PRELIMINARY AGENDA – NOT OFFICIAL

SOUTHAMPTON TOWN ZONING BOARD OF APPEALS
PUBLIC HEARING AGENDA
August 15, 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

******************************************************************************

MINOR VARIANCE REVIEW

1. **102 North Road, LLC** (appl. 1900105) Helene 900-191-3-34 Hampton Bays
   102 North Road
   Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for a principal front yard setback of 35 feet where 40 feet is required for a proposed two-story dwelling and any other relief necessary.

2. **9 Hobart Lane, LLC** (appl. 1900109) Cornelius 900-383-2-13 Quiogue
   9 Hobart Lane
   Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for a total side yard setback of 45.8 feet where 60 feet is required for a proposed renovation and additions to an existing dwelling and any other relief necessary.

NEW APPLICATIONS

3. **Thomas R. Stachecki Living Trust** (appl. 1900102) 900-78-1-20.1 North Sea
   1205 Majors Path
   Applicant requests relief from Town Code §330-117 (change) 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 a Pre-existing non-conforming use for the receipt of natural organic wastes (trees, brush, stumps, leaves and other clearing debris) to a 120 unit multi-family condominium use with a two-story club house an recreational area and any other relief necessary.
NEW APPLICATIONS (continued) 

4. **Eric & Tara Belfi** (appl. 1900103)  Brian  900-155-1-63  Tuckahoe
   45 Cold Spring Point Road
   Applicant requests relief from Town Code §330-84D (pyramid height) for a proposed encroachment in the amount of 5,620 cubic feet (2,810 cf East side + 2,810 cf West side) for a proposed two-story dwelling with attached balcony and decks on a nonconforming lot and any other relief necessary.

5. **528 Mecox Road, LLC** (appl. 190104)  Michael  900-104-2-4  Water Mill
   528 Mecox Road
   Applicant requests relief from the following provisions of the Town Code to legalize the location of an outdoor kitchen constructed without the benefit of a building permit: (i) §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback of 8 feet where 20 feet is required and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the outdoor kitchen to remain in its current location and any other relief necessary.

6. **Frank Franzese** (appl. 1900106)  Cornelius  900-378-1-5  Quiogue
   55 Alden Lane
   Applicant requests relief from Town Code §330-84D (pyramid height) for a proposed encroachment in the amount of 1,044 cubic feet to allow the existing dwelling to be raised and renovated on a nonconforming lot and any other relief necessary.

7. **Jon Stanat** (appl. 1900107)  Keith  900-377-1-36  Quiogue
   430 North Main Street
   SCTM# 900-3771-36.  Applicant requests relief from Town Code §330-84D (pyramid height) for an encroachment in the amount of 167 cubic feet (91 cf existing (42 cf west side + 49 cf east side) + 76 cf proposed (38 cf west side + 38 cf east side)) for a proposed renovation of 2nd floor of an existing dwelling on a nonconforming lot and any other relief necessary.

   24 Central Avenue
   Applicant requests relief from the following provisions of the Town Code for a proposed two-lot subdivision: (i) §330-11 (residential districts table of dimensional regulations) for a lot width of 116.37 feet where 120 feet is required for proposed Lot 1 and (ii) §330-82 (lot width) for a flagpole width of 15.21 feet where 20 feet is required and any other relief necessary.

READVERTISED APPLICATIONS 

9. **Sand Land Corp.** (appl. 1600135) 585 Middle Line Highway.  Noyac
   SCTM# 900-23-1-1.  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   SCTM – HAMLET

None scheduled for this meeting

SCOPING SESSION       SCTM – HAMLET

None scheduled for this meeting

HOLDOVER APPLICATIONS    SCTM – HAMLET

Held over from the 7/18/19 meeting:

10.  **Andes, Inc.** (appl. 1900087)  Michael  900-190-1-29  Hampton Bays

    15A Oakhurst Road

    Applicant requests relief from Town Code §330-84D (pyramid height) for an encroachment in the amount of 8,356.755 cubic feet for a proposed two-story dwelling on a nonconforming lot and any other relief necessary.

Held over from the 7/18/19 meeting:

11.  **Robert & Catherine Canberg** (appl. 1900090)  900-369-1-59  Remsenburg

    11 Crestview Drive   Jason

    Applicant requests relief from Town Code §330-84D (pyramid height) for a proposed encroachment in the amount of 4,311 cubic feet for a proposed 2nd story addition to an existing dwelling on a nonconforming lot and any other relief necessary.

Held over from the 7/5/18 meeting; adjourned from the 9/20/18 and the 11/15/18 meeting; Re-Opened 3/7/19; adjourned from the 3/7/19, 3/21/19 and the 04/18/19 meeting; held over from the 5/16/19 meeting; adjourned from the 6/20/19; held over from the 7/18/19 meeting:

12.  **KAARP Management Group, LLC** (appl. 1800076) 900-346-1-10  Hampton Bays

    17 Ludlow Lane    Helene

    Applicant requests relief from the following provisions of the Town Code for the location of a proposed swimming pool: (i) 330-115D(3) (continuance) for an accessory front yard setback of 14 feet from Ludlow Lane 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 front yard on a nonconforming lot and any other relief necessary. This application has been re-opened for further discussion as requested by the owner.

