



ZONING BOARD OF APPEALS

PUBLIC HEARING – Thursday, March 24, 2022 @ 6pm

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 by 12 Noon on March 24, 2022

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

Email: shvvideonow1@yahoo.com to receive a Webinar Invitation.

PENDING DECISIONS

PENDING CASES:

1. # 3117 - POST CROSSING, LLC

104 POST CROSSING

Lot Size: 21,109 sq. ft.

SCTM # 904-7-1-17

Zoning District: R-7.5

Applicant requests relief from Section 116-11.1 (Yard Regulations in Residence Districts) in order to permit the following:

1. Decrease the minimum southern side yard setback from 15 ft. required to 10 ft. for a 364 sq. ft. (14.1' x 26') Detached garage

2. # 3104 - TOWN & VILLAGE OF SOUTHAMPTON
51 POND LANE **Lot Size: 34,970 sq. ft.**
SCTM # 904-14-3-16 **Zoning District: R-20**
ADJOURNED PENDING ARB; SEQRA 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 36.9 ft.; 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 20 ft.

3. #3116 - OX HOUSE 1000, LLC
375 OX PASTURE ROAD **Lot Size: 81,203 sq. ft**
SCTM # 904-11-3-31 **Zoning District: R-120**

Applicant requests relief from Section 116-11.1C(1)(Minimum Distance From Street For Accessory Buildings) in order to:

1. Decrease the minimum northern front yard setback on Marylea Drive from 90 ft. required to 50 ft. ~~40-ft.~~ for a 5,712 sq. ft. (50' x 111') sunken tennis court

4. **# 3125 - MICHAEL & KATHLEEN ANDERSON**
41 VAN BRUNT STREET **Lot Size: 13,009 sq. ft.**
SCTM # 904-8-2-18 **Zoning District: R-7.5**

APPLICANT REQUESTS ADJOURNMENT TO MAY 26, 2022

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 Dwelling) in order to:

1. Decrease the minimum southern front yard setback on Van Brunt Street from 30 ft. required to 26.7 ft. (22.9 ft. to existing)
2. Decrease the minimum western side yard setback from 15 ft. required to 7.8 ft. (23.5 ft. to existing)
3. Increase the maximum gross floor area from 2,794 sq. ft. permitted to 3,968 sq. ft. (3,328 sq. ft. existing) for a 640 sq. ft. (16' x 40') one-story addition.

5. **# 3127 - HAMPTON VILLAGE, LLC**
220 HAMPTON ROAD **Lot Size: 31,324 sq. ft.**
SCTM # 904-7-5-41.4 **Zoning District: HRO**

APPLICANT REQUESTS ADJOURNMENT TO APRIL 12, 2022

Applicant requests Special Exception under Section 116-5D (Table of Use Regulations for Business Districts) and relief from Section 116-5E (Table of Dimensional Regulations for Business Districts) in order to:

1. Allow a Special Exception Use for a Single-Family Residence in the Hampton Road Office (HRO) Zone;
2. Increase the lot coverage for a 2-story building from 2,000 sq. ft. permitted to 4,479 sq. ft.; and
Increase the floor area for a 2-story building from 4,000 sq. ft. to 4,676 sq. ft. for a proposed 4,676 sq. ft. single-family home
3. Decrease the minimum southern rear yard setback from 20 ft. required to 15 ft. for a 516 sq. ft. pool house

NEW CASES:

**1. # 3132 - LEE KRUTER
370 GREAT PLAINS LANE
SCTM 904-12-2-4**

**Lot Size: 70,785 sq. ft.
Zoning District: R-120**

Applicant request relief from Section 116-11 (Side Yard Setback) in order to:

1. Decrease the west side yard setback from 30 ft. required to 13.5 ft for a proposed 17'5.5" x 28'10" pergola; and

Applicant request a wetlands (natural resource) special permit pursuant to 116-19.2 (Wetlands) in order to:

