



**ZONING BOARD OF APPEALS**  
**WORK SESSION – Tuesday, August 17, 2021 @ 6pm**  
**PUBLIC HEARING – Thursday, August 26, 2021 @ 6pm**

**MINUTE APPROVAL**

December 17, 2021  
January 28, 2021  
February 25, 2021  
March 25, 2021  
April 22, 2021  
May 27, 2021  
June 24, 2021  
July 21, 2021  
July 22, 2021

**PENDING DECISIONS**

**1. #3106 - 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.

**2. #3096 - ANDREW SPREITZER – 85 HILDRETH STREET**

SCTM – 904-5-5-13

Applicants requests relief from Section 116-11.1(Table of Yard Regulations in Residence Districts) in order to permit the following:

1. A 176 sq. ft. covered front porch to an eastern front yard setback of 22.7 ft. where 25 ft. is required.
2. A one story 60 sq. ft. attached garage addition to a northern rear yard setback of 18 ft. where 25 ft. is required.

**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. #3111 - THE BATHING CORPORATION - 14 GIN LANE**

SCTM – 904-27-1-20

Applicant requests relief from Section 116-11.2 (Lot Coverage in Residence Districts), Section 116-19D(Nonconforming Use and Building Shall Not Be Enlarged), Section 116-8D(1)(100 ft. Setback From Crest of Dune) in order to permit the following:

1. A 388 sq. ft. covered porch with faux chimney to a southern crest of dune setback of 55 ft. where 100 ft. is required and a lot coverage increase from 25.8% to 26.1%.

## **PENDING CASES**

### **1. #3104 - TOWN OF SOUTHAMPTON – 51 POND LANE APPLICANT REQUESTS ADJOURNMENT**

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. #3105 - 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.

**3. #3107 - ROBERT MILES ROBERT – 75 HEADY CREEK LANE**

SCTM – 904-11-1-4

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

1. A 994 sq. ft. two story addition to an eastern front yard setback of 47.5 ft. where 60 ft. is required.
2. A septic tank to a western wetland setback of 178.5 ft. where 200 ft. is required.

**4. #3110 - NORTH MAIN LLC – 54 NORTH MAIN STREET**

SCTM – 904-5-5-8

Applicant requests relief from Section 116-11.1 (Yard Regulations in Residence Districts) and Section 116-11F(7)(Flagpole Lots) in order to permit a two-lot subdivision as follows:

1. For proposed flagpole lot #1: An 18 ft. width pole portion where 25 ft. is required.
2. For proposed lot #2: A 0 ft. setback from proposed southern lot line for existing one-story building where 23.02 ft. is required and a total side yard variance of 51.14 ft. where 57.54 ft. is required.

**NEW CASES:**

**1. # 3112 - S-POD 2007 FAMILY TRUST – 88 HUNTTING STREET**

SCTM – 904-18-2-19

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

1. A 760 sq. ft. accessory pool house to a western front yard setback of 35.5 ft. where 70 ft. is required.
2. A 64 sq. ft. hot tub to a western front yard setback of 70 ft. within the front yard.

**2. # 3114 - CHRIS CASCIATO & LISA REIFENBERG – 155 CAPTAINS NECK LANE**

SCTM – 904-11-2-36.3

Applicants requests relief from Section 116-2B (Accessory Building) in order to permit the following:

1. A 256 sq. ft. gazebo without a main use dwelling.

**SUBMISSION DEADLINE FOR CARRY OVER CASES:**

**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 2<sup>nd</sup> floor of Village Hall located at 23 Main Street, Southampton NY