

VILLAGE OF SAG HARBOR ZONING BOARD OF APPEALS

AGENDA
April 20, 2010
6:30 PM

SECTION I – DECISIONS

1. Application of Allan Nathan for the approval of an area variance in order to construct a 12' by 20' storage shed on a lot with an existing 2-story single family dwelling. The subject property is situated at 18 Glover Street, Sag Harbor, New York (SCTM#0903-3-1-33.1). The construction of the proposed shed requires the following area variance: a variance from Section 55-4.3 to construct the shed within 3.5 feet of the side lot line where the zoning code requires a minimum setback of ten (10) feet.

MOTION MADE BY _____
MOTION SECONDED BY _____
APPROVED _____ DENIED _____ TABLED _____

SECTION II – CORRESPONDENCE REQUIRING ACTION

1. Petition for a two-year extension of the Special Exception Permit and Variances granted by the Village of Sag Harbor Zoning Board of Appeals on August 19, 2008 for the Sag Development Partners, LLC (former Bulova Watchcase Factory Development), premises located at 15 Church Street, identified as SCTM No. 903-3-4-14

MOTION MADE BY _____
MOTION SECONDED BY _____
APPROVED _____ DENIED _____ TABLED _____

SECTION III – OLD BUSINESS

1. Application of Gena Lovett and Charles Jones for the approval of an area variance in order to construct a new single family dwelling. The subject property is situated at 74 Hillside Drive East, Sag Harbor, New York (SCTM# 302-4-5-2.3). Said construction requires the following variance: (1) a variance from Section 55-9.3 D, the pyramid law, to construct the new residence where 2,456 cubic feet of the residence will protrude outside the sky plane.

MOTION MADE BY _____
MOTION SECONDED BY _____
APPROVED _____ DENIED _____ TABLED _____

2. Application of Matthew and Sarah Hastings for the approval of area variances in order to demolish an existing 1 ½ story single family dwelling and construct a new two-story single family dwelling. The subject property is situated at 19 Notre Dame Road, Sag Harbor, New York (SCTM#0903-1-2-19) and is located in the R-20 Zoning District. The construction of the proposed new dwelling requires the following area variances: (1) a variance from Section 55-4.3 to construct the dwelling within 23 feet of the front lot line where the zoning code requires a minimum setback of thirty five (35) feet, and (2) a variance from Section 55-4.3 to construct the dwelling within 15.5 feet of the rear lot line where the zoning code requires a minimum setback of thirty (30) feet, and (3) a variance from Section 55-15.5(A) to construct a wastewater disposal system twenty-four (24) feet from a wetland boundary where a one hundred (100) foot setback is required by the zoning code.

MOTION MADE BY _____

MOTION SECONDED BY _____

APPROVED _____ DENIED _____ TABLED _____

SECTION IV – NEW BUSINESS

1. Application of Robert Tortora to amend a determination of the Zoning Board of Appeals, dated January 15, 2008 which granted an approval of area variances in order to construct an addition to an existing one family dwelling, remove a portion of an existing cottage where the non-conforming use of said cottage as a dwelling unit would be discontinued and the remainder of the cottage would be converted to a customary accessory building for property situated at 48 John Street, Sag Harbor, New York (SCTM# 0903-4-2-8). The property contains 9,770 square feet and is located in the R-20 zone. The applicant seeks to amend the determination to authorize the construction of a pergola, pool heater and electrical panel in place of a shed. The following additional area variances are now requested: area variances from the provisions of Sections 55-4.3 and 55-10.3(a) of the Sag Harbor Village Zoning Code to locate (2) air conditioning condensing units to within zero feet of the west lot line where 10' is required, a total side yard setback variance which requires total yards of 21 feet, where the applicant proposes to reduce the total side yard from 17.1 feet, and to permit lot coverage of 30.18% where the code requires 25%.

MOTION MADE BY _____

MOTION SECONDED BY _____

APPROVED _____ DENIED _____ TABLED _____