



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

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 HUNTING 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 2nd floor of Village Hall located at 23 Main Street, Southampton NY