



**ZONING BOARD OF APPEALS
PUBLIC HEARING – April 27, 2023
@ 6pm
HYBRID MEETING**

A hybrid public hearing will be held on Thursday, April 27, 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/AAD7CoIEGelnJfFS40Gtm8Wa?dl=0>

PENDING DECISIONS:

1. **#3152 - LEONARD ZINNANTI REVOCABLE TRUST 125 BURNETT STREET**
SCTM 904-19-1-7 R12.5 Lot Size: 6,045 sq.ft.
Applicant requests relief from Section 116-11.1 (Yard regulations in certain residence districts) and 116-11.2 (Lot coverage in certain residence districts) in order to:
1. Decrease the minimum rear yard setback from 25 ft. required to 22.2 ft. [22.2 ft. existing] for 30 sq. ft. of a proposed 2nd story addition to a non-conforming 1½ story house; and
 2. Increase the maximum lot coverage from 30% (1,813 sq. ft.) to 36% (2,177 sq. ft.) [35.6% (2,152 sq. ft.) existing] for a proposed 25 sq. ft. 2-story addition.

2. **#3154-GREGG & ELIZABETH KAPLAN** **50 OLD TOWN ROAD**
SCTM 904-07-06-4 **R12.5** **Lot Size:12,000 SQ. FT**
Applicant requests relief from Section § 116-11.1D (1) (Minimum side yard requirements) in order to:

1. Decrease the minimum total side yard setback from 30 ft. required to 24.6 ft. [24.6 ft. existing] for 32sq ft. of a proposed one and half story addition to the front (west) of an existing home.

3. **#3145 - STEPHEN SKOWRONEK** **44 HILLCREST LANE**
SCTM 904-4-1-24 **R7.5** **Lot Size: 10,923 sq.ft.**
Applicant requests relief from Section 116-9A(10)(a) (Placement of Accessory Buildings and Uses) in order to:

1. Locate a swimming pool within a front yard (Miller Road) of a through-lot for a proposed 16' x 45' pool.

PENDING CASES

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; 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 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 Adjournment until last meeting in June 2023

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.); and
 - 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)

Note: Hearing Reopened

4. **#3147 - 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 permit the following:

NOTE: Application has been WITHDRAWN

NEW CASES

1. **#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
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.

2. **#3157 – SAKURA REALTY, LLC** **131 FLYING POINT ROAD**
SCTM 904-20-2-27.39 **R80** **Lot Size: 74,836 sq. ft.**

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.

3. **#3158 – 1430 MEADOW LANE LLC #1 & #2** **1430 MEADOW LANE**
SCTM 904-22-2-9 **R120** **Lot Size: 108,244 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 1,155 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)

3.

Applicant Requests Adjournment until last meeting in May 25, 2023

WORK SESSION:

- Set May & June 2023 Schedule

UPCOMING MEETINGS:

- *Tuesday May 9, 2023 @ 6 PM (TBD: No New Cases)*
- Thursday May 25, 2023 @ 6 PM

- *Tuesday, June 12, 2023 @ 6PM (TBD)*
- *Thursday, June 22, 2023 @ 6PM (TBD)*

New, complete, applications will be reviewed until Friday at NOON four weeks prior to the meeting date.

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