



ZONING BOARD OF APPEALS
PUBLIC HEARING – TUES., OCTOBER 11, 2022
@ 6pm
HYBRID MEETING

A hybrid public hearing will be held on Tuesday, October 11, 2022 at 6:00 pm at in the Municipal Board Room of Village Hall at 23 Main Street, Southampton, NY 11968 and via video-conferencing, 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 “attende” 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

Note: #3131 - SMITHTOWN PARTNERS was withdrawn by Applicant

1. #3141 - KATHLEEN FERRARA

115 FOXHOLLOW LANE

SCTM: 904-1-3-84.18

Lot Size: 27,776 sq. ft.

Zoning District: R-20

Applicant requests relief from Section 116-9A(10)(a) (Placement of Accessory Buildings and Uses) in order to:

1. Locate a swimming pool partially within the front yard of a flag lot for a proposed 18’ x 32’ pool.

2. #3143 - SARA TIRSCHWELL

84 ANNS LANE

SCTM: 904-14-1-101

Lot Size 21,047 sq. ft.

Zoning District: R-20

Applicant requests relief from Section 116-17.1(E) (Gross Floor Area) in order to:

2. Increase the maximum GFA (Gross Floor Area) from 3,604.7 sq. ft. to 3,637 sq. ft. (3,609 sq. ft. existing) for a proposed 66 sq. ft. one-story addition on the southwest corner of the house with removal of a 38 sq. ft. one-story area.

PENDING CASES:

1. **#3133 - MICHAEL & ANNIE FALK**
10 SQUABBLE LANE
SCTM 904-30-1-9

Lot Size: 155,699 sq. ft
R-120

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
SCTM 904-30-1-18.3

Lot Size: 111,975 sq. ft
R-120

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. **# 3132 - LEE KRUTER**
370 GREAT PLAINS LANE
SCTM 904-12-2-4

Lot Size: 70,785 sq. ft.
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 dwelling

Applicant 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.

4. # 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; SEORA 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

Note: #3137 - JOHN BENNETT AS APPLICANT was withdrawn by Applicant

5. # 3142- 161 CORRIGAN, LLC
161 CORRIGAN STREET Lot Size: 15,951 sq. ft.
SCTM: 904-1-3-49 Zoning District: R-20

Applicant requests relief from section 116-9A(10)(c) (Placement of Accessory Buildings and Uses) in order to:

1. Decrease the minimum setback for a pool to any lot line from 20 ft. required to 17 ft. from the northern property line for a proposed 18' x 33' pool.

6. #3144 - STEPHEN HICKEY
1377 MEADOW LANE Lot Size: 72,216 sq. ft.
SCTM: 904-22-1-15 Zoning District: R-80

Applicant requests a 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)

NEW CASES:

1. **#3147 - ANDREW FLEISS** **64 DOWN EAST LANE**
SCTM: 904-12-1-2 R-120 Lot Size: 80,002 sq. ft.

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

1. Construct a proposed "kayak" dock with 4'x20' ramp up, 4'x45' fixed pier catwalk, 4'x16' kayak rack, 4'x20' ramp down and 4'x6' drop platform within the wetland and regulated area (Heady Creek)

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

2. Decrease the minimum required setback for an accessory structure from a side lot line from 35 feet to
 - a. 10 feet for a proposed dock, and
 - b. 6 feet for a proposed kayak rack

2. **#3149 - CLAIRE & DAVID KIRSHY** **37 PHEASANT CLOSE NORTH**
SCTM: 904-20-2-27.79 R60 Lot Size: 60,000 sq. ft.

Applicant requests variance relief from §116-11.1B (Minimum front yard requirement) in order to:

1. Decrease the minimum required front yard setback on Pheasant Close North from 80 ft. to 72.38 ft. (81 ft. existing) for a proposed 147 sq. ft. porch; and

Applicant requests variance relief from §116-12E (Pyramid Law in certain residence districts) in order to:

2. Peirce the sky plane by 135.47 cubic feet for a proposed 722 sq. ft. detached garage; and

Applicant requests variance relief from §116-9A(3) and §116-9A(1)(d) (Placement of Accessory Building and Uses) in order to:

3. Locate a proposed 722 sq. ft. detached garage partially within a required side yard (north side yard); and
4. Increase the maximum height of an accessory building from 16' to 19'1" for a proposed 722 sq. ft. detached garage; and

Applicant requests variance relief from §116-11.1A (Yard regulations in certain residence districts) in order to

5. Decrease the minimum distance from a side lot line for an accessory building from 30 ft. to 9.87 ft. for a proposed 722 sq. ft. detached garage.

Upcoming Meetings:

Thursday, October 27, 2022 (Submit materials for carry over cases by 10/25 @ noon)

Tuesday, November 15, 2022 (Submit new applications by 10/14)

Tuesday, December 13, 2022 (Submit new applications by 11/10)

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