



# **ZONING BOARD OF APPEALS**

## **PUBLIC HEARING – Thursday April 28, 2022 @ 6pm**

### **VIRTUAL HEARING**

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](mailto:jallen@southamptonvillage.org) by 12 Noon on April 28, 2022

To join the Board meeting via Zoom you must register in advance.

Email: [shvvideonow1@yahoo.com](mailto:shvvideonow1@yahoo.com) to receive a Webinar Invitation by Noon, April 28th.

#### **PENDING DECISIONS**

1. # 3127 - HAMPTON VILLAGE, LLC  
220 HAMPTON ROAD  
SCTM # 904-7-5-41.4

**Lot Size: 31,324 sq. ft.**  
**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  
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
3. Decrease the minimum southern rear yard setback from 20 ft. required to 15 ft. for a 516 sq. ft. pool house

**PENDING CASES:**

1. **# 3135 - PASCHAL LLC**  
**520 CAPTAINS NECK LANE** **Lot Size: 130,663 sq. ft**  
**SCTM 904-12-1-13.3** **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 (wetlands restoration).
  
2. **#3133 - MICHAEL & ANNIE FALK**  
**10 SQUABBLE LANE** **Lot Size: 155,699 sq. ft**  
**SCTM 904-30-1-9** **R-120**  
**APPLICANT REQUESTS ADJOURNMENT TO MAY 26, 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. **#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 MAY 26, 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).
  
4. **# 3130 - ESTATE OF JANET STEIN**  
**2 MEADOW LANE** **Lot Size 125,959 sq. ft**  
**SCTM 904-27-1-5** **R-120**  
**APPLICANT REQUESTS ADJOURNMENT 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;

**5. # 3132 - LEE KRUTER  
370 GREAT PLAINS LANE  
SCTM 904-12-2-4**

**Lot Size: 70,785 sq. ft.  
Zoning District: R-120**

**APPLICANT REQUESTS ADJOURNMENT TO MAY 10, 2022**

Applicant request 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

Applicant request a wetlands (natural resource) special permit pursuant to 116-19.2 (Wetlands) in order to:

2. Allow regulated activity within wetland setbacks for:
  - a. A proposed sanitary system to be located set back 138 ft. from wetlands where 200 ft. is required. (95.5 ft. existing); and
  - b. A proposed 4,600 sq. ft. 2-story single family dwelling to be located set back 38.4 ft from wetlands where 150 ft is required (30 ft. existing); and
  - c. An existing swimming pool to remain set back 79.9 ft. from wetlands where 150 ft. is required; and
  - d. An existing pool terrace to remain set back 75 ft. from wetlands where 150 ft. is required; and
  - e. A proposed 17'5.5" x 28'10" pergola to be located set back 108.2 ft. from wetlands where 150 ft. is required; and
  - f. A proposed outdoor kitchen to be located set back 100 ft. from wetlands where 150 ft. is required; and
  - g. A proposed generator to be located set back 132 ft. from wetlands where 150 ft. is required; and
  - h. A proposed new driveway gate to be located set back 120 ft. from wetlands where 150 ft. is required (125 ft. existing)
  - i. A proposed new driveway to be located set back 77 ft. from wetlands where 125 ft. is required (77 ft. existing); and
  - j. A proposed drywell to be located set back 56.6 ft. from wetlands where 125 ft. is required.
  - k. A proposed geothermal well system to be located set back 100 ft. from wetlands where 125 ft. is required.

**6. # 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.

**7. # 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 MAY 26,**  
**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.

**8. # 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)

**NEW CASES:**

**Application Deadlines:**

**File By:**

May 13, 2022

May 27, 2022

June 10, 2022

**Meeting Date:**

June 14, 2022

June 28, 2022

July 12, 2022

