Preliminary Agenda – Not Official

Southampton Town Zoning Board of Appeals
Public Hearing Agenda
February 21, 2019

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

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Minor Variance Review

1. Dennis S. Lazar & Kathy F. Lazar (appl.1900017) 900-134-5-40 Bridgehampton
   80 Surfside Drive
   Applicant requests relief from Town Code §330-115D(3) (continuance) for a proposed principal total side yard setback of 54.5 feet where 60 feet is permitted for a proposed covered porch addition to the existing dwelling on a nonconforming lot and any other relief necessary.

New Applications

2. 325 Mecox, LLC (appl.1900015) 900-103-1-25.2 Water Mill
    325 Mecox Road
    Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback of 25.5 feet where 30 feet is required to legalize the location of a shed constructed without the benefit of a building permit on a nonconforming lot and any other relief necessary.

3. Diane Anderson (appl.1900014) 900-76-5-25 North Sea
   80 Cedar Avenue
   Applicant requests relief from Town Code §330-84D (pyramid height) for a proposed encroachment in the amount of 147 cubic feet for proposed additions to an existing dwelling on a nonconforming lot and any other relief necessary.
NEW APPLICATIONS - Continued

4. Laurie & Anthony Belmonte (appl.1900015)  Adam  900-298-1-2  Hampton Bays 70 Wakeman Road  
Applicant requests relief from Town Code §330-77D (placement of accessory buildings, structures and uses in residence districts) to allow for the construction of a swimming pool on a nonconforming lot which would result in a rear yard coverage of 33.45% where a maximum of 20% is permitted and any other relief necessary.

5. SYLJAM, LLC (appl.1900016)  Michael  900-49-1-9.7  Bridgehampton 220 Guyer Road  
Applicant requests relief from the following provisions of the Town Code: 1. For a proposed tennis court: (i) §330-11 (Residential districts table of dimensional regulations) for an accessory distance from street setback of 56 +/- feet where 90 feet is required and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the tennis court to be located within the required front yard; 2. For a proposed sports court (Basketball Court) attached to the tennis court: (i) §330-11 for an accessory distance from street setbacks of 35 +/- feet where 90 feet is required and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the sports court (Basketball Court) to be located within the required front yard; 3. For a proposed detached garage: (i) §330-11 for an accessory distance from street setbacks of 65 feet (Easterly property line) and 40 feet (Southerly property line) where 90 feet is required and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the detached garage to be located within the required front yard and any other relief necessary.

READVERTISED APPLICATIONS

6. Sand Land Corp. (appl. 1600135)  900-23-1-1  Noyac 585 Middle Line Highway  
Applicant appeals the issuance of Certificate of Occupancy No. C160135, dated April 26, 2016, as it relates to the uses on the subject property and any other relief necessary.

NEW - ADJOURNED APPLICATIONS

Adjourned from the 10/4/18, 11/15/18 and the 1/3/19 meeting:

7. 106 Cold Spring Point LLC (Cathleen Buckley & Anthony Aufiero – Applicants).  
(appl. 1800120) 106 Cold Spring Point Road  Cornelius  900-155-1-30  Tuckahoe  
Applicants appeal the issuance of Building Permit #P079933, dated June 20, 2018 in that said permit was issued without a variance for the proposed concrete retaining wall and any other relief necessary.

SCOPING SESSION

None scheduled for this meeting
HOLDOVER APPLICATIONS    SCTM – HAMLET

Held over from the 1/3/19 meeting:

8. LI Automobile Collectors, LLC. (appl. 1800170)  900-131-1-7.1 North Sea/Tuckahoe
   315 County Road 39   Cornelius
   Applicant requests relief from Town Code §330-116 (extension) 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 an Auto Museum to the storage of portable toilets and associated materials and items
   in connection with a portable toilet rental and leasing business. In addition, applicant requests
   relief from Town Code §330-167A (specific types of variances) to permit an extension of the
   Highway Business zoning district boundary line 50 feet North into the R20 Zoning District and
   any other relief necessary.

Held over from the 1/3/19 meeting:

9. Marc Levin & Mariana Loose (Lewis J. Liman & Lisa C. Liman – Applicants)
   116 Turtle Cove Drive (appl. 1800172)   Brian  900-43-1-38 North Sea
   Applicants appeal the issuance of Building Permit #P080115, dated July 24, 2018 in that said
   permit was issued without a variance for the proposed concrete sanitary retaining wall and any
   other relief necessary.

Held over from the 9/20/18 meeting; adjourned from 10/18/18, 12/6/18 and the 1/17/19 meeting:

    357 Montauk Highway
    Applicant requests relief from Town Code §330-76A (placement of accessory buildings, structures
    and uses in all districts) to legalize the construction of a roof over an existing deck to be located 1’-
    8.5"from the main building where a distance of 5 feet is required on a nonconforming lot and any
    other relief necessary.

Held over from the 11/1/18 and 12/6/18 meeting and adjourned from the 1/17/19 meeting:

11. Scuttlebutt Farms Land, LLC (appl. 1800134)  900-50-1-9.1 Bridgehampton
    1 Scuttlebut Farms   Helene
    Applicant requests relief from Town Code §330-11 (residential districts table of dimensional
    regulations) for an accessory side yard setback of 19.7 feet where 30 feet is required and relief
    from Town Code §330-77(D) (placement of accessory buildings, structures and uses in residence
    districts) to allow a rear yard coverage of 22.86% where a maximum of 20% is permitted; all to
    legalize the construction of an arbor and any other relief necessary.
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HOLDOVER APPLICATIONS

SCTM – HAMLET

Held over from the 10/4/18 meeting; adjourned from the 1/3/19 meeting for further testimony; adjourned from the 2/7/19 meeting:

12. 2287 Montauk Highway, LLC (appl. 1800002) 900-86-1-2 Bridgehampton
   2287 Montauk Highway  
   Brian
   On May 3, 2018, this Board by decision number D018046 granted the applicant relief for setbacks, lot coverage, parking spaces, and the proposed location of a dumpster. By letter dated August 21, 2018, the attorney for the applicant is requesting that said decision be amended to eliminate the conditions related to shared parking at Newman Village.

DECISIONS

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