



ZONING BOARD OF APPEALS PUBLIC HEARING – Thursday, February 24, 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 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 24, 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. #3122 — TODD GROSSMAN & TAMARA CARMICHAEL
93 DAVID WHITES LANE Lot Size: 14,115.1
SCTM # 904-8-2-47 Zoning District: R-7.5

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

1. Decrease the minimum northern front yard setback on Pelletreau Street from 40 ft. required to 35 ft. 7in for a 448 sq. ft. swimming pool

PENDING CASES:

1. # 3117 - POST CROSSING, LLC

104 POST CROSSING

Lot Size: 21,109 sq. ft.

SCTM # 904-7-1-17

Zoning District: R-7.5

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

1. Decrease the minimum southern side yard setback from 15 ft. required to 10 ft. for a 364 sq. ft. (14.1' x 26') Detached garage

2. # 3104 - TOWN & VILLAGE OF SOUTHAMPTON

51 POND LANE

Lot Size: 34,970 sq. ft.

SCTM # 904-14-3-16

Zoning District: R-20

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:

1. Increase the maximum size of an accessory structure from 520 sq. ft. permitted to 570 sq. ft.; and
2. Decrease the minimum eastern front yard setback on Pond Lane for an accessory structure from 50 ft. required to 36.9 ft.; and
3. Increase the maximum height of an accessory structure from 16 ft. permitted to 24 ft.; and
4. Allow a cellar in an accessory structure for a 570 sq. ft. (15' x 38')
5. Decrease the minimum access driveway from 24 ft. required to 20 ft.

3. **#3116 - OX HOUSE 1000, LLC**

375 OX PASTURE ROAD

Lot Size: 81,203 sq. ft

SCTM # 904-11-3-31

Zoning District: R-120

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

1. Decrease the minimum northern front yard setback on Marylea Drive from 90 ft. required to 50 ft. ~~40-ft.~~ for a 5,712 sq. ft. (50' x 111') sunken tennis court

4. **# 3124 - LUX CONSTRUCTION & DESIGN LLC**

80 HARVEST LANE

Lot Size: 20,725

SCTM # 904-1-3-84.34

Zoning District: R-20

APPLICANT REQUESTS ADJOURNMENT TO MARCH 15, 2022

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

1. Decrease the minimum eastern side yard setback from 35 ft. required to 28.9 ft. (27.1 existing) and
2. Decrease the total minimum side yard setback from 46 ft. required to 39.9 ft for a 100 sq. ft. (12' x 8') one-story addition with an 88 sq. ft. covered porch
3. Decrease the minimum southern rear yard setback from 60 ft. to 48 ft. for a 768 sq. ft. (24' x 16') two-story addition (34.2' to existing deck)

5. **# 3125 - MICHAEL & KATHLEEN ANDERSON**
41 VAN BRUNT STREET Lot Size: 13,009 sq. ft.
SCTM # 904-8-2-18 Zoning District: R-7.5

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:

1. Decrease the minimum southern front yard setback on Van Brunt Street from 30 ft. required to 26.7 ft. (22.9 ft. to existing)
2. Decrease the minimum western side yard setback from 15 ft. required to 7.8 ft. (23.5 ft. to existing)
3. Increase the maximum gross floor area from 2,794 sq. ft. permitted to 3,968 sq. ft. (3,328 sq. ft. existing) for a 640 sq. ft. (16' x 40') one-story addition.

6. **# 3127 - HAMPTON VILLAGE, LLC**
220 HAMPTON ROAD Lot Size: 31,324 sq. ft.
SCTM # 904-7-5-41.4 Zoning District: HRO

Applicant requests Special Exception under Section 116-5D (Table of Use Regulations for Business Districts) and relief from Section 116-5E (Table of Dimensional Regulations for Business Districts) in order to:

1. Allow a Special Exception Use for a Single-Family Residence in the Hampton Road Office (HRO) Zone;
2. Increase the lot coverage for a 2-story building from 2,000 sq. ft. permitted to 4,479 sq. ft.; and
3. Increase the floor area for a 2-story building from 4,000 sq. ft. to 4,676 sq. ft. for a proposed 4,676 sq. ft. single-family home
4. Decrease the minimum southern rear yard setback from 20 ft. required to 15 ft. for a 516 sq. ft. pool house

NEW CASES:

1. **# 3128 – JUAN M. ROMERO & ANDREA E. GRIMALDO**
63 ARMANDE STREET **Lot Size: 12,307.8 sq. ft.**
SCTM # 904-3-2-74 **Zoning District: R-7.5**
Applicant requests relief from Section 116-11.1A (Table of Yard Regulations) in order to:
 1. Reduce the minimum southern front yard setback on Armande Street from 25 ft. required to 20 ft. for a proposed 33 sq. ft. (7'4" x 4'6") open portico

2. **# 3115 – ALVISE ORSINI & GEOFFREY VAN RAEMDONCK**
143 HERRICK ROAD **Lot Size: 18,769 sq. ft.**
SCTM # 904-19-2-26 **Zoning District: R-12.5**
Applicant requests relief from Section 116-11.1 (Yard Regulations in Residence Districts) and Section 116-12E (Pyramid Law) in order to:
 1. Decrease the minimum eastern front yard setback (Little Plains Road) from 30 ft. required to 27 ft. (1.5 ft. to existing) to permit a 54 sq. ft. one-story addition

 2. Decrease the minimum northern side yard setback from 15 ft. required to 14 ft. (5.6 ft. to existing); and

 3. Pierce the sky plane by an additional 6 cu. Ft. to permit a 927 sq. ft. partial basement extension with a 642 sq. ft. one-story addition

3. # 3110 – NORTH MAIN, LLC
54 NORTH MAIN STREET
SCTM # 904-5-5-8

Zoning District: R-20 & R-7.5

Applicant requests relief from Section 116-11.1 (Yard Regulations in Residence Districts), Section 116-11F(7)(Flagpole Lots) and Section 116-11C (Front Yard Lot Width) in order to:

For proposed lot #2:

1. Decrease the proposed southern lot line from 23.02 ft. required to 18 ft. (18 ft. to existing) and;
2. Decrease the proposed northern lot line from 23.02 ft. required to 6.4 ft. (6.4 ft. to existing) and;
3. Decrease the proposed total side yard from 57.54 ft. required to 24.4 ft. (24.4 ft. to existing) for the existing one-story building

For proposed lot #1:

4. Decrease the width at the street line from 40' required to 0' [Zero] for the proposed 34,960 sq. ft. lot