



**ZONING BOARD OF APPEALS
PUBLIC HEARING – Tuesday, February 15, 2022 @ 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 public meeting on Tuesday, February 15, 2022 and a public meeting on Thursday, February 24, 2022 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 February 15, 2022

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

Email: shvvideonow1@yahoo.com to receive a Webinar Invitation.

PENDING DECISIONS

1. # 3123 - STEVEN W. & MELISSA K. SHAPIRO -
17 TOYLSOME PLACE
SCTM # 904-18-1-20.3
Applicant requests relief from Section 116-11.1 (Yard Regulations in Residence Districts) in order to permit the following:
 1. A 456 sq. ft. swimming pool to an eastern front yard setback of 32.9 ft. where 40 ft. is required.

2. # 3121 - 199 COOPERS NECK LANE, LLC
199 COOPERS NECK LANE
SCTM # 904-12-2-41
Applicant requests relief from Section 116-11.1 (Yard Regulations in Residence Districts) in order to permit the following:
 1. A 6,945 sq. ft. Tennis court to an eastern front yard setback of 35.7 feet where 90 feet is required

3. # 3126 - MENTON, LLC -

53 LAYTON AVENUE

SCTM # 904-5-4-28

Applicant requests relief from Section 116-9A(3)(Accessory Buildings Shall Not Be Placed Within a Front Yard) in order to permit the following:

1. A 416 sq. ft. Swimming pool to a northern front yard setback of 35 ft.
2. Pool equipment to a western side yard setback of 13 ft. where 20 ft. is required

PENDING CASES:

1. **#3122 — TODD GROSSMAN & TAMARA CARMICHAEL**

93 DAVID WHITES LANE

SCTM # 904-8-2-47

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

1. A **438** sq. ft. detached garage to a northern front

yard setback of 35 ft. 7 in. where 40 ft. is required.

2. # 3117 - POST CROSSING, LLC

104 POST CROSSING

SCTM # 904-7-1-17

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

1. A 416 sq. ft. accessory garage to a southern side yard

Setback of 10 ft, where 15 ft. is required

3. # 3104 - TOWN & VILLAGE OF SOUTHAMPTON

51 POND LANE

SCTM # 904-14-3-16

ADJOURNED PENDING ARB; SEQRA DETERMINATION

ADOPTED BY PLANNING BOARD

Applicant requests relief from Section 116-9A(b)[1](Accessory Structure Not To Exceed 520 sq. ft.), Section 116-9A(d)(Accessory

Structure Not to Exceed 16 ft. In Height), Section 116-9A(3)

(Accessory Buildings Not to be Placed Within Front Yard),
Section 116-9A(1)(e)(No Cellars in Accessory Buildings) in order to
permit the following:

1. A 570 sq. ft. Accessory structure as follows:

A.) To an eastern front yard setback of 36.9 ft. Where 50 ft.

is

required and where accessory structures are not to exceed
520 sq. ft.

B.) To a height of 24 ft. Where 16 ft. Is the maximum
permitted.

C.) With a cellar and weighting where it is not permitted

2. Access driveway to a width of 20 ft. Where 24 ft. is
required.

4. #3116 - OX HOUSE 1000, LLC

375 OX PASTURE ROAD

SCTM # 904-11-3-31

Applicant requests relief from Section 116-11.1C(1)(Minimum
Distance From Street For Accessory Buildings) in order to
permit the following:

1. A 5,712 sq. ft. sunken tennis court to a northern front
yard setback of 40 ft. where 90 ft. is required.

5. # 3124 - LUX CONSTRUCTION & DESIGN LLC

80 HARVEST LANE

SCTM # 904-1-3-84.34

APPLICANT REQUESTS ADJOURNMENT TO MARCH 15, 2022

Applicant requests relief from Section 11-11.1 (Yard Regulations in Residence Districts) in order to permit the following

1. A 100 sq. ft. one-story addition with an 88 sq. ft. covered porch to a side yard setback of 28.9 ft. where 35 ft. is required and a total side yard setback of 39.9 ft. where 46 ft. is required
2. A 768 sq. ft. Two-story addition to a western front yard setback of 25.9 ft. where 40 ft. is require

6. # 3125 - MICHAEL & KATHLEEN ANDERSON

41 VAN BRUNT STREET

SCTM # 904-8-2-18

APPLICANT REQUESTS ADJOURNMENT TO MARCH 15, 2022

Applicant requests relief from Section 116-11.1 (Yard Regulations in Residence Districts), Section 116-11.2 (Lot Coverage) and

Section 116-17.1 (Maximum Floor Area of Dwelling) in order to permit the following:

1. A 640 sq. ft. one-story addition to a southern front yard setback of 26.7 ft. where 30 ft. is required and a 7.8 western side yard setback where 15 ft. is required.
2. A 3,968 sq. ft. of proposed gross floor area where 2,794 sq. ft. is the maximum permitted.

7. # 3127 - HAMPTON VILLAGE, LLC

220 HAMPTON ROAD

SCTM # 904-7-5-41.4

Applicant requests relief from Section 116-5D (Table of Use Regulations for Business Districts) and Section 116-5E (Table of Dimensional Regulations for Business Districts) in order to permit a special exception use as follows:

1. Section 116-5D special exception use required for Single-family residence in the HRO zone.
2. Section 116-5E to permit dwelling lot coverage of 4,479 Sq. ft. where 2,000 sq. ft. max. is allowed for a 2-story building
3. Section 116-5E to permit a pool house to a southern rear

Yard setback of 15 ft. where 20 ft. is required *

* Request 3 under 220 Hampton Road has been advertised for a public hearing February 24, 2022