



ZONING BOARD OF APPEALS
WORK SESSION – JANUARY 19, 2021 @ 6pm
PUBLIC HEARING – JANUARY 28, 2021 @ 6pm

Due to public health and safety concerns related to COVID-19 and in accordance with Governor Cuomo’s Executive Order 202.1, the Village of Southampton Zoning Board of Appeals will have a work session on Tuesday, January 19, 2021 and a public hearing on Thursday, January 28, 2021 and will be taking place via videoconferencing. The meeting will be live streamed, and a transcript will be provided at a later date. The public will have an opportunity to see and hear the meeting live and provide comments.

To view the meeting LIVE go to:

<https://www.youtube.com/channel/UCwDidTdhkHXbspR0hkoxH4g>

To submit comments for the Public Record or in relation to a Public Hearing: Send your comments via email to jallen@southamptonvillage.org by 12 Noon on January 28, 2021..

To join the Board meeting via Zoom you must register in advance.

Email: jallen@southamptonvillage.org to receive a Webinar Invitation.

They will be joining as an “attendee” so they will be able to see and hear but won’t be on camera. If they wish to speak or address the board regarding a particular application they need to “raise their hand” and then they will change their status to allow him to be on screen and be heard.

MINUTE APPROVAL

November 19, 2020

December 17, 2020

PENDING DECISIONS

1. #3087 – 71 WALNUT STREET LLC – 71 WALNUT STREET

Applicants requests relief from Section 116-11.1 (Yard

Regulations in Residence Districts), Section 116-9(A)(3)(Accessory Structures Shall Not Be Placed Within A Front Yard) in order to permit the following:

1. A 15 sq. ft. one story addition to a southern front yard setback of 11.3 ft. and an eastern front yard setback of 14 ft. where 50 ft. is required.
2. A 255 sq. ft. covered porch to an eastern front yard

setback of 17.8 ft. where 50 ft. is required.

3. A 152 sq. ft. swimming pool to an eastern front yard setback of 31 ft. where 60 ft. is required.
4. A 484 sq. ft. detached garage with poolhouse to an eastern front yard setback of 29.4 ft. where 60 ft. is required.

2. #3089 – MEADOWMERE PARTNERS LLC – 66 MEADOWMERE LANE

Applicants requests relief from Article IIIA (Wetlands)

in order to permit the following:

1. Landscaping as shown on the plans submitted within the required 125 ft. wetland setback.

3. #3085 – 131 FLYING POINT REALTY LLC – 131 FLYING POINT RD

Applicants requests relief from Section 116-11.1(Table of Yard Regulations in Residence Districts)) in order to permit the following:

1. A 7604 sq. ft. two-story single-family dwelling with attached garage and covered porches to an eastern front yard setback of 59.5 ft. where 80 ft. is required.

4. #3093 – PETER SZAKATS – 56 HALSEY NECK LANE

Applicants requests relief from Section 116-11.1(Table of Yard Regulations in Residence Districts) and Section 116-12E(3)(Pyramid Law) in order to permit the following:

1. A 3180 sq. ft. two-story single-family dwelling with porches to a western front yard setback of 65.3 ft. where 80 ft. is required.
2. 3039 cu. ft. of two-story single family dwelling within the pyramid sky plane.

5. #3094 – 980 MEADOW LANE TRUST – 980 MEADOW LANE

Applicants requests relief from Article IIIA (Wetlands)

in order to permit the following:

1. Landscaping as shown on the plans submitted.

6. #3095 – ALEXANDER WOLFF – 35 COOPER STREET

Applicant requests variance relief from Section 116-12E(2) (Pyramid Law) in order to permit the following:

1. Dormers requiring 147.6 cu. ft. of pyramid relief.

PENDING CASES

1. #3079 - FELIX & ELIZABETH ROHATYN TRUST – 365 & 385 S MAIN

Applicant requests variance relief from Section 116-19C(4) (Adjoining Nonconforming Lots With Respect to Ownership) in order to determine two adjacent lots are single and separate in the R120 zoning district as follows:

1. A 88,857 sq. ft. lot with existing two-story single family dwelling where 120,000 sq. ft. is required and a lot width of 183.6 ft. where 200 ft. is required.
2. An 85,867 sq. ft. lot with existing two-story single family dwelling where 120,000 sq. ft. is required and existing 25.7 northern side yard setback where 35 ft. is required.

