



**ZONING BOARD OF APPEALS**  
**WORK SESSION – Tuesday, January 18, 2022 @ 6pm**  
**PUBLIC HEARING – Thursday, January 27, 2022 @ 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, January 18, 2022 and a public hearing on Thursday, January 27, 2022 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 [jallen@southamptonvillage.org](mailto:jallen@southamptonvillage.org) by 12 Noon on January 27, 2022

**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. #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

## **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), Section 116-11F(7)(Flagpole Lots) and Section 116-12E (Pyramid Law) in order to permit a two-lot subdivision as follows:

1. 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. 871 cu. ft. for existing one-story building from proposed southern lot line.

**\*NOTE:** Application will be re-noticed for the February 24, 2022 Zoning Board of Appeals hearing to include an area variance of Section 116-11C (Lot Width) in order to reflect a revised request for 0ft. lot width for proposed lot #2.

### **2. # 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

**3. # 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.

**4. # 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.

**5. #3104- TOWN OF SOUTHAMPTON – 51 POND LANE;  
ADJOURNED PENDING SEQRA DETERMINATION  
FROM PLANNING BOARD**

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.

**6. # 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

**7. #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.

**8. #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.

## **NEW CASES**

### **1. #3115 - ALVISE ORSINI & GEOFFREY VAN RAEMDONCK – 143 HERRICK ROAD\***

#### **TO BE ADJOURNED PENDING REVISED NOTICE**

SCTM – 904-19-2-26

*Applicant requests relief from Section 116-11.1 (Yard Regulations in Residence Districts) and Section 116-12E (Pyramid Law) in order to permit the following:*

1. *180 sq. ft. one story addition to an eastern front yard setback of 27 ft. where 30 ft. is required.*
2. *A 1040 sq. sq. ft. one story addition to a northern side yard setback of 14 ft. where 15 ft. is required and where 6 cu. ft. is beyond the pyramid skyplane.*

**\*NOTE:** Application will be re-noticed for the February 24, 2022 Zoning Board of Appeals hearing to reduce area variances of Section 116-11.1 (Yard Regulations in Residence Districts) and eliminate a variance of 116-12E (Pyramid Law) to reflect scaled-down plans.

### **2. #3125 - MICHAEL & KATHLEEN ANDERSON – 41 VAN BRUNT STREET**

SCTM – 904-8-2-18

Applicant requests relief from Section 116-11.1 (Yard Regulations in Residence Districts), Section 116-11.2 (Lot Coverage) and Section 116-17.1 (Maximum Floor Area of Dwellings) in order to permit the following:

1. A 640 sq. ft. one story addition to a southern front yard setback of 26.7 ft. where 30 ft. is required and a 7.8 western side yard setback where 15 ft. is required.
2. 3968 sq. ft. of proposed gross floor area where 2794 sq. ft. is the maximum permitted.

### **3. #3126 - MENTON LLC – 53 LAYTON AVENUE**

SCTM – 904-5-4-28

Applicant requests relief from Section 116-9A(3)(Accessory Buildings Shall Not Be Placed

Within a Front Yard) in order to permit the following:

1. A 416 sq. ft. swimming pool to a northern front yard setback of 35 ft.
2. Pool equipment to a western side yard setback of 13 ft. where 20 ft. is required.

**4. #3127 - HAMPTON VILLAGE LLC – 220 HAMPTON ROAD\***

**TO BE ADJOURNED PENDING REVISED NOTICE**

*SCTM – 904-7-5-41.4*

*Applicant requests relief from Section 116-5D (Table of Use Regulations for Business Districts and Section 116-5E (Table of Dimensional Regulations for Business Districts) in order to permit a special exception use as follows:*

1. *A 4676 sq. ft. two-story single-family dwelling with porches and attached garage where 4000 sq. ft. is the maximum sq. ft. allowed and a dwelling lot coverage of 4479 sq. ft. where a 2000 sq. ft. is the maximum permitted.*

**\*NOTE:** Application will be re-noticed for the February 24, 2022 Zoning Board of Appeals hearing to include an area variance of Section 116-5E (Accessory Structure Setback) to reflect a 15 ft. rear setback for a detached garage.

**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