



**ZONING BOARD OF APPEALS**  
**PUBLIC HEARING – Thursday, June 23, 2022**  
**@ 6pm**  
**VIRTUAL MEETING**

The Board will be meeting in-person, in the Municipal Board Room of Village Hall at 23 Main Street, Southampton, NY 11968

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 e-mail to [jallen@southamptonvillage.org](mailto:jallen@southamptonvillage.org) by 12 Noon on June 23, 2022

To join the Zoning Board of Appeals meeting via Zoom, you must register in advance.

Please e-mail [shvvideonow1@yahoo.com](mailto:shvvideonow1@yahoo.com) to receive a webinar invitation.

You will be joining as an “attendee” so you will be able to see and hear, but will not be on camera. If you wish to speak or address the board regarding a particular application you need to “raise your hand” and then your status will be changed to allow you to be on screen and heard.

**PENDING DECISIONS**

**1. # 3131 - SMITHTOWN PARTNERS**

**40 MEADOW LANE**

**SCTM: 904- 26-1-14**

**Lot Size 40,055 sq. ft.**

**Zoning District: R-120**

Applicant request relief from Section 116-12E (Pyramid Law) and Section 116-12 (Height)

in order to:

1. Pierce the 33° side yard sky plane by an additional 2,830 cu ft. (+32,825 cu. ft. existing) for:
  - a. An east dormer (+1,120 cu. ft.)
  - b. A west dormer (+1,120 cu. ft.)
  - c. An expansion of an existing front gable (+590 cu. ft.); and
2. Increase the maximum height for a narrow lot in a FEMA Special Flood Hazard Area from 30 ft. above base flood elevation (BFE) [EL 46] permitted to 32.2 ft. above BFE [EL 48.2] for two (2) proposed dormers (east and west); and
3. Increase the maximum height for a narrow lot in a FEMA Special Flood Hazard Area from 30 ft. above base flood elevation (BFE) [EL 46] permitted to 37 ft. above BFE [EL 53] for a proposed 3.3 ft. southward expansion of an existing front gable. (37 ft. above BFE [EL 53] existing)

**PENDING CASES:**

1. **#3133 - MICHAEL & ANNIE FALK**  
**10 SQUABBLE LANE** **Lot Size: 155,699 sq. ft**  
**SCTM 904-30-1-9** **R-120**  
**APPLICANT REQUESTS ADJOURNMENT TO JULY 28, 2022**  
Applicant request a wetlands (natural resource) special permit pursuant to 116-19.2 (Wetlands) in order to:
  1. Allow regulated activity within the 125 ft. wetland setbacks for landscaping (common reed management).
  
2. **#3134 - MICHAEL & ANNIE FALK**  
**12 SQUABBLE LANE** **Lot Size: 111,975 sq. ft**  
**SCTM 904-30-1-18.3** **R-120**  
**APPLICANT REQUESTS ADJOURNMENT TO JULY 28, 2022**  
Applicant request a wetlands (natural resource) special permit pursuant to 116-19.2 (Wetlands) in order to:
  1. Allow regulated activity within the 125 ft. wetland setbacks for landscaping (common reed management).
  
3. **# 3130 - ESTATE OF JANET STEIN**  
**2 MEADOW LANE** **Lot Size 125,959 sq. ft**  
**SCTM 904-27-1-5** **R-120**  
**ADJOURNED TO JULY 12, 2022**  
Applicant request a variance from Ch 49 (Coastal Erosion Hazard Area) pursuant to §49-19 order to allow regulated activity south of the Coastal Erosion Hazard Line for:
  1. A proposed 2½-story house south of the Coastal Erosion Hazard Line;  
and
  2. A proposed deck south of the Coastal Erosion Hazard Line;
  
4. **# 3132 - LEE KRUTER**  
**370 GREAT PLAINS LANE** **Lot Size: 70,785 sq. ft.**  
**SCTM 904-12-2-4** **Zoning District: R-120**  
Applicant requests relief from Section 116-11 (Side Yard Setback) in order to:
  1. Decrease the west side yard setback from 30 ft. required to 13.5 ft. for a proposed 17'5.5" x 28' 10" pergola; and
  2. Decrease the front yard (Great Plains Road) setback from 80 ft. required to a 61.5 ft. for a proposed 4,600 sq. ft. 2-story single family dwellingApplicant requests a wetlands (natural resource) special permit pursuant to 116-19.2 (Wetlands) in order to:

3. Allow regulated activity within wetland setbacks for:
  - a. A proposed sanitary system to be located setback 128.1 ft. from wetlands where 200 ft. is required. (100.5 ft. existing); and
  - b. A proposed 4,600 sq. ft. 2-story single family dwelling to be located setback 55 ft. from wetlands where 150 ft. is required (34.8 ft. existing); and
  - c. A proposed 17'5.5" x 28'10" pergola to be located set back 114.9 ft. from wetlands where 150 ft. is required; and
  - d. A proposed generator to be located set back 140 ft. from wetlands where 150 ft. is required; and
  - e. A proposed new driveway gate to be located set back 135 ft. from wetlands where 150 ft. is required (140 ft. existing); and
  - f. A proposed new driveway to be located set back 92 ft. from wetlands where 125 ft. is required (85 ft. existing); and
  - g. A proposed drywell to be located set back 65.4 ft. from wetlands where 125 ft. is required; and
  - h. A proposed geothermal well system to be located set back 102 ft. from wetlands where 125 ft. is required.

5. **# 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 36.9ft.; 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 20ft

**6. #3137 - JOHN BENNETT AS APPLICANT**

**85 HILDRETH STREET  
SCTM – 904-5-5-13**

**Lot Size: 8,277 sq. ft.  
Zoning District: R-7.5**

Applicant requests an interpretation pursuant to Section 116-26 (Interpretation) with regard to the following:

1. Building Inspector Determination dated April 12, 2022 which determined the filed plans for 85 Hildreth Street are conforming with Zoning Ordinance with respect to:
  - A. Homeowner is using the approved extension pursuant to ZBA Case # 3127 for additional living space
  - B. Village Code Section 116-14(M) that requires off-street parking spaces be a minimum of 10 ft. by 18 ft.
  - C. Village Code Section 116-15B (Courts and Spacing of Buildings) that requires an interior court be not less than 15 ft.
2. Building Permit #13303 issued April 16, 2021 for an exterior alteration with respect to Section 116-32B (Procedure for application; public hearings) regarding approval from the Board of Architectural Review and Historic Preservation

**7. #3138 - JAY FITZPATRICK AS APPLICANT**

**230 ELM STREET  
SCTM – 904-8-1-1**

**Lot Size: 20,378 sq. ft.  
Zoning District: VB**

Applicant requests an interpretation pursuant to Section 116-26 (Interpretation) with regard to the following:

1. Certificate of Occupancy issued February 14, 2000 for subject property for use as a catering hall & kitchen.
2. Building Permit No. 13241 issued March 3, 2021 for interior alterations for a catering facility.

**NEW CASES:**

None

**Application Deadlines:**

**File By:**

June 24, 2022

July 8, 2022

July 22, 2022

**Meeting Date:**

July 26, 2022

August 9, 2022

August 23, 2022

**\*SUBMISSIONS FOR CARRY OVER CASES MUST BE SUBMITTED BY  
NOON THE TUESDAY BEFORE A THURSDAY MEETING or THE  
THURSDAY BEFORE A TUESDAY MEETING**