

TOWN OF SOUTHAMPTON

HERBERT E. PHILLIPS
CHAIRPERSON

Department of Land Management
Zoning Board of Appeals
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968



ADAM GROSSMAN
VICE-CHAIRPERSON

Phone: (631) 287-5700
Fax: (631) 287-5754

ANNA THRONE-HOLST
TOWN SUPERVISOR

Board Members
Ann Nowak
Keith Tuthill
David Reilly
Brian DeSesea
Denise O'Brien

PRELIMINARY AGENDA – NOT OFFICIAL

SOUTHAMPTON TOWN ZONING BOARD OF APPEALS PUBLIC HEARING AGENDA September 2, 2010

The Zoning Board of Appeals meeting is held in the Town Board Room, 116 Hampton Road, Southampton. Applications are scheduled to begin at 7:00 p.m., or shortly thereafter. Applications may not be heard in the order as they appear on this agenda. Current agendas may be viewed on the internet at the following address: www.southamptontownny.gov

- CALL TO ORDER
- PLEDGE OF ALLEGIANCE
- APPROVAL OF MINUTES

MINOR VARIANCE REVIEW

SCTM - HAMLET

None scheduled for this meeting

NEW APPLICATIONS

SCTM – HAMLET

- | | | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|
| 1. | John & Mary Bigolski (appl. 1000109) Herb
20 Woodridge Road | 900-268-3-18 | Hampton Bays |
| | Applicants requests a determination that SCTM# 900-268-3-18 and the adjacent parcel to the East, that is SCTM # 900-268-3-17 are held in single and separate ownership and thus entitled to relief pursuant to §330-115D. If the Board finds that the parcels have been held in single and separate ownership, the applicant requests relief from§330-115(D) for a principle rear yard setback from 27.9 feet to 22.8 feet for a proposed dwelling on a nonconforming lot and any other relief necessary. | | |
| 2. | Kenneth Kingsley & Douglas Murtha (appl. 1000113) David
17 Canal Road | 900-207-4-1 | Hampton Bays |
| | Applicant requests relief from §330-34 (business district dimensional) for an accessory front yard setback from 60 feet to 9.8 feet from Sunrise Highway and to 25 feet from Lane "D" and §330-83(G)(a)(2) to allow the relocation of an existing freezer box to be located within a transitional front yard on a nonconforming lot and any other relief necessary. | | |

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NEW APPLICATIONS - Continued

SCTM – HAMLET

3. **Hi-Ridge Associates (Roger Bloom)** (appl. 1000112) 900-190-1-20.2 Hampton Bays
67 North Highway Brian
Applicant requests relief from §330-84(D) (pyramid law) for a proposed addition to Cottage Number 6 (located on the North/West side of the parcel). In addition, applicant requests that Decision #D012515, dated April 2, 2009, be amended to correct the current habitable square footage in paragraph "B" of said decision to be 14,019 square feet (13,350 sq ft + 669 sq. ft) instead of 14,669 square feet and any other relief necessary.

4. **James Sarno** (appl. 1000115) Ann 900-258-1-12.2 Hampton Bays
18 East Tiana Road
Applicant requests relief from the following: (i) §330-11 (residential district dimensional regulations) for accessory structure setbacks from 20 feet to 11 feet (patio) and to 16.7 feet (pool); (ii) §330-76 (placement of an accessory structure and §330-83(C)(yards) for a proposed pool in the required side yard and (iii) §330-83(K) for total side yard from 30 feet to 27.7 feet; all for a proposed dwelling, pool and patio and any other relief necessary.

5. **Vincent Tomasino** (appl. 1000114 Keith 900-232-2-8 Hampton Bays
16 Peconic Road
Applicant requests relief from §330-11 (residential district dimensional regulations) for an accessory rear yard setback from 20 feet to 5.8 feet and 6.1 feet and relief from §330-84(D) (pyramid law); all for an existing shed constructed without the benefit of a building permit on a nonconforming lot and any other relief necessary.

READVERTISED APPLICATIONS

SCTM – HAMLET

6. **Cynthia Mack & John Johnson** (appl. 1000089) Brian 900-53-1-19.1 & 85
1002 Bridgehampton Sag Harbor Turnpike and 2247 Scuttlehole Road Bridgehampton
Applicant requests relief of §330-165A (Appeals on interpretation of Zoning Law and Map) to continue use of both subject parcels as used car storage and sales and any other relief necessary.

