1-20.2	Hampton Bays
Gerry Logue (written submissions)	Denise	1/19/12	900-19-1-41	Noyac
Genevieve Fellingham	David	1/19/12	900-266-2-1	Hampton Bays
Erik Blom	Keith	1/19/12	900-323-3-10	Hampton Bays
Frank Bodenchak	Ann	1/19/12	900-24-4-2.3	Noyac