



**Zoning Board of Appeals
Tuesday, January 16, 2018
Regular Meeting – 5:30 PM
AGENDA**

I. Flag Salute

5:30 PM Meeting called to order on January 16, 2018 at Municipal Building, 55 Main Street, Sag Harbor, NY.

Please take notice that this agenda is subject to change.

II. Minutes

1. Motion to approve the Minutes taken on December 19, 2017.

III. Old Business

1. Maritime Properties, LLC, 20 Bay Street, SCTM No. 302-2-2-24
Appeal challenging the validity of The Building Inspector Determination's dated August 24, 2017 regarding the interpretation of Village Code Section 300-9.8 as it applies to property situate at 20 Bay Street, Village of Sag Harbor, identified as SCTM No. 302-2-2-24 presently owned by Maritime Properties, LLC.

Motion Made By _____

Motion Seconded By _____

2. John and Manon Reuter, 58 Palmer Terrace, SCTM No. 903-6-1-46
Application of John & Manon Reuter for property located at 58 Palmer Terrace, Village of Sag Harbor SCTM 903-6-1-46, for variances under sections 300-9.1 & 4.3 of the Village Code for the construction of a detached garage as follows: (a) The detached garage requires relief since it is an accessory structure proposed in a front yard which is prohibited; (b) To allow the proposed front yard setback for the detached garage of 25 ft. where 35 ft. is required.

Motion Made By _____

Motion Seconded By _____

IV. New Business/Public Hearings

1. George Holley, 22 Rector Street, 302-2-2-29
Application of George Holley for property located at 22 Rector Street, Village of Sag Harbor SCTM NO.: 302-2-2-29 for the following variances pursuant to Village Code §300-4.3 Table of Dimensional Regulations: (a) The existing BUILDING COVERAGE of 33.68% exceeds the preexisting nonconforming amount of 33.39%; therefore, relief is required for the

difference of 0.39% of building coverage; (b) The existing TOTAL LOT COVERAGE of 50.49% exceeds the preexisting nonconforming amount of 41.83%; therefore, relief is required for the difference of 8.66% of total lot coverage.; (c) The SIDE YARD setback of the PORCH and slate on the easterly side is 7.4 ft. where 10 ft. is required; therefore, relief of 2.6 ft. is required; (d) The REAR YARD setback of the CELLAR ENTRY and slate is 11 ft. where 30 ft. is required; therefore, relief of 19 ft. is required; (e) The SIDE YARD setback of the circular PATIO is 7.1 ft. where 10 ft. is required; therefore, relief of 2.9 ft. is required; (f) The REAR YARD setback of the circular PATIO is 3.7 ft. where 10 ft. is required; therefore, relief of 6.3 ft. is required.; and (g) The PORCH protrudes into the SKY PLANE (pyramid) exposure line by a volume of 44.63 CU. FT. where zero is permitted; therefore, relief is required for the same.

Motion Made By _____

Motion Seconded By _____

2. Kyle Dupre, 31 Archibald Way, SCTM No. 903-5-2-11.23

Application of KYLE DUPRE for property located at 31 ARCHIBALD WAY, Village of Sag Harbor SCTM # 903-5-2-11.23 to construct a 165.8 SQ. FT. SECOND STORY ADDITION requiring the following relief pursuant to Village Code Section 300-9.3D: a sky plane variance in the amount of 542 CU. FT. along the proposed northern elevation of the addition. NOTE: The applicant has a wetland permit and building permit for a 165.8 sq. ft. one story addition and swimming pool.

Motion Made By _____

Motion Seconded By _____

3. 37 Prospect, LLC (Michael Brosnan), 37 Prospect Avenue, SCTM No. 302-2-5-18

Application of 37 PROSPECT, LLC (Michael Brosnan) for property located at 37 PROSPECT AVE., Village of Sag Harbor SCTM # 302-2-5-18 for construction of a 342 SQ. FT. ONE STORY ADDITION (attached garage w/ mudroom) at the above-referenced premises requiring the following relief: a rear yard setback variance pursuant to Village Code Section 300-4.2 of 15 feet to situate the addition 15 feet from the easterly property line where 30 ft. is required. Note: This property has only *front* and *rear* property lines.

Motion Made By _____

Motion Seconded By _____

4. 60 Grand Street Realty, LLC, 60 Grand Street / 61 Harrison Street (Merged), 302-5-5-5 & 11

Application of 60 GRAND STREET REALTY, LLC for property located at 60 GRAND ST. / 61 HARRISON ST. (MERGED), Village of Sag Harbor SCTM # 302-5-5-5 & 11 to construct a new RESIDENCE, ACCESSORY BUILDINGS AND SWIMMING POOL requiring the following relief pursuant to Village Code Sections 300-9.1 A. (4), 300-4.3& 300-9.3 D: (a) the proposed DETACHED GARAGE, is an ACCESSORY BUILDING in a FRONT YARD

(on Harrison St.) which is prohibited and requires an area variance; (b) the three (3) proposed CELLAR WINDOW WELLS on the west side of the residence require a side yard setback variance of 4 feet to be situated 6 feet from the side yard lot line where 10 feet is required; and (c) have a SIDE YARD SETBACK of 6 ft. whereby 10 ft. is required; and (c) the proposed residence protrudes through the SKY PLANE (pyramid) on both the east and west elevations for a total of 1,083 cu. ft.; therefore, relief must be sought for the same. NOTE: The four tenths rule applies and the existing residence is to be demolished.

Motion Made By _____
Motion Seconded By _____

V. Correspondence Requiring Action

1. Sag Harbor Cinema Arts Center, 90 Main Street, SCTM No. 903-2-2-35
The Village of Sag Harbor Planning Board intends to assume Lead Agency status in the matter of the Site Plan Review of the Sag Harbor Cinema Arts Center for SEQRA Review. Please advise the Planning Board if you wish to assume Lead Agency Status or do not wish to assume Lead Agency status.

Motion Made By _____
Motion Seconded By _____

VI. Decisions

1. William Egan, 59 Garden Street, SCTM No. 903-3-2-1
The Application of William Egan is for the construction of a swimming pool for a variance under Section 300-9.1(A) of the Village Code to allow the swimming pool in a front yard where such accessory structures are not permitted in front yards.

Motion Made By _____
Motion Seconded By _____

2. Peter Kahng, 20 Henry Street, SCTM No. 903-6-4-13
Application of Peter Kahng for property located at 20 Henry Street, Village of Sag Harbor, SCTM 903-6-4-13, for the construction of a swimming pool & cellar entrance for variances under Sections 300-4.3 & 300.2.2 of the Village Code as follows: (a) To allow the proposed front yard setback of 18.2 feet for the swimming pool on the easterly side where 35 ft. is required; (b) To allow the proposed rear yard setback of 7 ft. for the cellar egress where 30 ft. is required.

Motion Made By _____
Motion Seconded By _____

VII. Adjournment

Motion made by _____ Motion seconded by _____ Time noted _____