



**ZONING BOARD OF APPEALS
PUBLIC HEARING – September 12, 2023
@ 6pm
HYBRID MEETING**

A hybrid public hearing will be held on Tuesday, September 12, 2023, at 6:00 pm at in the Municipal Board Room of Village Hall at 23 Main Street, Southampton, NY 11968 and via videoconferencing, by the ZONING BOARD OF APPEALS of the Incorporated Village of Southampton NY.

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 to BuildingInspector@southamptonvillage.org by 12pm the day of the hearing.

To join the Zoning Board of Appeals meeting via Zoom, please use the link to join the webinar: <https://us02web.zoom.us/j/88426704683>

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.

Required documents and records are available for inspection in the Building Department at Village Hall, 23 Main St., Southampton New York, as well as at the following link:

<https://www.dropbox.com/sh/54gi96r22nd9pqa/AAD7CoIEGelnJfFS40Gtm8Wa?dl=0>

DELIBERATIONS / WRITTEN DECISION

1. #3163 – 74 WHITE STREET, LLC

74 WHITE STREET

SCTM 904-5-1-28.1

OD

Lot Size: 21,873 sq. ft.

Applicant requests a Special Exception Use pursuant to Article IV: Special Exception Uses and §116 Attachment 4 (Business Districts - Table of Use Regulations) and Dimensional Variance relief from §116-5B (3) & Attachment 5 (Business District Table of Dimensional Regulation) in order to:

1. Convert an existing building into a new two-family detached dwelling in the OD (Office Business) Zone; and
2. Reduce the minimum square feet per dwelling unit from 20,000 sq. ft. (40,000 sq. ft. total for two dwelling units) to 10,936.5 sq. ft. per dwelling unit (21,873 sq. ft. total for two dwelling units).

~~# 3104 – TOWN & VILLAGE OF SOUTHAMPTON – 51 POND LANE~~

~~SCTM # 904-14-3-16~~

~~R-20~~

~~Lot Size: 34,970 sq. ft.~~

REMOVED WITHOUT PREJUDICE BY VOTE OF BOARD ON 08/08/23.

PENDING CASES

1. **#3144 - STEPHEN HICKEY** **1377 MEADOW LANE**
SCTM: 904-22-1-15 **R-80** **Lot Size: 72,216 sq. ft.**

Applicant requests wetlands (natural resource) permit pursuant to Ch. 116 Article IIIA 19.2C (Wetlands) in order to permit the following:

1. Replace an existing dock with a 4 ft. by 46 ft. catwalk and 4 ft. by 8 ft. stairway with a proposed fixed timber kayak dock within the wetland and regulated area (Shinnecock Bay)

APPLICANT REQUESTS ADJOURNMENT TO OCT 26, 2023

2. ~~#3153 SMITHTOWN PARTNERS~~ ~~40 MEADOW LANE~~
~~SCTM: 904-26-1-14~~ ~~R-120~~ ~~Lot Size approx. 49,076 sq. ft.~~

APPLICATION WITHDRAWN BY APPLICANT LETTER DATED 09.08.23

3. **#3156 – EIFFEL RESIDENCE, LLC** **2020 MEADOW LANE**
SCTM 904-21-4-11.5 **R80** **Lot Size: 203,454 sq. ft.**

Applicant requests a wetlands (natural resource) special permit pursuant to §116-19.2 (Wetlands) in order to allow regulated activity within wetland setbacks for:

1. A proposed pervious driveway to be located 53.9 ft. from wetlands (within 150 ft. regulated area: § 116-19.2A); and
2. ~~Proposed Gate & Gate posts to be located 58.4 ft. from wetlands (within 150 ft. regulated area: § 116-19.2C); and~~
3. ~~Proposed walk and & proposed gate approx. 62 ft. from wetlands (within 150 ft. regulated area: § 116-19.2A); and~~
4. A proposed sanitary system 146 ft. from wetlands (within 200 ft. regulated area: § 116-19.2D); and
5. A brick walks approx. 118 ft. from wetlands (within 150 ft. regulated area: § 116-19.2A); and
6. Proposed grading approx. 105 ft. from wetlands (within 125 ft. regulated area: § 116-19.2E); and

Applicant further requests variance relief from § 116-8D (1) (Tidal Floodplain Overlay District) in order to allow for:

7. A proposed pool to be set back 42.4 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
8. Proposed steps and landing to be set back 42.4 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
9. A proposed outdoor shower to set back 43 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
10. A proposed one-story addition to be set back 43 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and

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**7. #3165 VICTORIA KAHN
SCTM:904-8-2-22**

R-7.5

**107 WOOLEY STREET
Lot Size: 11, 177 sq. ft**

Applicant requests variance relief from § 116-9A (3) (Placement of accessory buildings and uses) & 116-11.1C (1) (Minimum distance from street for accessory buildings) in order to:

1. Locate an accessory structure partially within the south front yard (John St.) of the primary dwelling; and
2. Decrease the minimum distance from the street for accessory buildings from 35 ft. to 18 ft. from John Street for a 266 sq. ft. detached garage.

**8. #3155 – 1750 WATERVIEW LLC
SCTM: 904-21-1-8.6**

R-80

**1750 MEADOW LANE
Lot Size approx. 176,735 sq. ft.**

Applicant requests wetlands (natural resource) permit pursuant to Ch. 116 Article IIIA 19.2C (Wetlands) in order to allow regulated activity within wetland setbacks for:

1. A proposed I/A sanitary wastewater system to be located 193 ft. from wetlands (within 200 ft. regulated area: § 116-19.2D); and
2. A proposed 2-story single-family home 71.9 ft. from wetlands (within 150 ft. regulated area: § 116-19.2C); and
3. A proposed swimming pool to be located 145 ft. from wetlands (within 150 ft. regulated area: § 116-19.2C); and
4. A proposed access stairway 64.4 ft. from wetlands (within 150 ft. regulated area: § 116-19.2C); and
5. ~~A proposed gate & gate posts with~~ reconfigured stone driveway to be located approximately 80 ft. from wetlands (within 150 ft. regulated area: § 116-19.2C); and
6. Proposed landscaping (revegetation) within 125 ft. regulated area: § 116-19.2E; and

Applicant further requests variance relief from § 116-8D (1) (Tidal Floodplain Overlay District) in order to allow for:

7. A proposed 2-story single-family dwelling to be set back 85.8 ft. from the from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
8. A proposed covered patio to be set back 74 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required (99.9 ft. existing); and
9. A proposed spa to be set back 70.3 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
10. A proposed pool to be set back 45.2 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
11. A proposed I/A sanitary wastewater system 49.2 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
12. A proposed patio to be set back 48.2 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and

Applicant further requests to:

13. Modify a condition of ZBA decision #1634A approved February 25, 1993, in order to reconfigure a “scenic easement” area as shown on the plans submitted.

Note: Updated Denial Letter dated 09.5.23, 2023 removed part of request #5

NEW CASES

- [None]

WORK SESSION DISCUSSION

- Save The Date: SCVOA Municipal Training - October 10th 5:30 - 9:30 PM Riverhead.
- Meeting Schedule
 - Thurs 10/26 @ 6PM
 - Tues 11/14 @ 6 PM
 - Tues 12/12 @ 6PM

***New, complete, applications accepted until Friday at noon 4 weeks prior to the hearing date**

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