



ZONING BOARD OF APPEALS
WORK SESSION – May 18, 2021 @ 6pm
PUBLIC HEARING – May 27, 2021 @ 6pm

Due to public health and safety concerns related to COVID-19 and in accordance with Governor Cuomo’s Executive Order 202.1, the Village of Southampton Zoning Board of Appeals will have a work session on Tuesday, May 18, 2021 and a public hearing on Thursday, May 27, 2021 and will be taking place via videoconferencing. The meeting will be live streamed, and a transcript will be provided at a later date. The public will have an opportunity to see and hear the meeting live and provide comments.

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 by 12 Noon on May 27, 2021..

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

Email: jallen@southamptonvillage.org to receive a Webinar Invitation.

They will be joining as an “attendee” so they will be able to see and hear but won’t be on camera. If they wish to speak or address the board regarding a particular application they need to “raise their hand” and then they will change their status to allow him to be on screen and be heard.

MINUTE APPROVAL

December 17, 2021
January 28, 2021
February 25, 2021
March 25, 2021
April 22, 2021

PENDING DECISIONS

1. #3087 – 71 WALNUT STREET LLC – 71 WALNUT STREET

Applicants requests relief from Section 116-11.1 (Yard Regulations in Residence Districts), Section 116-9(A)(3)(Accessory Structures Shall Not Be Placed Within A Front Yard) in order to permit the following:

1. A 15 sq. ft. one story addition to a southern front

yard setback of 11.3 ft. and an eastern front yard setback of 15.1 ft. where 50 ft. is required.

2. A 255 sq. ft. one-story addition to the north side of dwelling to an eastern front yard setback of 17.8 ft. where 50 ft. is required.
3. An 80 sq. ft. hot tub to an eastern front yard setback of 31 ft. where 60 ft. is required.
4. A 484 sq. ft. detached garage to an eastern front yard setback of 29.4 ft. where 60 ft. is required.

2. #3102 - DR. ROBERT J. SICURELLI – 157 WICKAPOGUE ROAD

SCTM – 904-20-1-27

Applicant requests relief from Section 116-9A(1)(d)(Accessory Buildings Shall Not Exceed 16 ft. in Height) in order to permit the following:

1. A 792 sq. ft. accessory barn to a height of 19 ft. 9.5 in. where 16 ft. is the maximum height permitted.

PENDING CASES

1. #3096 – ANDREW SPREITZER – 85 HILDRETH STREET

Applicants requests relief from Section 116-11.1(Table of Yard Regulations in Residence Districts), Section 116-9A(1)(a)(5Ft. Minimum Separation Between Structures) and Section 116-9(10)(c)(20 Ft. Minimum Setback For Swimming Pools) in order to permit the following:

1. Two 96 sq. ft. sheds to a northern rear yard setback of 6 ft. where 10 ft. is required and a separation of 4 ft. from dwelling where 5 ft. is required.
2. A 363 sq. ft. covered front porch to an eastern front yard setback of 20 ft. where 25 ft. is required.
3. A 122 sq. ft. attached garage addition to an eastern front yard setback of 20 ft. where 25 ft. is required.
4. A 108 sq. ft. swimming pool to a western side yard setback 14 ft. where 20 ft. is required and pool equipment within proposed shed.

2. #3099 – JNC HALSEY NECK LLC – 1384 MEADOW LN

Applicant requests variance relief from Section 116-8D(1)(Required

100 ft. Setback from Crest of Dune) and Section 49-19(Variance From Coastal Erosion Hazard Area) in order to permit the following:

1. A 1487 sq. ft. swimming pool and spa with a 310 sq. ft. deck
And a 1979 sq. ft. patio to an 82.9 ft. setback from the southern top of dune and south of the Coastal Erosion Hazard Line.

3. #3101- DAVID N. & HOLLY A. SHERR - 303 FIRST NECK LANE

SCTM – 904-14-4-18

Applicants requests relief from Section 116-28C (Expansion of a Non-Conforming Use), Section 116-11.1 (Yard Regulations in Residence Districts), Section 116-12E (Pyramid Law), Section 116-9A(1)(d) (Accessory Buildings to Not Exceed 16 ft. in Height), Section 9(A)(b)[2] (Accessory Structures Shall Not Exceed 800 sq. ft.) in order to permit additions to a 2736 sq. ft. pre-existing non-conforming accessory garage with apartment as follows:

1. A 332 sq. ft. increase in non-conforming habitable space resulting in a 26% expansion of non-conforming use and a total square footage of 3047 sq. ft. where a maximum of 800 sq. ft. is permitted
2. A 183 sq. ft. second story addition to a northern side yard setback of 3.6 ft. where 35 ft. is required and a height of 28 ft. 10 in. where 16 ft. is permitted.
3. 927 cu. ft. of second story addition beyond the pyramid sky plane.
4. A 115 sq. ft. one story addition and 530 sq. ft. covered porch to non-conforming garage with apartment where a maximum of 800 sq. ft. is permitted.

