



**ZONING BOARD OF APPEALS**  
**PUBLIC HEARING – THURS., OCTOBER 27, 2022**  
**@ 6pm**  
**HYBRID MEETING**

A hybrid public hearing will be held on Thursday, October 27, 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](mailto: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.

**PENDING DECISIONS**

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. # 3142- 161 CORRIGAN, LLC  
161 CORRIGAN STREET  
SCTM: 904-1-3-49

Lot Size: 15,951 sq. ft.  
Zoning District: R-20

**Applicant Requests Case to be Reopened**

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.

**PENDING CASES:**

1. # 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.

2. # 3104 - TOWN & VILLAGE OF SOUTHAMPTON  
51 POND LANE  
SCTM # 904-14-3-16

Lot Size: 34,970 sq. ft.  
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

**3. #3144 - STEPHEN HICKEY  
1377 MEADOW LANE  
SCTM: 904-22-1-15**

**Lot Size: 72,216 sq. ft.  
Zoning District: R-80**

**Applicant Requests Adjournment to November 15**

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)

**4. #3147 - ANDREW FLEISS  
SCTM: 904-12-1-2 R-120**

**64 DOWN EAST LANE  
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

**5. #3149 - CLAIRE & DAVID KIRSHY  
SCTM: 904-20-2-27.79 R60**

**37 PHEASANT CLOSE NORTH  
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.

**NEW CASES:**

**1. #3148 HEART OF THE HAMPTONS**

SCTM: 904-15-3-2

R-12.5

**44 MEETING HOUSE LANE**

Lot Size: 14,231 sq.ft.

Applicant requests variance relief from §116-12E (Pyramid Law in certain residence districts) and §116-11.1D (Yard regulations in certain residence districts).in order to:

1. Peirce the sky plane by an additional 3,341 cubic feet (+1,447 cu. ft. existing, +4,788 cu. ft. total); and
2. Decrease the minimum required setback from a side lot line (west) from 15 ft. to 6.4 ft. for a second-floor dormer (5.8 ft. existing) for a proposed second floor dormer on the west side of the existing building.

**Upcoming Meetings:**

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**