



ZONING BOARD OF APPEALS

PUBLIC HEARING – Thursday, May 26, 2022 @ 6pm

VIRTUAL HEARING

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 May 26, 2022

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

Email: shvvideonow1@yahoo.com to receive a Webinar Invitation by Noon, May 26th

PENDING DECISIONS

PENDING CASES:

1. #3133 - MICHAEL & ANNIE FALK
10 SQUABBLE LANE Lot Size: 155,699 sq. ft
SCTM 904-30-1-9 R-120
APPLICANT REQUESTS ADJOURNMENT TO JUNE 14, 2022
Applicant request a wetlands (natural resource) special permit pursuant to 116-19.2 (Wetlands) in order to:

 1. Allow regulated activity within the 125 ft. wetland setbacks for landscaping (common reed management).
2. #3134 - MICHAEL & ANNIE FALK
12 SQUABBLE LANE Lot Size: 111,975 sq. ft
SCTM 904-30-1-18.3 R-120
APPLICANT REQUESTS ADJOURNMENT TO JUNE 14, 2022
Applicant request a wetlands (natural resource) special permit pursuant to 116-19.2 (Wetlands) in order to:

 1. Allow regulated activity within the 125 ft. wetland setbacks for landscaping (common reed management).

**3. # 3130 - ESTATE OF JANET STEIN
2 MEADOW LANE
SCTM 904-27-1-5**

**Lot Size 125,959 sq. ft
R-120**

ADJOURNED TO JULY 12, 2022

Applicant request a variance from Ch 49 (Coastal Erosion Hazard Area) pursuant to §49-19 order to allow regulated activity south of the Coastal Erosion Hazard Line for:

1. A proposed 2½-story house south of the Coastal Erosion Hazard Line; and
2. A proposed deck south of the Coastal Erosion Hazard Line;

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

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

ADJOURNED TO JUNE 14, 2022

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 132 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.

5. # 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 36.9ft.; 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 20f

6. # 3131 - SMITHTOWN PARTNERS
40 MEADOW LANE **Lot Size 40,055 sq. ft.**
SCTM: 904- 26-1-14 **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)

NEW CASES:

1. #3136 - 1160 MEADOW LANE LLC

1160 MEADOW LANE

Lot Size: 276,155 sq. ft.

SCTM – 904-22-2-20

Zoning District: R-80

APPLICANT REQUESTS ADJOURNMENT TO JUNE 24, 2022

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

1. Decrease the required west side yard setback from 35 ft. to 26.8 ft. for a proposed 69 sq. ft. addition to an existing pool house.

2. #3137 - JOHN BENNETT AS APPLICANT

85 HILDRETH STREET

Lot Size: 8,277 sq. ft.

SCTM – 904-5-5-13

Zoning District: R-7.5

APPLICANT REQUESTS ADJOURNMENT TO JUNE 24, 2022

Applicant requests an interpretation pursuant to Section 116-26 (Interpretation) with regard to the following:

1. Building Inspector Determination dated April 12, 2022 which determined the filed plans for 85 Hildreth Street are conforming with Zoning Ordinance with respect to:
 - A. Homeowner is using the approved extension pursuant to ZBA Case # 3127 for additional living space
 - B. Village Code Section 116-14(M) that requires off-street parking spaces be a minimum of 10 ft. by 18 ft.
 - C. Village Code Section 116-15B (Courts and Spacing of Buildings) that requires an interior court be not less than 15 ft.
2. Building Permit #13303 issued April 16, 2021 for an exterior alteration with respect to Section 116-32B (Procedure for application; public hearings) regarding approval from the Board of Architectural Review and Historic Preservation.

3. #3138 - JAY FITZPATRICK AS APPLICANT

230 ELM STREET

Lot Size: 20,378 sq. ft.

SCTM – 904-8-1-1

Zoning District: VB

Applicant requests an interpretation pursuant to Section 116-26 (Interpretation) with regard to the following:

1. Certificate of Occupancy issued February 14, 2000 for subject property for use as a catering hall & kitchen.
2. Building Permit No. 13241 issued March 3, 2021 for interior alterations for a catering facility.

Application Deadlines:

File By:

Meeting Date:

May 13, 2022

June 14, 2022

May 27, 2022

June 28, 2022

June 10, 2022

July 12, 2022

SUBMISSIONS FOR CARRY OVER CASES MUST BE SUBMITTED BY NOON THE TUESDAY BEFORE A THURSDAY MEETING or THE THURSDAY BEFORE A TUESDAY MEETING