4. #3103 - NATHAN ONDYAK - 46 JOHN STREET

SCTM – 904-7-2-31

Applicant requests relief from Section 116-19(4)(a)(Nonconforming Lot) & Section 116-9A(10)(c)(20 ft. Minimum Setback for Swimming Pools) in order to permit the following:

1. A 244 sq. ft. screened porch to an eastern side yard setback of 8.1 ft. where 10 ft. is required and total side yards of 15.9 ft. where 20 ft. is required.
2. A 265 sq. ft. swimming pool to a western side yard setback of

17.9 ft. where 20 ft. is required.

NEW CASES

1. TOWN OF SOUTHAMPTON – 51 POND LANE

SCTM – 904-14-3-16

Applicant requests relief from Section 116-4C (Table of Use Regulations in Residence Districts), Section 116-11.1 (Yard Regulations in Residence Districts), Section 116-11D(7)(a)[1](50 ft. Transitional Yards), 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), 116-14D(Off-street Parking), Section 116-9C(1) (Off-street Parking to Meet 10 ft. Setback & Not Be Located in Transitional Yard) & Section 116-14G(24 ft. Minimum Driveway Width) in order to permit the following special exception use:

1. A 4410 sq. ft. one story museum to a northern side yard setback of 16 ft. where 22 ft. is required and a total side yard of 52 ft. where 54 ft. is required.
2. Convert pre-existing accessory cottage to a museum administration office and concession store.
3. A 570 sq. ft. accessory structure as follows:
 - A. To an eastern front yard setback of 36.9 feet where 50 ft. is required and where accessory structures are not to exceed 520 sq. ft.
 - B. To a height of 24 ft. where 16 ft. is the maximum permitted.
 - C. With a cellar and heating where it is not permitted.
4. Access driveway to a width of 20 ft. where 24 ft. is required.
5. A variance waiver for the required 47 parking spaces.

2. VILLAGE OF SOUTHAMPTON - LAKE AGAWAM

SCTM – 904-30-1-21

Applicants requests relief from Article IIIA (Wetlands) in order to amend prior decision for the following:

1. Removal of water lilies in 129,000 sq. ft. area of the southwestern portion of Lake Agawam via a mechanical weed harvester at any time of the year.
2. Installation of six aeration system with compressors at the bottom of the southwest portion of Lake Agawam.

3. M4950 LLC – 950 MEADOW LANE

SCTM – 904-23-2-8

Applicants requests relief from Article IIIA (Wetlands) in order to permit the following:

1. Retaining walls and parking area within the 150 ft. required setback from the northern wetlands.

4. 99 SANFORD PLACE LLC – 99 SANFORD PLACE

S.C.T.M #904-5-3-33.1

Applicant requests variance relief from Section 116-5D(Table of Use Regulations for Business Districts) for a special exception use for a pending sub-division resulting in two lots in order to permit the following:

1. Two single family dwellings for each proposed lot.

5. FREN LEIGH MANOR LLC – 86 WEST PROSPECT STREET

SCTM – 904-3-3-14

Applicant requests relief from Section 116-9A(3)(Accessory Buildings Not To be Placed Within Front Yard) in order to permit the following:

1. A 480 sq. ft. swimming pool to a western front yard setback of 27.9 ft. where 40 ft. is required.

6. JOSEPH MCLOUGHLIN – 365 & 385 SOUTH MAIN STREET

SCTM – 904-17-1-5 & 904-17-1-8

Applicant requests an interpretation from Section 116-26(Interpretation) in order to revoke the following:

1. The certificates of occupancy issued to each subject lots that had previously merged by operation of law.

DEADLINES FOR SUBMISSION:

WORK SESSIONS: BY NOON ON THURSDAY BEFORE MEETING

PUBLIC HEARING: BY NOON ON THE TUESDAY BEFORE THE MEETING

***Note: Details of the proposed applications can be viewed in the Building Department which is on the 2nd floor of Village Hall located at 23 Main Street, Southampton NY