



**ZONING BOARD OF APPEALS**  
**PUBLIC HEARING – THURSDAY, FEBRUARY 14, 2023**  
**@ 6pm**  
**HYBRID MEETING**

A hybrid public hearing will be held on Tuesday, February 14, 2023 at 6:00 pm at in the Municipal Board Room of Village Hall at 23 Main Street, Southampton, NY 11968 and via video-conferencing, by the ZONING BOARD OF APPEALS of the Incorporated Village of Southampton NY.

**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 to [BuildingInspector@southamptonvillage.org](mailto:BuildingInspector@southamptonvillage.org) by 12pm the day of the hearing

**To join the Zoning Board of Appeals meeting via Zoom,** please use the link to join the webinar: <https://us02web.zoom.us/j/88426704683>

You will be joining as an “attende” so you will be able to see and hear, but will not be on camera. If you wish to speak or address the board regarding a particular application you need to “raise your hand” and then your status will be changed to allow you to be on screen and heard.

**PENDING DECISIONS:**

**1. # 3132 - LEE KRUTER**

**370 GREAT PLAINS LANE**

**SCTM 904-12-2-4**

**R-120**

**Lot Size: 70,785 sq. ft.**

Applicant requests 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
1. Decrease the front yard (Great Plains Road) setback from 80 ft. required to a 61.5 ft. for a proposed 4,600 sq. ft. 2-story single family dwelling
  - a. Applicant requests a wetlands (natural resource) special permit pursuant to 116-19.2
  - b. (Wetlands) in order to:
2. Allow regulated activity within wetland setbacks for:
  - a. A proposed sanitary system to be located setback 128.1 ft. from wetlands where 200 ft. is required. (100.5 ft. existing); and
  - b. A proposed 4,600 sq. ft. 2-story single family dwelling to be located setback 55 ft. from wetlands where 150 ft. is required (34.8 ft. existing); and
  - c. A proposed 17’5.5” x 28’10” pergola to be located set back 114.9 ft. from wetlands where 150 ft. is required; and

- d. A proposed generator to be located set back 140 ft. from wetlands where 150 ft. is required; and
- e. A proposed new driveway gate to be located set back 135 ft. from wetlands where 150 ft. is required (140 ft. existing); and
- f. A proposed new driveway to be located set back 92 ft. from wetlands where 125 ft. is required (85 ft. existing); and
- g. A proposed drywell to be located set back 65.4 ft. from wetlands where 125 ft. is required; and
- h. A proposed geothermal well system to be located set back 102 ft. from wetlands where 125 ft. is required.

**PENDING CASES:**

- 1. # 3104 - TOWN & VILLAGE OF SOUTHAMPTON 51 POND LANE**  
**SCTM # 904-14-3-16 R-20 Lot Size: 34,970 sq. ft.**

**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 20ft

- 2. #3144 - STEPHEN HICKEY 1377 MEADOW LANE**  
**SCTM: 904-22-1-15 R-80 Lot Size: 72,216 sq. ft.**

**ADJOURNED TO MARCH 14, 2023**

Applicant requests wetlands (natural resource) permit pursuant to Ch. 116 Article IIIA 19.2C (Wetlands) in order to permit the following:

1. Replace an existing dock with a 4 ft. by 46 ft. catwalk and 4 ft. by 8 ft. stairway with a proposed fixed timber kayak dock within the wetland and regulated area (Shinnecock Bay)

**3. #3146 - 71 HILL STREET LLC**

**71 HILL STREET**

**SCTM: 904-6-1-8**

**VB**

**Lot Size: 74,008 sq. ft.**

Applicant proposes to demolish an existing building and erect two 2½-story buildings with 44 resort hotel suites, 4 workforce housing units, 2 market rate housing units, and a swimming pool with cabana. Existing office space in existing buildings is to remain.

