



Wifi Name: SHV WIFI
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ZONING BOARD OF APPEALS
PUBLIC HEARING – December 12, 2023
@ 6pm
HYBRID MEETING

A hybrid public hearing will be held on Tuesday, December 12, 2023, at 6:00 pm at in the Municipal Board Room of Village Hall at 23 Main Street, Southampton, NY 11968 and via videoconferencing, 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>

DELIBERATIONS / WRITTEN DECISION

- | | |
|--|----------------------------------|
| 1. #3158 – 1430 MEADOW LANE LLC #1 & #2 | 1430 MEADOW LANE |
| SCTM 904-22-2-9 | Lot Size: 108,244 sq. ft. |
| R120 | |

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)

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2. #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)

3. #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)

4. #3165 VICTORIA KAHN 107 WOOLEY STREET
SCTM:904-8-2-22 R-7.5 Lot Size: 11, 177 sq. ft

Applicant requests variance relief from § 116-9A (3) (Placement of accessory buildings and uses) & 116-11.1C (1) (Minimum distance from street for accessory buildings) in order to:

1. Locate an accessory structure partially within the south front yard (John St.) of the primary dwelling; and
2. Decrease the minimum distance from the street for accessory buildings from 35 ft. to 18 ft. from John Street for a 266 sq. ft. detached garage.

5.#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

A proposed sanitary system 146 ft. from wetlands (within 200 ft. regulated area: § 116-19.2D); and

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- 2. A brick walks approx. 118 ft. from wetlands (within 150 ft. regulated area: § 116-19.2A); and
- 3. 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:

- 4. A proposed pool to be set back 42.4 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
- 5. 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
- 6. A proposed outdoor shower to set back 43 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
- 7. 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
- 8. A proposed masonry patio to be set back 43.2 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required.

PENDING CASES

1. #3160 – GARY FLANAGAN
SCTM 904-4-1-28

20 HILLCREST AVENUE
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.

2. #3155 – 1750 WATERVIEW LLC
SCTM: 904-21-1-8.6

1750 MEADOW LANE
Lot Size approx. 176,735 sq. ft.

Applicant requests wetlands (natural resource) permit pursuant to Ch. 116 Article IIIA 19.2C (Wetlands) in order to allow regulated activity within wetland setbacks for:

- 1. A proposed I/A sanitary wastewater system to be located 193 ft. from wetlands (within 200 ft. regulated area: § 116-19.2D); and
- A proposed 2-story single-family home 71.9 ft. from wetlands (within 150 ft. regulated area: § 116-19.2C); and

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2. A proposed swimming pool to be located 145 ft. from wetlands (within 150 ft. regulated area: § 116-19.2C); and
3. A proposed access stairway 64.4 ft. from wetlands (within 150 ft. regulated area: § 116-19.2C); and
4. Stone driveway to be located approximately 80 ft. from wetlands (within 150 ft. regulated area: § 116-19.2C); and
5. Proposed landscaping (revegetation) 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:

6. A proposed 2-story single-family dwelling to be set back 85.8 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
7. A proposed covered patio to be set back 74 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required (99.9 ft. existing); and
8. A proposed spa to be set back 70.3 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
9. A proposed pool to be set back 45.2 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
10. A proposed I/A sanitary wastewater system 49.2 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
11. A proposed patio to be set back 48.2 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and

Applicant further requests to:

12. Modify a condition of ZBA decision #1634A approved February 25, 1993, in order to reconfigure a “scenic easement” area as shown on the plans submitted.

3. #3161- MIGUEL & GABRIELLE SAMPIETRO

81 LEE AVE

SCTM: 904-11-135

R-40

Lot Size: 40,250 sq. ft.

Applicants request relief from Sections §116-11.1A (Yard Regulations in Certain Districts) and §116-9 (Placement of Accessory Buildings and Structures) in order to:

1. Reduce the minimum distance from side and rear lot lines for an accessory structure from 20 ft. to 6 ft. from the rear (west) lot line; and
2. Reduce the minimum separation between buildings from 5 ft. to 2 ft. for a proposed 12' x 16' (192 sq. ft.) prefabricated storage shed.



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4. #3151 - ALEXANDER D. PISA

213 WINDMILL LANE

SCTM: 904-5-1-30

OD Lot Size: 6,263 sq. ft. (w/o Private Road)

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. Construct a new one-family detached dwelling in the OD (Office Business) Zone; and

Applicant further requests interpretations pursuant to § 116-26 (Interpretation) of the Building Inspector’s denial letter dated 8-17-23 with regard to § 116-2 (Definitions) and § 116 Attachment (Business District – Table of Use Regulations) for:

3. The exclusion of a “Private Road” as a “right of way” in the calculation of “LOT, AREA OF” as defined by § 116-2 of the Zoning Ordinance; and
4. Counting a “Private Road” as “the street right-of-way” in the definition of LOT LINE, FRONT” as defined by § 116-2 of the Zoning Ordinance, or in the alternative,
5. The definition of “one-family detached dwelling, new” as listed in § 116 Attachment 4 (Business District – Table of Use Regulations)

Applicants request relief from Sections 116-5B (3) (Business Districts), and §116 Attachment 5 (Business Districts - Table of Dimensional Regulations) in order to.