Held over from the 6/6/19 meeting; re-opened at the 8/1/19 meeting:

13.  **The Patricia A. Bencardino Trust** Michael  900-33-1-80  North Sea

    88 Peconic Hills Drive

    On May 20, 1999 by decision number D10344, this Board granted the applicant a rear yard coverage of 24% for a proposed tennis court. By letter dated May 13, 2019, Kieran Pape Murphree, attorney for the applicant, submitted a letter requesting that said decision be modified to correct an error with respect to the rear yard coverage calculation.
HOLDOVER APPLICATIONS (continued) SCTM – HAMLET

Held over from the 8/1/19 meeting:

14. **Giulliana Albarracin** (appl. 1900095)  Brian  900-145-1-19  Flanders
    192 Brookhaven Avenue
    Applicant requests relief from the following provisions of the Town Code to legalize the construction of an accessory apartment within the main dwelling on a nonconforming lot: (i) §330-11.2(F) (accessory apartment special standards) to allow an accessory apartment to located on a lot that has a lot area of less than 20,000 square feet; (ii) §330-11.2(F) for lot area of 15,000 square feet where 32,000 square feet is required (70% of 40,000 square feet); and (iii) to allow the accessory apartment to be 73% of the total floor area of the principal dwelling and any other relief necessary.

Held over from the 11/1/18 meeting and adjourned from the 1/17/19, 3/7/19, 4/4/19 and the 5/16/19 meeting; held over from the 8/1/19 meeting:

15. **Hampton Cove Realty** (appl. 1800138)  Adam  900-323-2-6.1  Hampton Bays
    4 Penny Lane
    Applicant requests relief from Town Code §330-116 (extensions) as it relates to Town Code §330-167B(1)(a) (specific types of variances) and Town Code §330-167B(1)(d) to permit the expansion of a nonconforming use, to wit, legalize the conversion of a garage into a cottage without the benefit of a building permit on a parcel improved with one two-bedroom cottage w/deck and four one-bedroom cottages with porches and any other relief necessary.

<table>
<thead>
<tr>
<th>DECISIONS</th>
<th>DATE CLOSED</th>
<th>SCTM – HAMLET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Henry &amp; Loretta Vigilante (written submissions)</td>
<td>Adam 07/18/19</td>
<td>900-382-1-56 Westhampton</td>
</tr>
<tr>
<td>Marc Levin &amp; Marianna Loose (Lewis J. Liman &amp; Lisa C. Liman – Applicants) (appl# 1900093) (written submissions by July 31&quot;)</td>
<td>Adam 05/02/19</td>
<td>900-43-1-38 North Sea</td>
</tr>
<tr>
<td>Marc Levin &amp; Marianna Loose (Lewis J. Liman &amp; Lisa C. Liman – Applicants) (appl# 1800172) (written submissions by July 31&quot;)</td>
<td>Adam 05/02/19</td>
<td>900-43-1-38 North Sea</td>
</tr>
<tr>
<td>625 Butter Lane Homestead, LLC (written submissions)</td>
<td>Brian 03/21/19</td>
<td>900-51-1-17.7 Bridgehampton</td>
</tr>
<tr>
<td>The Julie Lynn Levin Revocable Trust</td>
<td>Brian 08/01/19</td>
<td>900-355-1-6.3 Westhampton</td>
</tr>
<tr>
<td>DAS Properties, LLC</td>
<td>Brian 08/01/19</td>
<td>900-5-5-65 Noyac</td>
</tr>
<tr>
<td>DECISIONS (Continued)</td>
<td>DATE CLOSED</td>
<td>SCTM – HAMLET</td>
</tr>
<tr>
<td>----------------------</td>
<td>-------------</td>
<td>---------------</td>
</tr>
<tr>
<td>Sea Salt Holding, LLC (written submissions)</td>
<td>Keith 08/01/19</td>
<td>900-341-2-66.1 East Quogue</td>
</tr>
<tr>
<td>Robert S. Stabile Jr. (written submissions)</td>
<td>Jason 08/01/19</td>
<td>900-343-1-57 East Quogue</td>
</tr>
<tr>
<td>Robert J. Lysaght (written submissions)</td>
<td>Michael 08/01/19</td>
<td>900-32-2-12 North Sea</td>
</tr>
<tr>
<td>James Broderick &amp; Tara Laterza (written submissions)</td>
<td>Brian 07/18/19</td>
<td>900-352-1-1 Eastport</td>
</tr>
<tr>
<td>Maria &amp; Michael Rothstein (written submissions)</td>
<td>Helene 05/16/19</td>
<td>900-345-2-1 Hampton Bays</td>
</tr>
</tbody>
</table>