

TOWN OF SOUTHAMPTON

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
March 3, 2022

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

- Adios Holdings, LLC (app# 2200013) Michael 900-10-1-11 Noyac
2 Bay Bluff Way

Applicant requests relief from the following provisions of the Town Code for: 1. A proposed dwelling on a nonconforming lot: (i) §330-11 (Residence Districts Table of Use Regulations) for a required rear yard setback of 20 feet to the porch where 60 feet is required and a rear yard setback of 28 feet to the dwelling where 60 feet is required; (ii) §330-11 for a required front yard setback (Bay Bluff Way) of 22.6 feet to the front porch and 25.5 feet to the dwelling where 40 feet is required; (iii) §330-84D (Height/Pyramid) for a pyramid encroachment of 444.46 cubic feet on the (South side of the property); 2. for a proposed fire pit in the required front yard: a setback of 23.1 feet where 50 feet is required; 3. for a proposed spa in the required front yard: a setback of 24.1 feet where 50 feet is required; 4. for a proposed swimming pool in the required front yard: a setback of 24.1 feet where 50 feet is required; and 5. §330-103 (Corner clearance) for a portion of the dwelling located within 50 feet from the intersecting street line; and 5. For proposed accessory off street parking spaces: (i) §330-94 (Schedule of Off-Street Parking Space Requirements for Residential Uses) to allow three (3) additional parking spaces to be located within the required front yards and (ii) §330-97 (Supplemental regulations for private garages and off-street parking areas in residence districts): to allow six (6) parking spaces to be located throughout the entire property where a maximum of five (5) spaces is permitted and any other relief necessary.

NEW APPLICATIONS (continued)

SCTM – HAMLET

2. **Third Garden Park Limited Partnership** (app# 2200014) 900-289-2-9 & 900-251-1-3
58 Old Country Road Adam East Quogue
Applicant appeals the September 13, 2021, determination of the Chief Building Inspector, as provided in Town Code §330-165A (appeals on interpretation of Zoning Law and Map), in that that the relocation of 21 manufactured homes from SCTM 900-289-2-9 to SCTM 900-251-1-3; and the addition of square footage to existing homes is considered an expansion of a nonconforming use pursuant to Town Code 330-167. If the Board agrees with the Chief Building Inspector’s determination, applicant requests relief from Town Code 330-167B(1)(a) for an expansion of a nonconforming use.

3. **Stephan & Mana Siciliano** (app# 2200015) Susan 900-5-3-38 Noyac
24 Bay Avenue
Applicant requests relief from Town Code §330-84D (pyramid height) for an encroachment in the amount of 267.8 cubic feet for a proposed one-story addition to an existing dwelling on a nonconforming lot and any other relief necessary.

4. **SGM Excavating LLC and Mack’s Masonry Supply Yard, LLC** (app# 2200012)
110 & 154 North Magee Street Cornelius 900-129-2-19.1 & 19.2 Tuckahoe
Applicant appeals the issuance of Notices of Violation issued by the Office of the Fire Marshal, dated September 13, 2021, and September 27, 2021 as provided in Town Code §330-165A (appeals on interpretation of Zoning Law and Map), which allege violations of Town Code 330-177A and Town Code 123-4 for change of use and failure to obtain building permits and certificates of occupancy for trailers on the premises.

READVERTISED APPLICATIONS

SCTM – HAMLET

5. **Sand Land Corp.** (app# 1600135) Keith 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.

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 07/16/20 and the 9/3/20 meeting; adjourned from the 10/15/20 01/07/21, 03/04/21, 06/17/21, 09/16/21, 12/16/21 and the 02/03/22 meeting:

6. **Tyronne 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.

Held over from the 07/16/20 and the 9/3/20 meeting; adjourned from the 10/15/20 01/07/21, 03/04/21, 06/17/21, 09/16/21, 12/16/21 and the 02/03/22 meeting:

7. **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.

Held over from the 07/16/20 and the 9/3/20 meeting; adjourned from the 10/15/20, 01/07/21, 03/04/21, 06/17/21, 09/16/21, 12/16/21 and the 02/03/22 meeting:

8. **Production Holding, LLC & Tyronne 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

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HOLDOVER APPLICATIONS (continued)

SCTM – HAMLET

Production Holding, LLC & Tyrone Terchunian (continued)

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.

<u>DECISIONS</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
William Owen & Neil Owen (written submissions by Feb. 18 th)	Adam	02/03/22	900-77-3-40	North Sea
Joseph & Maria Ricciardi (written submissions by Feb. 18 th)	Susan	02/03/22	900-5-3-40	Noyac
Thomas & Julie Crowley (written submissions by Feb. 18 th)	Cornelius	02/03/22	900-271-1-44	Shinnecock Hills
12 Red Creek, LLC (written submissions by Feb. 18 th)	Helene	02/03/22	900-175-1-29	Hampton Bays
Drew Fine (written submissions by Feb. 18 th)	Michael	02/03/22	900-103-3-14.42	Water Mill
Stephen Glickman & Ellie Paiewonsky-Glickman (written submissions by Feb. 18 th)	Cornelius	02/03/22	900-355-3-10.12	Westhampton
Gwendolyn Brewer (written submissions by Feb. 4 th)	Adam	01/20/22	900-294-2-17	Hampton Bays
Alice Greenwald (written submissions by Jan. 21 st)	Michael	01/06/22	900-31-2-2	North Sea
Grant Werner (Bret and David Moore – Applicants) (written submissions by Jan. 21 st)		01/06/22	900-351-2-23	Eastport
RCF Properties, LLC (written submissions by Jan. 21 st)	Susan	01/06/22	900-100-3.2.11	Water Mill
95 Inlet Road West, LLC (written submissions by Oct. 1 st)	Helene	09/16/21	900-176-1-1	Shinnecock Hills

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<u>DECISIONS (continued)</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
85 Eastway, LLC (written submissions by Feb. 22 nd)	Adam	01/21/21	900-233-2-1	Shinnecock Hills
Kenneth Seiff and Nicole Kule Seiff (written submissions by Dec. 3 rd)	Adam	11/18/21	900-70-2-36	Bridgehampton