

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
March 18, 2021

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

None scheduled for this meeting

READVERTISED APPLICATIONS

SCTM – HAMLET

1.	Sand Land Corp. (appl. 1600135) 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.	900-23-1-1	Noyac
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2.	90 WGL, LLC 90 Wild Goose Lane Applicant request relief from the following provision of the Town Code for a proposed covered patio with roof deck: §330-11 (residential districts table of dimensional regulations) for a principal rear yard setback of 62.9 feet where 100 feet is required and any other relief necessary.	Jason	900-103-2-24	Water Mill
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READVERTISED APPLICATIONS (continued)

SCTM – HAMLET

3. **Julie Medler** Helene 900-57-1-35 North Sea
80 Bay Street
Applicant requests relief from the following provisions of the Town Code: 1. For the proposed screen room on a nonconforming lot: §330-11 (residential districts table of dimensional regulations) for a total lot coverage of 23.7% where a maximum of 20% is permitted; and 2. For the location of the existing swimming pool: §330-77D (placement of accessory buildings, structures and uses in residence districts) for a rear yard coverage of 35.2% where a maximum of 20% is permitted and any other relief necessary.

RE-OPENED

4. **David and Robin Santora** Adam 900-359-4-39.2 Quioque
26 Homestead Avenue
Applicant requests the following relief from Town Code §330-11 (residential districts table of dimensional regulations) for proposed two-lot subdivision: (i) a proposed lot width of 111.80 feet where 120 feet is required for Lot 1, and (ii) a principal minimum side yard setback of 14.9 feet where 20 feet is required and a principal rear yard setback of 52.3 feet where 60 feet is required for the existing dwelling on Lot 1. In addition, applicant requests relief from Town Code §330-84D (pyramid height) for an encroachment in the amount of 119.6 cubic feet for an existing dwelling as result of the proposed subdivision and any other relief necessary.

NEW - ADJOURNED APPLICATIONS

SCTM – HAMLET

Adjourned from the 11/19/20 and the 01/07/21 meetings:

5. **Edward Burke Jr. & Patricia Burke** (app# 2000105) Keith 900-5-2-17 Noyac
57 Hampton Road
Applicant requests relief from Town Code §330-84D (pyramid height) for a pyramid encroachment in the amount of 12,528 cubic feet for a proposed two-story dwelling and Town Code §330-11 (residential districts table of dimensional regulations) for a total lot coverage of 23.3% where a maximum of 20% is permitted. In addition, applicant also request relief from Town Code Section 330-83C (Yards) and 330-76D (placement of accessory buildings, structures, and uses in all districts) to allow a portion of the proposed deck around swimming pool to be located within the total side yard for the principal building and any other relief necessary.

SCOPING SESSION

SCTM – HAMLET

None scheduled for this meeting

HOLDOVER APPLICATIONS

SCTM – HAMLET

Held over from the 12/3/20 meeting and adjourned from the 01/21/21 meeting:

6. **Round Dune, Inc.** Brian 900-385-2-14 East Quogue
101 Dune Road
Applicant requests relief from Town Code §138-20(G) Notification of Administrator, Duration of emergency authorization. The applicant received an Emergency Coastal Erosion Management Permit # ECE 190001 for the installation of dune stabilizing geo-cubes and is requesting relief beyond the 6 months permitted by the Town Code and any other relief necessary.

HOLDOVER APPLICATIONS (continued)

SCTM – HAMLET

Held over from the 12/03/20 meeting; adjourned from the 01/21/21 meeting; held over from the 02/04/21 meeting; adjourned from the 02/18/21 meeting:

7. **65 Cliff Drive, LLC** (app# 2000109) Michael 900-9-1-18.1 Noyac
65 Cliff Drive
Applicant requests relief from the following provisions of the Town Code: 1. For the proposed dwelling: (i) §330-84D (Pyramid Height) for an encroachment in the amount of 1,951.05 cubic feet (1,951 c.f. (north side) + 0.05 c.f. (east side)); (ii) §330-11 (Residence Districts Table of Dimensional Regulations) Proposed third story; 3. For the proposed detached garage: (i) §330-84D (Pyramid Height) for an encroachment in the amount of 67 cubic feet (south side), and (ii) §330-76D (Placement of Accessory Buildings, structures and uses in all district) and §330-82C (yards) to allow the detached garage to be located within the total side yard of the principal building; and 3. For the swimming pool under construction: (i) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the swimming pool to be located within the total side yard of the principal building and any other relief necessary.

