



**ZONING BOARD OF APPEALS**  
**WORK SESSION – Tuesday, December 14, 2021 @ 6pm**  
**PUBLIC HEARING – Thursday, December 16, 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, December 14, 2021 and a public hearing on Thursday, December 16, 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 [dhighsmith@southamptonvillage.org](mailto:dhighsmith@southamptonvillage.org) by 12 Noon on December 16, 2021

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

**Email: [shvvideonow1@yahoo.com](mailto:shvvideonow1@yahoo.com) to receive a Webinar Invitation.**

**PENDING DECISIONS**

**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. # 3119 - JOHN GREGORY AND EDWARD TAWIL –**

**73 HALSEY STREET** SCTM – 904-2-1-32.1 & 36

Applicant requests relief from Section 116-11.1 (Yard Regulations

in Residence Districts) in order to permit the following:

1. 192 sq. ft. pergola to a northern side yard setback of 9 ft. where 15 ft. is required.

**3. # 3118 - 74 WHITE STREET LLC – 74 WHITE STREET**

SCTM – 904-5-1-28.1

Applicant requests relief from Section 116-5D (Table of Use Regulations for Business Districts) in order to permit the following special exception use:

1. Convert second floor of existing two and a half story office building to a residential use.

**4. # 3121 - 199 COOPERS NECK LANE, LLC –**

**199 COOPERS NECK LANE** SCTM – 904-12-2-41

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

1. 6,945 tennis court to a eastern front yard setback of 35.7 feet where 90 feet is required

**PENDING CASES**

**1.#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.

**2. # 3115 - ALVISE ORSINI & GEOFFREY VAN RAEMDONCK –  
143 HERRICK ROAD; ADJOURNED PENDING ARB**

SCTM – 904-19-2-26

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

1. 180 sq. ft. one story addition to an eastern front yard setback of 27.5 ft. where 30 ft. is required.

**3. #3120 - GC SOUTHAMPTON, LLC –**

**84 FORDHAM ROAD** SCTM – 904-2-2-40

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

1. A total side yard setback of 32.6 ft where 40 ft. is required
2. 113 sq. ft. addition at a western front yard setback of 25.9 ft. where 40 ft. is required
3. 76 sq. ft. porch at a western front yard setback of 25.9 ft. where 40 ft. is required

**4. # 3122 - TODD GROSSMAN AND TAMARA CARMICHAEL –**

**93 DAVID WHITES LANE** SCTM – 904-8-2-47

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

1. 479.3 sq. ft. detached garage to a northern front yard setback of 37 ft. where 40 ft. is required
2. 215.6 sq. ft. pool house to a northern front yard setback of 30.4 ft. where 40 ft. is required
3. 215.6 sq. ft. pool house to a southern rear yard setback of 19.4 ft. where 20 ft. is required
4. 540 sq. ft. swimming pool to a northern front yard setback of 32.8 ft. where 40 ft. is required
5. 540 sq. ft. swimming pool to a southern rear yard setback of 14.7 ft. where 20 ft. is required

**6. # 3117 - POST CROSSING LLC – 104 POST CROSSING**

SCTM – 904-7-1-17

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

1. A 520 sq. ft. accessory garage with a covered patio to a western rear yard of 10 and a southern side yard of 10 ft. where 15 ft. is required.

**7. # 3123 - STEVEN W. & MELISSA K. SHAPIRO – 17 TOYLSOME PLACE**

SCTM – 904-18-1-20.3

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

1. A 456 sq. ft. swimming pool to an eastern front yard setback of 32.9 ft. where 40 ft. is required.

**8. #3104- TOWN OF SOUTHAMPTON – 51 POND LANE**

SCTM – 904-14-3-16

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 permit the following:

1. 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.
2. Access driveway to a width of 20 ft. where 24 ft. is required.

## **NEW CASES**

### **1. #3116- OX HOUSE 1000, LLC – 375 OX PASTURE ROAD**

SCTM – 904-11-3-31

Applicant requests relief from Section 116-11.1C(1)(Minimum Distance From Street For Accessory Buildings) in order to permit the following:

1. 5712 sq. ft. sunken tennis court to a northern front yard setback of 40 ft. where 90 ft. is required.

### **2. #3124- LUX CONSTRUCTION & DESIGN LLC – 80 HARVEST LANE**

SCTM – 904-1-3-84.34

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

1. A 100 sq. ft. one story addition with an 88 sq. ft. covered front porch to a side yard setback of 28.9 ft where 35 ft. is required and a total side yard setback of 39.9 ft. where 46 is required.
2. A 768 sq. ft. two-story addition to a rear yard setback of 48 ft. where 60 ft is required. 113 sq. ft. addition at a western front yard setback of 25.9 ft. where 40 ft. is required.

## **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