NEW - ADJOURNED APPLICATIONS

SCTM – HAMLET

Adjourned from the 8/5/10 meeting:

7. **Joseph Farrell** (appl. 1000096) Denise 900-86-1-5 Bridgehampton
2317 Montauk Highway
Applicant requests relief for an illuminated monument sign: 1. §330-205B(1): The proposed sign is to be located between the front property line and an existing building structure having a front setback of 30.4 feet, where freestanding signs may only be located within a front yard having a building setback with a minimum of 40 feet; 2. §330-205B(2): The proposed setback from front property line to the sign is 16.5 feet, where the required minimum front setback is 20 feet; 3. §330-207A: The proposed sign includes channel-type letters and numbers utilizing an L.E.D. light source placed within each letter of the business name, and is, therefore, not a permitted method of illumination in that exterior signs, if lit externally, shall only be illuminated with steady, stationary, shielded white light sources directed solely down onto such signs, and if lit internally, shall only be permitted in the Highway Business zoning district and any other relief necessary.

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SCOPING SESSION

SCTM – HAMLET

None scheduled for this meeting

HOLDOVER APPLICATIONS

SCTM – HAMLET

Re-Opened and held over from the 5/21/09 and the 6/4/09 meeting; adjourned from the 7/16/09 and the 9/17/09 meeting; held over from the 10/15/09 meeting; adjourned from the 11/19/09, and the 1/21/10 meeting; held over from the 2/18/10 meeting; adjourned from the 5/6/10 and the 6/3/10 meeting:

8. **Susan Burnside** (appl. 0900039) Adam 900-85-1-30.1 Bridgehampton
264 Butter Lane
Applicant requests an interpretation of the Chief Building Inspector's denial letter, dated January 16, 2009, limiting 5 individual non-conforming uses to specific square footage areas and any other relief necessary.

Held over from the 6/3/10 and the 7/1/10 meeting; adjourned from the 8/5/10 meeting:

9. **Gregg Winter** (appl. 1000071) David 900-26-2-26 Noyac
1571 Sagg Road
Applicant requests relief from §330-11 (residential district dimensional regulations) for an accessory rear yard setback from 50 feet to 4.2 feet to construct a wood deck addition to an existing wood deck on a nonconforming lot and any other relief necessary.

Held over from the 5/6/10 meeting; adjourned from the 6/3/10, 7/1/10 and the 8/5/10 meeting:

10. **94 Silver Lane, LLC**. (appl. 1000059) Adam 900-105-2-42.1 Bridgehampton
94 Silver Lane
Applicant appeals the determination of the Building Inspector as provided for in §330-165A, in that §330-76(C) prohibits the existence of a tennis court on a parcel that does not contain a principal dwelling. In the alternative, if the Board finds that the Building Inspector was correct in his determination, the applicant requests relief from said section to allow the existing tennis court to remain on the subject parcel without a principal dwelling and any other relief necessary.

Held over from the 7/15/10 and the 8/5/10 meeting:

11. **42 Sandy Hollow Road, LLC** (appl. 1000091) Denise 900-131-1-8.1, 8.2, 10, 11 & 12
42 Sandy Hollow Road, 55 Henry Road & 43 Henry Road Tuckahoe
Applicant requests relief from §330-165 A&B and §330-167B(1)c, for a land transfer / lot line modification involving four parcels, and continue to use the parcels for a nonconforming sanitary business and solid waste processing facility (900-131-1-8.1 & 2) and residential use on the remaining three parcels (900-131-1-10, 11, 12) and any other relief necessary.

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HOLDOVER APPLICATIONS

SCTM – HAMLET

Held over from the 9/2/10 meeting:

12. **Maria Mendez & Daniel Schorr** (appl.100100) 900-105-1-14.4 Bridgehampton
62 Bridgefield Road Adam
Applicant requests relief of §330-107(D) (Use of Dwellings) to allow the finished (habitable) space over the detached garage to be used for occasional sleeping area with no cooking facilities and any other relief necessary.

RE-OPEN FOR SUBMISSIONS ONLY

don't use these headings unless needed

RE-OPEN

SCTM – HAMLET

DECISIONS

DATE CLOSED

SCTM – HAMLET

Janet Finkel	Ann	3/4/10	900-88-2-39.1	Bridgehampton
Jennie Nickens	David	8/19/10	900-164-3-31	Northampton
Lawrence & Joanne Brown	Keith	8/19/10	900-341-2-44	East Quogue
Edward & Tara Frischling	David	8/19/10	900-99-1-75	North Sea
Rafael Alvarez (written submissions)	Brian	8/19/10	900-52-2-34	Bridgehampton
John A.V. Nicoletti (written submissions)	Herb	8/19/10	900-380-2-62.1	Remsenburg
Frank & Diane Barletta	Ann	8/19/10	900-5-5-32	Noyac