

TOWN OF SOUTHAMPTON

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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
July 19, 2018**

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

SCTM - HAMLET

None scheduled for this meeting

NEW APPLICATIONS

SCTM – HAMLET

- | | | | |
|--|-------|--------------|-------------|
| 1. Justin Solof (appl. 1800083) | Jason | 900-354-4-69 | Westhampton |
|--|-------|--------------|-------------|

Applicant requests relief from the following provisions of the Town Code to legalize an accessory apartment constructed within the main dwelling without the benefit of a building permit on a nonconforming lot: 1. §330-11.2F (accessory apartment special standards): (i) to allow an accessory apartment to be located on a lot that is less than 30,000 square feet, (ii) for a lot area of 8,000 square feet where 16,000 square feet is required (80% of the required 20,000 square feet), (iii) for a lot width of 80 feet where 84 feet is required (70% of the required 120 feet), (iv) for a principal rear yard setback of 34 feet to the 2nd story overhang where 42 feet is required (70% of the required 60 feet), (v) for an accessory rear yard setback of 6.5 feet where 7 feet is required (70% of the required 10 feet), and (vi) for an accessory side yard setback of 4.7 feet where 7 feet is required (70% of the required 10 feet); 2. §330-11.2G(1) to allow the accessory apartment to be 70% of the total floor area of the main dwelling where a maximum of 35% is permitted. In addition, applicant requests relief from the following provisions of the Town Code to legalize a shed constructed without the benefit of a building permit: 1. §330-11 (residential districts table of dimensional regulations) for an accessory rear yard setback of 6.5 feet where 10 feet is required and an accessory side yard setback of 4.7 feet where 10 feet is required, and 2. §330-84D (pyramid height) for an encroachment in the amount of 395 cubic feet (125 cubic feet North elevation + 270 South elevation) and any other relief necessary.

NEW APPLICATIONS - Continued

SCTM – HAMLET

2. **Lewis Road PRD (“The Hills”)** (appl. 1800086) 900-250-3-1, et al
Lewis Road/Spinney Road Keith East Quogue
Pursuant to Town Code §330-165C (Appeals on interpretation of Zoning Law and Map) the Building Inspector appeals to the ZBA the issue as to whether a proposed 18-hole golf course is customary and accessory to the proposed 118-home subdivision or does it constitute a second principal use?

3. **Three Kidd Holding, LLC** (appl. 1800084) Helene 900-52-1-36.4 Bridgehampton
269 Butter Lane
Applicant requests relief from Town Code §330-205B(2) (general provisions) for a side yard setbacks of 4.3 feet from the Northerly lot line and 15.2 from the Southerly lot line where 20 feet is required for a proposed free-standing sign and any other relief necessary.

4. **Doron Zwickel** (appl. 1800085) Michael 900-17-2-78 Noyac
27 Peninsula Drive
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) to allow the attic space of the existing two-story dwelling on a nonconforming lot to be converted into habitable space which would result in a three-story dwelling where only 2 stories is permitted 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 10/5/17 meeting; adjourned from the 11/16/17, 01/18/18, 3/1/18 and the 4/5/18 meeting:

5. **Michael Esposito & Louis Esposito** (appl. 1700111) 900-143-2-48 Flanders
730 Flanders Road Thomas
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.

HOLDOVER APPLICATIONS - Continued

SCTM – HAMLET

Held over from the 6/7/18 meeting:

6. **Box Tree Landscaping, Inc.** (appl. 1800061) 900-228-2-22 Hampton Bays
3 Maple Avenue Cornelius
Applicant requests a determination that the subject parcel SCTM# 900-228-2-22 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.