2. Allow regulated activity within wetland setbacks for:
 - a. A proposed sanitary system to be located set back 138 ft. from wetlands where 200 ft. is required. (95.5 ft. existing); and
 - b. A proposed 4,600 sq. ft. 2-story single family dwelling to be located set back 38.4 ft from wetlands where 150 ft is required (30 ft. existing); and
 - c. An existing swimming pool to remain set back 79.9 ft. from wetlands where 150 ft. is required; and
 - d. An existing pool terrace to remain set back 75 ft. from wetlands where 150 ft. is required; and
 - e. A proposed 17'5.5" x 28'10" pergola to be located set back 108.2 ft. from wetlands where 150 ft. is required; and
 - f. A proposed outdoor kitchen to be located set back 100 ft. from wetlands where 150 ft. is required; and
 - g. A proposed generator to be located set back 32 ft. from wetlands where 150 ft. is required; and
 - h. A proposed new driveway gate to be located set back 120 ft. from wetlands where 150 ft. is required (125 ft. existing)
 - i. A proposed new driveway to be located set back 77 ft. from wetlands where 125 ft. is required (77 ft. existing); and
 - j. A proposed drywell to be located set back 56.6 ft. from wetlands where 125 ft. is required.
 - k. A proposed geothermal well system to be located set back 100 ft. from wetlands where 125 ft. is required.

**2. # 3110 - NORTH MAIN LLC
54 NORTH MAIN STREET
SCTM: 904-5-5-8**

**Lot Size: 72,740 sq. ft.
Zoning District: R-20 & R-7.5**

Applicant requests relief from Section 116-11 (Lot Width), and Section 116-11 (Side Yards) for a two-lot subdivision in order to:

1. Decrease the south side yard setback from 23.02 ft. required to 18 ft. (18 ft. existing); and
2. Decrease the north side yard setback from 23.02 ft. required to 6.4 ft. (6.4 ft. existing); and
3. Decrease the total side yard setback from 57.54 ft. required to 24.4 ft. (24.4 ft. existing) for proposed lot #2; and
4. Decrease the minimum lot width at the street line from 40 ft. required to 0 (Zero) ft. proposed (143.85 ft. existing) for proposed lot #1

**3. # 3129 - GARY LIPPS & PAUL ZAJKOWSKI
148 PELLETREAU STREET
SCTM: 904-8-2-43.2**

**Lot Size: 23,326 sq. ft.
Zoning District: R7.5**

Applicant requests relief from Section 116-12E (Pyramid Law) and Section 116-11 (Side Yard) in order to:

1. Pierce the sky plane by an additional 188 cu. ft. (245 cu. ft. existing); and
2. Decrease the west side yard setback from 15.8 sq. ft. required to 9.1 sq. ft. (8.4 ft. existing) for an expansion of an existing dormer.

**4. # 3131 - SMITHTOWN PARTNERS
40 MEADOW LANE
SCTM: 904- 26-1-14**

**Lot Size 40,055 sq. ft.
Zoning District: R-120**

Applicant request 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 2,830 cu ft. (+32,825 cu. ft. existing) for:
 - a. An east dormer (+1,120 cu. ft.)
 - b. A west dormer (+1,120 cu. ft.)
 - c. 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 from 30 ft. above base flood elevation (BFE) [EL 46] permitted to 32.2 ft. above BFE [EL 48.2] for two (2) proposed dormers (east and west); and
3. Increase the maximum height for a narrow lot in a FEMA Special Flood Hazard Area from 30 ft. above base flood elevation (BFE) [EL 46] permitted to 37 ft. above BFE [EL 53] for a proposed 3.3 ft. southward expansion of an existing front gable. (37 ft. above BFE [EL 53] existing)

Application Deadlines:

File By:

April 8, 2022
April 22, 2022
May 13, 2022
May 27, 2022

Meeting Date:

May 10, 2022
May 26, 2022
June 14, 2022
June 28, 2022