Applicant requests a special permit pursuant to Section 116-61 (Special Permit Applications) in order to permit the following special exception uses:

1. §116 Attachment 4(F)(9): Accessory Private Swimming Pool (14' x 75.4')

Applicant requests variance relief from §116-11.3E(2) (Yards for principal buildings and accessory buildings in the VB District), in order to:

1. Increase the maximum front yard setback on Vahradian Way for the first story from 3 feet to 9 feet (8.7 ft. -10.4 ft. variable setback existing); and
2. Increase the maximum front yard setback on Hill Street for the first story from 3 feet to 197 feet (approx. 162 ft. setback existing); and
3. Applicant requests variance relief from §116-11.3E (3) (Yards for principal buildings and accessory buildings in the VB District) in order to:
4. Decrease the minimum required principal building frontage from 90% to 40.66% (39.57% existing); and
5. Applicant requests variance relief from §116-14H (3) (Driveway, curb, and sidewalk construction) in order to:
6. Increase the maximum number of curb cuts permitted on one parcel from two (2) to three (3) on Vahradian Way (two (2) existing); and
- a. Applicant requests variance relief from § 116-14K (1) & (2) (Off-street parking, truck loading space and curb cut construction in the VB district) in order to:
7. Not provide required shared alleyways for pedestrian and/or vehicular traffic to provide shared parking facilities between adjacent lots.

*Note: Special Exception Request Number 2 was withdrawn by the Applicant*

**ADJOURNED TO MARCH 14, 2023**

**4. #3153-SMITHTOWN PARTNERS**

**40 MEADOW LANE**

**SCTM: 904- 26-1-14**

**R-120**

**Lot Size 40,055 sq. ft.**

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 1,665 cu ft. (+32,825 cu. ft. existing) for:
  - a. A west dormer (+1,075 cu. ft.)
  - b. 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 by 5 ft. from 32 ft. above base flood elevation (BFE) [EL 48] permitted to 37 ft. above BFE [EL 53] for a proposed 3.3 ft. northward expansion of an existing front gable. (37 ft. above BFE [EL 53] existing)

**5. #3147 - ANDREW FLEISS**

**64 DOWN EAST LANE**

**SCTM: 904-12-1-2**

**R-120**

**Lot Size: 80,002 sq. ft.**

Applicant requests wetlands (natural resource) permit pursuant to Ch. 116 Article IIIA 19.2C (Wetlands) in order to permit the following:

1. Construct a proposed "kayak" dock with 4'x20' ramp up, 4'x45' fixed pier catwalk, 4'x16' kayak rack, 4'x20' ramp down and 4'x6' drop platform within the wetland and regulated area (Heady Creek); and
2. Landscaping and clearing pursuant to a proposed Wetland Buffer Planting Plan within the 125' regulated area for landscaping; and
3. An accessory structure (swing set) to be located within the 150' regulated area for accessory structures; and

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

4. Decrease the minimum required setback for an accessory structure from a side lot line from 35 feet to
  - a. 10 feet for a proposed dock, and
  - b. 6 feet for a proposed kayak rack; and

Applicant requests modification of condition of ZBA decision #2269 approved 12/21/2000 in order to allow the proposed wetland buffer planting, clearing, and accessory structure above.

**6. #3145 - STEPHEN SKOWRONEK**

**44 HILLCREST LANE**

**SCTM 904-4-1-24**

**R7.5**

**Lot Size: 10,923 sq.ft.**

Applicant requests relief from Section 116-9A(10)(a) (Placement of Accessory Buildings and Uses) in order to:

1. Locate a swimming pool within a front yard (Miller Road) of a through-lot for a proposed 16' x 45' pool.

**7. #3152 - LEONARD ZINNANTI REVOCABLE TRUST**

**125 BURNETT STREET**

**SCTM 904-19-1-7**

**R12.5**

**Lot Size: 6,045 sq.ft.**

Applicant requests relief from Section 116-11.1 (Yard regulations in certain residence districts) and 116-11.2 (Lot coverage in certain residence districts) in order to:

1. Decrease the minimum rear yard setback from 25 ft. required to 22.2 ft. [22.2 ft. existing] for 30 sq. ft. of a proposed 2nd story addition to a non-conforming 1½ story house; and
2. Increase the maximum lot coverage from 30% (1,813 sq. ft.) to 36% (2,177 sq. ft.) [35.6% (2,152 sq. ft.) existing] for a proposed 25 sq. ft. 2-story addition.

**Work Session:**

Discussion as it relates to February & March upcoming meeting dates.

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