



ZONING BOARD OF APPEALS
WORK SESSION – Tuesday, November 16, 2021 @ 5pm
PUBLIC HEARING – Thursday, November 18, 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, November 16, 2021 and a public hearing on Thursday, November 18, 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 by 12 Noon on November 18, 2021

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

Email: dhighsmith@southamptonvillage.org to receive a Webinar Invitation.

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
August 17, 2021
August 26, 2021
September 14, 2021
September 24, 2021
October 28, 2021

PENDING DECISIONS

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.

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.#3111 - THE BATHING CORPORATION - 14 GIN LANE – ADJOURNED PENDING COASTAL EROSION HAZARD PERMIT

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%.

**4. # 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.

NEW CASES

1. 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.

2. 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

3. 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

4. 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

5. 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.

6. 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.

7. 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. 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.

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