

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
September 1, 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. Paul Cheesbrough Michael 900-88-1-8.1 Bridgehampton
28 Hildreth Avenue
Applicant requests relief from the following provisions of the Town Code for a proposed detached garage with office on a nonconforming lot: (i) §330-11 (residential districts table of dimensional regulations) for an accessory distance from street setback (front yard) of 20 feet 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 garage with office to be located within the required front yard for the principal building and any other relief necessary.
2. 547 Dune Road, LLC. Robert 900-392-2-16 Westhampton
547 Dune Road
Applicant request relief for a proposed in-ground swimming pool on a nonconforming lot: (i) §138-7A (Coastal erosion management permit required; compliance with provisions; effect on zoning regulations) and §138-9B (Structural hazard areas) for a proposed in-ground pool to be constructed in a coastal erosion management area; and (ii) §330-83C (Yards) and §330-76D (placement of accessory buildings, structures and uses in all districts) for an in-ground swimming pool located within the minimum and total required side yard for a principal building and any other relief necessary.

NEW APPLICATIONS (cont'd)

SCTM – HAMLET

3. **Robert Elenowitz** Keith 900-391-2-21 Westhampton
651 Dune Road
Applicant request relief of the Town of Southampton Town Code: 1. For a proposed three story dwelling on a nonconforming lot: (i) §138-7A (Coastal erosion management permit required; compliance with provisions; effect on zoning regulations) and §138-9B (Structural hazard areas) for a proposed three story dwelling to be constructed on a coastal erosion management area; (ii) §138-17A and C(1) (Nonconforming buildings and structures) for increasing the degree of nonconformity of a nonconforming building located seaward of the erosion hazard area limit line; (iii) §330-11 (Residence Districts Table of Dimensional Regulations) for the construction of a three story dwelling; (iv) §330-84D (Height/Pyramid) for a pyramid encroachment in the total amount of 3,128.675 cubic feet (1,459.945 cf on the East side and 1,668.73 cf on the West side) and; (v) §330-83A(4) (Yards) for unroofed steps and deck higher than one foot above ground level located in the required front yard 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 05/05/22 and the 05/19/22 meeting; adjourned from the 06/16/22 and the 08/04/22 meeting:

4. **Kai Sturmann and Mary T. Ryan** (app# 2200039)
77 Reeves Bay Trail Adam 900-122-3-28 Flanders
Applicant requests relief for a proposed dwelling on a nonconforming lot: 1. Town Code §330-84(Pyramid/Height) for a total pyramid encroachment of 5,083.917 cubic feet (2,558.667 cubic feet on the East side and 2,525.250 cubic feet on the West side); 2. §330-11 (residence districts table of use regulations) for a required minimum side yard setback of 10.4' on the W. side of the property and a required side yard setback of 11.4' on the E. side of the property where a minimum of 15' is required; and 3. §330-11 (residence districts table of use regulations) for a proposed rear yard setback of 35' to the dwelling and 31.1' to the proposed roof over step where 50' is required. In addition, applicant requests relief from §330-97 (Supplemental regulations for private garages and off-street parking areas in residence districts) for a total of 5 parking spaces on the property where 4 are allowed and any other relief necessary.

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HOLDOVER APPLICATIONS

SCTM – HAMLET

Held over from the 08/18/22 meeting:

5. **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.

DECISIONS

DATE CLOSED

SCTM – HAMLET

The Pauls Lane Trust (written submissions by Aug. 19 th)	Michael	07/21/22	900-103-2-19	Water Mill
John and Nancy Boden (written submissions by Aug. 19 th)	Helene	08/04/22	900-263-4-27	Hampton Bays
Donnalynn Darling (written submissions by Aug. 19 th)	Keith	08/04/22	900-176-1-32	Shinnecock Hills
Flying Point 1080 Real Estate, LLC (written submissions by Aug. 19 th)	Robert	08/04/22	900-178-2-6	Water Mill
917 West Main, LLC (written submissions by Aug. 19 th)	Susan	08/04/22	900-353-1-24.7	Remsenburg/Speonk
110 Guyer, LLC (written submissions by Aug. 19 th)	Robert	08/04/22	900-49-1-3.3	Bridgehampton
Kim R. Lester (written submissions by Aug. 19 th)	Adam	08/04/22	900-323-5-9	Hampton Bays
Lee Skolnick (written submissions by July 1 st)	Michael	06/16/22	900-26-2-2.16	Sag Harbor
Dilip Patel & Sabjhit Kaur Dhillon (written submissions by April 22 nd)		04/07/22	900-31-1-3.2	North Sea
Scott Schlachter (written submissions by July 1 st)	Susan	06/16/22	900-24-1-49	Noyac