



**ZONING BOARD OF APPEALS
PUBLIC HEARING – June 13, 2023
@ 6pm
HYBRID MEETING**

A hybrid public hearing will be held on Tuesday, June 13, 2023 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 “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/AAD7CoIEGelqnJfFS40Gtm8Wa?dl=0>

PENDING CASES

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| 1. # 3104 - TOWN & VILLAGE OF SOUTHAMPTON | 51 POND LANE |
| SCTM # 904-14-3-16 | R-20 Lot Size: 34,970 sq. ft. |

**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 *[Continues on Next Page]*
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

2. #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 AN ADJOURNMENT TO JULY 27, 2023, or later

(Note: Applicant is Unavailable August 8)

3. #3153 – SMITHTOWN PARTNERS **40 MEADOW LANE**
SCTM: 904- 26-1-14 **R-120** **Lot Size 49,076 sq. ft.**

Applicant requests 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 1,665 cu ft. (+32,825 cu. ft. existing) for:
 - a. A west dormer (+1,075 cu. ft.)
 - b. 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 by 5 ft. from 32 ft. above base flood elevation (BFE) [EL 48] permitted to 37 ft. above BFE [EL 53] for a proposed 3.3 ft. northward expansion of an existing front gable. (37 ft. above BFE [EL 53] existing)

APPLICANT REQUESTS AN ADJOURNMENT TO NEXT MEETING IN JULY

4. #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 *[Continues on Next Page]*
5. A brick walk 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
11. A proposed masonry patio to be set back 43.2 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required.

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| 5. #3158 – 1430 MEADOW LANE LLC #1 & #2
SCTM 904-22-2-9 | R120 | 1430 MEADOW LANE
Lot Size: 108,244 sq. ft. |
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Applicant requests 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 1,155 cu ft.; and
2. Increase the maximum height in a FEMA Special Flood Hazard Area by 6 ft 1 in. from 28' above base flood elevation (BFE) [EL 37] for a flat roof permitted to 34' 1" above BFE [EL 43' 1"] for a flat roof for a proposed 2- story flat roof addition. (39' 10" above BFE [EL 48' 10"] existing peak)

NEW CASES

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| 1. #3157 – SAKURA REALTY, LLC
SCTM 904-20-2-27.39 | R80 | 131 FLYING POINT ROAD
Lot Size: 74,836 sq. ft. |
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Applicant requests relief from Section § 116-11.1A (Yard Regulations in Certain Residence Districts) in order to:

1. Decrease the minimum east front yard setback (Down’s Path) from 80 ft to 56.92 ft. (79.4 ft. existing) for a proposed 22.7’ x 40’ attached garage addition to the east side of an existing dwelling on a corner lot.

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2. **#3160 – GARY FLANAGAN** **20 HILLCREST LANE**
SCTM 904-4-1-28 **R7.5** **Lot Size: 10,428 sq.ft.**

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

1. Locate an accessory structure within a front yard (Miller Road) of a through-lot for a proposed 14' x 32' pool; and
2. Locate an accessory structure within a front yard (Miller Road) of a through- lot for a proposed 520 sq. ft. 2-car detached garage; and
3. Decrease the minimum setback from any line from 20 ft. to 16 ft. from the west lot line for a 14' x 32' pool.

3. **#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) in order to:

1. Convert an existing building into a new two-family detached dwelling in the OD (Office Business) Zone.

4. **#3164 – ROBERT KORNSTEIN & SHARI GOTTESMAN** **43 BAILEY ROAD**
SCTM: 904-1-1- 9.4 & 9.6 **R-40** **Lot Size 24,297 sq. ft.**

Applicant requests an interpretation pursuant to § 116-26 (Interpretation) of § 116-17.1E (Maximum gross floor area of dwellings in certain residence districts) with regard to:

1. The inclusion of an accessory structure (roofed pool pavilion) towards the calculation of gross floor area (GFA); or in the alternative,

Applicant requests relief from § 116-17.1E (Maximum gross floor area of dwellings in certain residence districts) in order to:

2. Increase the maximum Gross Floor Area (GFA) from 3,930 sq. ft. to 4,270.4 sq. ft. for a proposed 3,899.4 sq. ft. two-story single-family dwelling and a proposed 371 sq. ft. accessory structure (roofed pool pavilion)

Work Session Discussion:

- Scheduling of the ZBA meeting dates for July & August:
 Potential Dates: JULY 11, 2023, JULY 27, 2023, AUGUST 8, 2023 & AUGUST 24, 2023

***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.**