



ZONING BOARD OF APPEALS

PUBLIC HEARING – Tuesday, June 14, 2022 @ 6pm

Virtual Meeting

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

Email: shvvideonow1@yahoo.com to receive a Webinar Invitation by Noon, June 14th

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 June 14, 2022

PENDING DECISIONS

1. # 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)

PENDING CASES:

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

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

APPLICANT REQUESTS ADJOURNMENT TO JUNE 23, 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).

2. **#3134 - MICHAEL & ANNIE FALK**
12 SQUABBLE LANE
SCTM 904-30-1-18.3

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

APPLICANT REQUESTS ADJOURNMENT TO JUNE 23, 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. **# 3130 - ESTATE OF JANET STEIN**
2 MEADOW LANE
SCTM 904-27-1-5

Lot Size 125,959 sq. ft
R-120

ADJOURNED 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;

4. **# 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 JUNE 23, 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.

5. # 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 20f

6. #3136 - 1160 MEADOW LANE LLC
1160 MEADOW LANE
SCTM – 904-22-2-20
ADJOURNED TO JUNE 23, 2022

Lot Size: 276,155 sq. ft.
Zoning District: R-80

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

1. Decrease the required west side yard setback from 35 ft. to 26.8 ft. for a proposed 69 sq. ft. addition to an existing pool house.

7. #3137 - JOHN BENNETT AS APPLICANT
85 HILDRETH STREET
SCTM – 904-5-5-13
ADJOURNED TO JUNE 23, 2022

Lot Size: 8,277 sq. ft.
Zoning District: R-7.5

Applicant requests an interpretation pursuant to Section 116-26 (Interpretation) with regard to the following:

1. Building Inspector Determination dated April 12, 2022 which determined the filed plans for 85 Hildreth Street are conforming with Zoning Ordinance with respect to:
 - A. Homeowner is using the approved extension pursuant to ZBA Case # 3127 for additional living space
 - B. Village Code Section 116-14(M) that requires off-street parking spaces be a minimum of 10 ft. by 18 ft.
 - C. Village Code Section 116-15B (Courts and Spacing of Buildings) that requires an interior court be not less than 15 ft.
2. Building Permit #13303 issued April 16, 2021 for an exterior alteration with respect to Section 116-32B (Procedure for application; public hearings) regarding approval from the Board of Architectural Review and Historic Preservation.

8. #3138 - JAY FITZPATRICK AS APPLICANT
230 ELM STREET
SCTM – 904-8-1-1
ADJOURNED TO JUNE 23, 2022

Lot Size: 20,378 sq. ft.
Zoning District: VB

Applicant requests an interpretation pursuant to Section 116-26 (Interpretation) with regard to the following:

1. Certificate of Occupancy issued February 14, 2000 for subject property for use as a catering hall & kitchen.
2. Building Permit No. 13241 issued March 3, 2021 for interior alterations for a catering facility.

NEW CASES:

None

Application Deadlines:

File By:

June 24, 2022

July 8, 2022

July 22, 2022

Meeting Date:

July 26, 2022

August 9, 2022

August 23, 2022

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

