# **Zoning Board of Appeals**

Tuesday, May, 15, 2012

# Regular Meeting – 6:30 PM AGENDA

I.	Call to Order
II.	MINUTES APPROVAL
2.	Motion to approve minutes from the Regular Meeting on Tuesday, January 17, 2012
III.	DECISIONS
	Christopher Burnside, 4 Long Point Road SCTM: #903-4-1-37 proposes to locate an accessory structure to within 10 feet of the street line where a nimum of 35 feet are required. Sag Harbor Village Code Section #300-4.3.  Motion Made By  Motion Seconded By
wh poo	Brendan Skislock and Vincent Frezzo 23 Notre Dame Road SCTM: # 903-4-1-37 proposes to construct an in-ground swimming pool to within 27 feet of the front lot line ere a minimum of 35 feet are required, and; applicants propose to construct said swimming of to within 27 feet of the wetland boundary where a minimum of 75 feet are required. lage Code Section 300-4.3 and 300-15.5(B).  Motion Made By  Motion Seconded By
IV.	OLD BUSINESS

 Zoning Board of Appeals Application for John Leonard of Petroleum Ventures LLC SCTM # 302-6-8-13 144 Hampton Street

Application of John Leonard for an area variances in order to (1) demolish an existing 1,872 square foot building, (2) construct a new 1,842 square foot building to contain a convenience store as a customary accessory use to an existing gasoline filling station and automobile repair shop, (3) expand the existing 1,245 square foot automobile repair shop to 1,595 square foot to

provide a restroom and an office, (4) install a new sanitary system, upgrade 3 existing 6,000 gallon underground gasoline storage tanks, (5) install a new 12,000 gallon underground gasoline storage tank, (6) install 4 new gasoline dispenser island/fuel pumps with a canopy, lighting and fire suppression system, (7) install new storm water drainage collection and retention system, (8) install new curbing and limited access to and from Hampton Street, (9) construct new sidewalks, (10) together with associated site improvements for property situated at 144 Hampton Street, Sag Harbor, New York (SCTM# 302-6-8-13). The property contains 43,375 square feet and is located in the R-20 zone. The applicant seeks the following area variances: (a) from Section 300-11.20A(4) to construct the convenience store building 15.6 feet from Hampton Street where the Zoning code requires 50 feet, (b) from Section 300-11.20A(4) to construct fuel dispenser islands 23.2 feet from Hampton Street where 50 feet is required, (c) from Section 300-11.20A (4) to construct the convenience store building at a maximum height of 25.5 feet where 20 feet is the maximum height permitted by the Zoning Code, (d) from Section 300-11.20A (4) to construct the canopy above the fuel dispenser island at height of 20 feet where 15 feet is the maximum height permitted by the Zoning Code if said canopy is considered to be an accessory structure, (e) from Section 300-11.20A(4) to construct a retail display area of 1,000 square feet where the Zoning Code permits a maximum of 600 square feet, (f) from Section 300-11.20B(1) to provide 29% landscape coverage where the Zoning Code requires 35%, (g) from Section 300-11.20B(3) to provide a 5 foot to 15.6 foot landscaped buffer adjacent to residential properties where the Zoning Code requires 30 feet, (h) from Section 300-12.6B(1)(a) to construct an addition of 350 square feet to the automobile repair shop where the code authorizes only a 50% expansion of floor area for an non-conforming use where a prior approved variance and the proposed variance will result in an expansion of 83%, and (i) and such other variances as may be required by the Sag Harbor Village Zoning Code.

Motion Made By	
Motion Seconded By	

2. Hellman Properties, LLC 90 Madison Street SCTM # 903-3-3-63

Applicant proposes to legalize an existing protrusion above the sky plane in the amount of 191 cubic feet. Under Section #300-9.3 (D) of the Sag Harbor Village Code.

Motion Made By	
Motion Seconded By	

#### V. NEW BUSINESS

1. Austyn Toland Zund 238 Madison Street SCTM: # 903-6-3-35

Applicant proposes to construct an addition that protrudes above the sky plane 190.65 cu.ft on the west side of the existing residence. Sag Harbor Village Code Section: 300-9.3(D).

Motion Made By	
Motion Seconded By	

2. Richard Pantina 12 Notre Dame SCTM: # 903-1-2-12

Applicant proposes to locate swimming pool equipment to within 12.4 feet of the north lot line and air conditioning units to within 12 feet of the north lot line where a minimum of 15 feet are required in both cases. Under Sag Harbor Village Code section: # 300-4.3.
Motion Made By Motion Seconded By
3. Pia and Gregory Ferraris 67 Suffolk Street SCTM: #903-6-3-23
Applicant proposes to locate a 140 s.f. shed to within 5 feet of the south lot line where 15 feet are required. Sag Harbor Village Code Section: # 300-4.3
Motion Made By  Motion Seconded By
4. William Beeton 8 Dartmouth Road SCTM: # 903-1-1-17
Applicant proposes to construct an adddition on the North side of the residence to within 14.9 feet of the rear lot line where a minimum of 30 feet are required, and; to construct an addition on the South side of the residence to within 24.5 feet of the front lot line where a minimum of 35 feet are required.
Sag Harbor Village Code Section: # 300-4.3.
Motion Made By  Motion Seconded By
5. Peter Drakoulis 90 Hampton Street SCTM: #302-5-2-4
Applicant proposes to construct a pool house to within 5 feet of the South lot line where a minimum of 35 feet are required, and; to construct said pool house such that it protrudes above the sky plane 150 cubic feet, and; to locate a patio to within 6 feet of the West lot line where 15 feet are required, and; to increase total lot coverage from 20.2% to 27.4% where a maximum of 25% is permitted. Under Sag Harbor Village Code Sections: #300-9.3(D), 300-4.3.
Motion Made By Motion Seconded By

### VI. CLOSE MEETING