Held over from the 10/5/17 meeting; adjourned from the 11/16/17, 01/18/18, 3/1/18, 4/5/18, 7/19/18, 08/16/18, 10/4/18, 12/6/18, 1/17/19, 3/21/18, 7/18/19, 10/3/19, 12/5/19, 02/20/20 (mtg. cancelled), and the 3/5/20 meeting; adjourned from the 5/21/20 meeting; held over from the 8/20/20 meeting; adjourned from the 11/19/20 meeting (Final Adjournment); adjourned from the 01/21/21 meeting (Final Adjournment):

8. **Michael Esposito & Louis Esposito** (app# 1700111) 900-143-2-48 Flanders
730 Flanders Road Brian
Applicant requests relief from Town Code §330-117 (Change) as it relates to Town Code §330-167B(3) (Specific types of variances) to legalize a change from one nonconforming use to another nonconforming use without the benefit of a building permit, to wit, from a restaurant and lounge to a Take-Out Restaurant (delicatessen/market) and any other relief necessary.

Held over from the 03/04/21 meeting:

9. **16 Sagamore, LLC** Keith 900-230-1-20 Hampton Bays
16 Sagamore Road
Applicant requests a determination as to whether or not the proposed garage is a subordinate or incidental building pursuant to Town Code §330-5 (definitions) because of its size in proportion to the main dwelling and its use. In addition, applicant request the following relief: 1. For proposed garage on a nonconforming lot: (i) §330-34 (Business District Table of Dimensional Regulations) for an accessory rear yard setback of 10 feet where 50 feet in required and (ii) §330-84D (pyramid height) for an encroachment in the amount of 749 cubic feet and any other relief necessary.

Held over from the 12/17/20 and the 01/21/21 meeting and adjourned from the 03/04/21 meeting:

10. **Stuart Boesky** Brian 900-178-1-17.80 Water Mill
703 Flying Point Road
Applicant requests relief from the following provisions of the Town Code for a proposed two-lot subdivision: 1. For proposed Lot 1: §330-11 (residential districts table of dimensional regulations) for the following: (i) a lot area of 29,292 square feet where 80,000 square feet is required, (ii) a lot width of 143.8 feet where 175 feet is required, and (iii) a total lot coverage of 12.3% where a maximum of 10% is permitted; and (ii) §330-115(c) (continuance) for a principal front yard setback of 60 feet where 61.6 feet is existing; and 2. For proposed Lot 2: §330-11 for a lot area of 45,174 square feet where 80,000 square feet is required and any other relief necessary.

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SEORA – Lead Agency Resolution (Stuart Boesky):

Motion: _____
 2nd: _____
 In favor: _____
 Opposed: _____
 Abstained: _____
 Absent: _____

DECISIONS

DATE CLOSED

SCTM – HAMLET

Eugene Miozzi (Emil Trotta – Applicant) (written submissions by March 8 th)	Jason	02/04/21	900-318-1-57	East Quogue
John Lucas Jr. (written submissions by March 8 th)	Keith	02/04/21	900-3-1-12.4	Noyac
Wilbur Hansen (written submissions by March 8 th)	Keith	02/04/21	900-158-1-8	Tuckahoe
Bartolomeo Calia (written submissions by March 8 th)	Helene	02/04/21	900-296-1-35	Hampton Bays
Frank Freddi (written submissions by March 8 th)	Adam	02/04/21	900-293-5-18	Hampton Bays
Matthew Sachs (written submissions by March 8 th)	Cornelius	02/04/21	900-50-1-8.2	Bridgehampton
Richard Varela (written submissions by March 8 th)	Helene	02/04/21	900-321-4-20	Hampton Bays
Jerry Walia (written submissions by March 8 th)	Michael	02/04/21	900-50-1-8.1	Bridgehampton
85 Eastway, LLC (written submissions by Feb. 22 nd)	Adam	01/21/21	900-233-2-1	Shinnecock Hills
Eric Moscahlaidis (written submissions by Feb. 22 nd)	Michael	01/21/21	900-64-3-12.8	Water Mill

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<u>DECISIONS (continued)</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
Michael Scarola & Jacqueline Cress (written submissions by Dec. 7 th)	Keith	10/05/20	900-261-3-10	Hampton Bays
Elizabeth Hazan (written submissions by Jan. 18 th)	Cornelius	12/17/20	900-69-2-1.1	Bridgehampton