2. #3097 – FOUR FOUNTAINS – 660 HALSEY NECK LANE - ADJOURNED

Applicants requests relief from Article IIIA (Wetlands), Section 116-12F(2)(Flat Roof To Be No More Than 5% of Total Roof Area) and Section 116-9A(3)(Accessory Buildings Shall Not Be Placed In a Front Yard) in order to permit the Following:

1. A two-story single-family dwelling with a 16.8 flat roof percentage where 5 percent is the maximum permitted.
2. A 6082 sq. ft. tennis court to a western front yard setback of 109.5 ft.
3. A 919 sq. ft. swimming pool and spa to an eastern wetland setback of 78 ft. and patio setback of 67 ft. where 150 ft. is required.
4. A 227 sq. ft. fountain to a southern wetland setback of 51 ft. where 150 ft. is required.
5. Landscaping within the required 125 ft. setback from the eastern and southern wetlands as shown on the plans submitted.

3. #3096 – ANDREW SPREITZER – 85 HILDRETH STREET

Applicants requests relief from Section 116-11.1(Table of Yard Regulations in Residence Districts), Section 116-9A(1)(a)(5Ft. Minimum Separation Between Structures) and Section 116-9(10)(c)(20 Ft. Minimum Setback For Swimming Pools) in order to permit the following:

1. Two 96 sq. ft. sheds to a northern rear yard setback of 6 ft. where 10 ft. is required and a separation of 4 ft. from dwelling where 5 ft. is required.
2. A 363 sq. ft. covered front porch to an eastern front yard setback of 20 ft. where 25 ft. is required.
3. A 122 sq. ft. attached garage addition to an eastern

- front yard setback of 20 ft. where 25 ft. is required.
4. A 108 sq. ft. swimming pool to a western side yard setback 14 ft. where 20 ft. is required and pool equipment within proposed shed.

4. #3098 – APOGEE BUILDING CO. LLC – 10 CENTER STREET

Applicants requests relief from and Section 116-9(10)(c)(20 Ft. Minimum Setback For Swimming Pools) and Section 116-9A(3) (Accessory Buildings Shall Not Be Placed In a Front Yard)in order to permit the following:

1. A 648 sq. ft. swimming pool to a southern side yard setback of 15 ft. where 20 ft. is required and a northern front yard setback of 47 ft. where 50 ft. is required.
required.

NEW CASES

1. #3100 – BARBARA REUTER & WILLIAM WILLIAMS – 599 MEADOW LANE

Applicants requests relief from Article IIIA (Wetlands) and Section 116-11.1 (Table of Yard Regulations in Residence Districts) in order to permit the following:

1. A 4 ft. by 160 ft. catwalk with a 4 ft. by 12 ft. dock to an eastern side yard setback of 20 ft. where 30 ft. is required and within the 150 ft. setback from the northern wetlands.

2. #3099 – JNC HALSEY NECK LLC – 1384 MEADOW LANE

Applicant requests variance relief from Section 116-8D(1)(Required 100 ft. Setback from Crest of Dune) and Section 49-19(Variance From Coastal Erosion Hazard Area) in order to permit the following:

1. A 1487 sq. ft. swimming pool and spa with a 310 sq. ft. deck
And a 1979 sq. ft. patio to an 82.9 ft. setback from the southern top of dune and south of the Coastal Erosion Hazard Line.

DEADLINES FOR SUBMISSION:

WORK SESSIONS: BY NOON ON THURSDAY BEFORE MEETING

PUBLIC HEARING: BY NOON ON THE TUESDAY BEFORE THE MEETING

***Note: Details of the proposed applications can be viewed in the Building Department which is on the 2nd floor of Village Hall located at 23 Main Street, Southampton NY

