

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
August 18, 2022

The Zoning Board of Appeals meeting is held both in the Town Board Room, 116 Hampton Road, Southampton and 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

1. **SGM Excavating, LLC** (app# 2200072) Adam 900-129-2-19.2 Tuckahoe
110 North Magee Street
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for an accessory front yard setback of 22.9 feet where 70 feet is required to legalize an accessory office trailer constructed on the premises without the benefit of a building permit and accessory front yard setbacks of +/- 10 feet for each of the bulk gravel storage areas respectively and any other relief necessary.
2. **Fisher Organization, LLC** (app# 2200073) Keith 900-120-3-38.1 Flanders
74 Priscilla Avenue
Applicant requests the following relief from Town Code §330-11 (residential districts table of dimensional regulations) for a proposed two-lot subdivision: 1. For proposed Lot 1: (i) a lot area of 10,000 square feet where a minimum of 15,000 square feet is required, (ii) a lot width of 50 feet where a minimum of 100 feet is required, (iii) a principal minimum side yard setback of 13 feet where 15 feet is required and (iv) a principal total side yard setback of 26 feet where 35 feet is required and any other relief necessary.

NEW APPLICATIONS (cont'd)

SCTM – HAMLET

3. **Trakis Realty, LLC** (app# 2200074) Helene 900-209-2-17 Shinnecock Hills
405 Old Canoe Place Road
Applicant requests a determination that the subject parcel SCTM# 900-209-2-17 is held in single and separate ownership from all adjacent parcels and thus entitled to relief pursuant to §330-115D and any other relief necessary.
4. **Eric Neuendorf** (app# 2200075) Robert 900-290-2-12 East Quogue
8 Seashore Avenue
Applicant requests the following relief from Town Code §330-11 (residential districts table of dimensional regulations) for a proposed garage attached to an existing dwelling on a nonconforming lot: (i) a principal front yard setback of 17.2 feet where 40 feet is required from the Northerly property line (Quogue Street) and (ii) a principal front yard setback of 38.2 feet where 40 feet is required from the Easterly property line (Seashore Avenue) and any other relief necessary.
5. **Zigi Ben-Haim** (app# 2200076) Michael 900-24-3-26 Noyac
4529 Noyack Road
Applicant requests a determination that the subject parcel SCTM# 900-24-3-26 is held in single and separate ownership from all adjacent parcels and thus entitled to relief pursuant to §330-115D and any other relief necessary.

READVERTISED APPLICATIONS

SCTM – HAMLET

None scheduled for this meeting

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 02/17/22 and the 06/02/22 meeting; and adjourned from the 06/02/22 meeting and the 07/07/22 meeting:

6. **Blessing Fields LLC** (app# 2200007) Adam 900-222-1-12 Hampton Bays
163 West Montauk Highway
Applicant requests relief from the following provisions of the Town Code: 1. For a proposed Office Building: (i) §330-115C (Continuance) for a minimum side yard setback of 10' where 10.96' was existing; (ii) §330-84D (Pyramid/Height) for a pyramid encroachment of 4,755 cubic feet on the West side of the property; and 2. For a proposed General Trade building: §330-115D(1) for a minimum side yard setback of 10' where 11.84' is required; and (ii) §330-84D (Pyramid/Height) for a pyramid encroachment of 14,107 cubic feet and any other relief necessary.

HOLDOVER APPLICATIONS

SCTM – HAMLET

Adjourned from 03/03/22 meeting; held over from the 05/05/22 meeting; and adjourned from the 07/21/22 meeting:

7. **SGM Excavating LLC and Mack’s Masonry Supply Yard, LLC** (app# 2200012)
 110 & 154 North Magee Street Adam 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.

Held over from the 08/04/22 meeting:

8. **142 Towd Point, LLC** (app# 200065) Susan 900-59-1-45 North Sea
 142 Towd Point Road
 Applicant requests relief from the following provisions of the Town Code: 1. For a proposed two-story dwelling: §330-84D (Pyramid/Height) for a proposed pyramid encroachment in the amount of 1,212.3 cubic feet on the East side of the property; 2. §330-83(A)(4) (Yards) to allow a proposed deck higher than one foot above ground level to be located within the required front yard; 3. §330-83C (Yards) and §330-76(D) (Placement of accessory buildings, structures and uses in all districts) to allow a portion of the deck to be located within the total required side yard for the principal building; 4. §330-83C and §330-76D to allow the proposed Outdoor Kitchen to be located within the total required side yard of the principal; and 5. §330-83C and §330-76D to allow the proposed swimming pool to be located within the required minimum side yard and total required side yard for the principal building on a nonconforming lot and any other relief necessary.

DECISIONS

DATE CLOSED

SCTM – HAMLET

87 Foster Ave, LLC (written submissions by Aug. 5 th)	Helene	07/21/22	900-374-2-6	Hampton Bays
Beach Properties, Inc. (written submissions by Aug. 5 th)	Keith	07/21/22	900-384-3-54	East Quogue
Cloverleaf Realty, Inc. (written submissions by July 22 nd)	Keith	07/07/22	900-133-2-1	Water Mill
Madeline Feldman and David Albert	Susan	08/04/22	900-290-3-64	East Quogue
East Quogue 535 Realty Inc. (written submissions by July 1 st)	Keith	06/16/22	900-341-1-52	East Quogue

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<u>DECISIONS (cont'd)</u>		<u>DATE CLOSED</u>	<u>SCTM – HAMLET</u>	
40 Oceanview Drive, LLC (written submissions by July 1 st)	Keith	06/16/22	900-271-1-44	Shinnecock Hills
Scott Schlachter (written submissions by July 1 st)	Susan	06/16/22	900-24-1-49	Noyac
Adios Holdings, LLC (written submissions by May 9 th)	Michael	03/17/22	900-10-1-11	Noyac