2. Decrease the minimum lot area per dwelling unit from 20,000 square feet required to 6263 square feet (excluding private road) per dwelling unit; and
3. Decrease the minimum front yard setback from 35 ft. required to 5.3 ft. to the Private Road; and
4. Decrease the minimum rear yard setback from 30 ft. required to 22.4 ft.; and
5. Decrease the minimum side yard setback from 30 ft. required to 5 ft. to the egress stair for the east side yard; and
6. Decrease the total minimum side yard setback from 60 ft. required to 41.2 ft.; and
7. Decrease the minimum parking setback from the west property line from 10 ft. required to 0 [Zero] ft. for the construction of a new one-family detached dwelling.

APPLICANT HAS REQUESTED AN ADJOURNMENT TO 01.09.24.

5. #3162- SIDNEY GUEVARA & SALLY ANTOUN

146 HALSEY STREET

SCTM:904-3-3-46

R-12.5

Lot Size: 9,303 sq. ft.

Applicant requests variance relief from § 116-11.1B (2), § 116-11.1D (Yard regulations in certain residence districts) & § 116-11.1C (1) (Minimum distance from street for accessory buildings) in order to:

1. Decrease the minimum front yard setback from 30 ft. required to 21.9 ft. from Cooper Street; and

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2. Decrease the minimum side yard setback from 15 ft. required to 6.5 ft. to window well (10 ft. to structure) on the north side yard for a proposed 2-story addition; and
3. Decrease the minimum distance from the street for accessory structures from 40 ft. required to 25 ft. from Cooper Street for a proposed 28 ft. x 15 ft. 420 sq. ft. Swimming pool.

APPLICANT HAS REQUESTED AN ADJOURNMENT TO 01.09.24.

NEW CASES

1. #3166 - STEVEN KLINKSY

325 COOPERS NECK LANE

SCTM: 904-6-1-3

R-120

Lot Size: approx. 127,966 sq. ft.

Applicant requests relief from Section § 116-11.1A (Yard regulations in certain residence districts) in order to:

1. Decrease the minimum front yard setback for primary buildings from 80 ft. to 75 ft. from Coopers Neck Lane for
 - a. A 111 sq. ft. first floor south “study” addition; and
 - b. A 75 sq. ft. first floor north “kitchen” addition; and
2. Decrease the minimum front yard setback for primary buildings from 80 ft. to 75 ft. from Coopers Neck Lane for an 88 sq. ft. open porch addition; and

Applicant further requests wetlands (natural resource) permit pursuant to Ch. 116 Article IIIA 19.2C (Wetlands) in order to:

3. Build within the 150’ regulated wetland setback area:
 - a. A porch extension (#1) to be located 47’8” from the western wetland area; and
 - b. A porch extension (#2) to be located 82’8” from the western wetland area; and
 - c. A “study” addition to be located 75’1” from southern wetland area; and
 - d. A “kitchen” addition to be located 90’8” from western wetland area; and
 - e. A roofed porch to be located 56’8” from western wetland area.

2. #3168 - WESTERLY LLC

500 OX PASTURE ROAD

SCTM: 904-11-2-39.6

R-120

Lot Size: 274,385 sq. ft.

Applicant requests relief from Section § 116-11.1A (Yard regulations in certain residence districts) in order to:

1. Decrease the minimum setback for accessory structures from side and rear lot lines from 35 ft. to 25 ft. from the east side lot line for a proposed 671.6 sq. ft. accessory greenhouse.



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3.#3167 - ANDREW FLEISS

64 DOWN EAST LANE

SCTM: 904-12-1-2

R-120

Lot Size: 80,002 sq. ft.

Applicant requests wetlands (natural resource) permit pursuant to Ch. 116 Article IIIA 19.2C (Wetlands) in order to:

1. Construct a proposed "kayak" dock with 4'x20' ramp up, 4'x45' fixed pier catwalk, 4'x16' kayak rack, 4'x20' ramp down and 4'x6' drop platform within the wetland and regulated area (Heady Creek); and
2. Construct a proposed path and replating pursuant to a proposed Wetland Buffer Planting Plan within the 125' regulated area for landscaping; and

Applicant further requests variance relief from Section 116-11.1A (Yard Regulations in Certain Residence Districts) in order to

3. Decrease the minimum required setback for an accessory structure from a side lot line from 35 feet to
 - a. 10 feet for a proposed dock, and
 - b. 6 feet for a proposed kayak rack; and
4. Applicant further requests modification of condition of ZBA decision #2269 approved 12/21/2000 in order to allow the proposed wetland buffer clearing and replanting, as per the plans to allow for a walkway to the "kayak" dock above.

PRE-SUBMISSION CONFERENCE

1. VICTORIA KAHN
SCTM:904-6-1-96

V.B.

51-53 HILL STREET
Lot Size:7,000 SQFT

WORK SESSION DISCUSSION.

- Meeting Schedule
 - 2024 Draft Calendar
 - Approve January 9 & 25, 2024 Meeting dates.

***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.**