Held over from the 10/5/17, 11/16/17, 01/18/18; adjourned from the 3/1/18, 3/15/1, 4/5/18, 5/3/18, and the 6/7/18 meeting:

7. **Permelynn of Bridgehampton, et al** (appl. 1700130) 900-83-1-14, 20, 21, 22 & 23.5
2102, 2128, 2072, & 2044 Montauk Highway Brian Bridgehampton
Applicant requests relief from the following Town Code provisions for an addition to an existing nonconforming building: (i) §330-167B(1) (specific types of variances) to allow a 17,009 square foot expansion of an existing 152,512 square foot nonconforming building; (ii) §330-105(L) (schedules of minimum and maximum floor area) to allow a 17,009 square foot expansion of an existing 152,512 square foot building where floor dimensions for buildings in the SCB Zone shall be limited to 15,000 square feet per building per lot; (iii) §330-34 (business districts table of dimensional regulations) for a front yard setback of 22.4 feet (from Snake Hollow Road) where 27.4 feet is existing for a proposed canopy on the east side of the addition; and (iv) §330-34 and Town Code 330-167B(1)(d) to allow a 32% lot coverage where 29% is existing, and a maximum of 20% is permitted. Applicant also requests relief from Town Code §330-167E(3), Town Code §330-100(D) (exemptions and waivers of parking and truck loading space requirements), and Town Code §330-95 (schedule of off-street parking space requirements for nonresidential uses) to allow the reduction of 16 parking spaces from the current existing 1,253 spaces and waiving the construction of 85 spaces required for the proposed addition provided the applicant demonstrates that it reserves sufficient area for 101 land-banked spaces for future installation; and any other relief necessary.

Held over from the 4/5/18 and the 6/7/18 meeting:

8. **Thomas Rosko** (appl. 1800029) Adam 900-112-2-17 North Sea
834 North Sea Road
Applicant requests relief from Town Code Section 330-167(B)(3) (specific types of variances) for a change from one nonconforming use to another, to wit, from an interior design service to an office space and any other relief necessary.

Held over from 8/3/17 meeting; re-opened and adjourned from the 04/05/18, 5/3/18 and the 06/07/18 meeting:

9. **Charles Styler** (appl. 1700103) Adam 900-77-5-38 North Sea
215 Mary's Lane
Applicant requests relief from §330-11.2(A) (accessory apartment special standards) to allow an existing accessory apartment constructed without the benefit of a building permit to remain in the basement of an existing dwelling on a lot where the principal dwelling is not owner occupied. In addition, applicant requests relief from Town Code §330-11.2G(1)(a) to allow the accessory apartment to be 74% of the total floor area of the main dwelling where a maximum of 35% is permitted and any other relief necessary.

**Southampton Town Zoning Board of Appeals
Public Hearing Agenda
July 19, 2018
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| <u>DECISIONS</u> | | <u>DATE CLOSED</u> | <u>SCTM – HAMLET</u> |
|--|-----------|---------------------------|---------------------------------|
| Watermill 27 Partners, LLC (written submissions) | Brian | 06/07/18 | 900-102-1-21.3 Water Mill |
| Nelson Mendez-Lopez (written submissions) | Keith | 02/15/18 | 900-120-3-26 Flanders |
| Simon Andriychuk & Viktoriya Andriychuk (written submissions) | Cornelius | 07/05/18 | 900-142-2-14 Flanders |
| RWRP, LLC (written submissions) | Michael | 07/05/18 | 900-84-1-33.1 Bridgehampton |
| Black Whale Property, LLC | Keith | 07/05/18 | 900-186-2-21 Hampton Bays |
| Peter A. Conte II | Jason | 07/05/18 | 900-18-1-27.4 Noyac |
| Richard Martino (written submissions) | Helene | 07/05/18 | 900-176-2-27.1 Shinnecock Hills |
| Richard A. Peters Jr. & Maureen Donohue Peters Adam | Adam | 07/05/18 | 900-266-4-4 Hampton Bays |
| The Berkery-Hausen 2012 Family Trust (written submissions) | Brian | 06/21/18 | 900-3-1-27 Noyac |
| Howard Alexander Eisenman (Trustee) | Adam | 06/21/18 | 900-231-1-10 Hampton Bays |
| Howard Alexander Eisenman (Trustee) | Adam | 06/21/18 | 900-231-1-11 Hampton Bays |
| Randall Apt (written submissions) | Cornelius | 05/17/18 | 900-70-2-14 Bridgehampton |
| Rodney Parrish (written submissions) | Brian | 05/17/18 | 900-96-2-46 North Sea |
| Salguero Rental Properties, Inc. (written submissions) | Adam | 04/05/18 | 900-144-2-66.1 Flanders |