

**ZONING BOARD OF APPEALS  
VILLAGE OF NORTH HAVEN**

**AGENDA**

**Tuesday, January 12, 2021**

Mark Poitras, Chairperson  
Scott Brooks  
Steve Hatfield  
Steve Cox

John Fitzpatrick  
Michael Daly, Alternate Member  
Scott Middleton, Village Attorney

1. Open Meeting/Welcome Members and Guests.
2. Correspondence
3. Decisions

**ZBA#: 406A Michael & Candice Dolce/Thomas S. Prendergast Development, Inc., Agent** – the property is located at 5 Goodwood Rd., North Haven, NY, SCTM#: 901/5-1-25. The applicant proposes a residence with two (2) 62' front yard setbacks. Section 163-17A requires a minimum front yard of 75' in an R-1 district. The subject premises is bounded by Goodwood Road, Fresh Pond Road, Neher & Prinz, and Wilson.

4. Applications

**ZBA#: 405A Jason & Caroline Craig/Stephen Kiely, Esq., Agent** – the property is located at 6 W Harbor Dr., North Haven, NY, SCTM#: 901/6-5-23. The applicant proposes a pool 40 feet from the front property line. Section 163-10(8)(a) prohibits pools from being in the front or any side yard of the premises. The subject premises is bounded by S Harbor Drive, W Harbor Drive, Conroy and Tice.

- (a) Chairperson Opens Public Hearing
- (b) Reading of Public Notice/Correspondence
- (c) Applicant's Petition
- (d) Public Comment
- (e) Disposition of Hearing

**ZBA#: 407A Beth Josephs Living Trust, Owner** – the property is located at 11 Cedar Haven Lane, North Haven, NY, SCTM#: 901/4-1-7.3. The applicant proposes a detached garage 51' from the front lot line. Section 163-18A of the Village Code requires an accessory structure to be a minimum of 90 feet from the street in an R-1 district. Section 163-31D of the Code prohibits an accessory structure from projecting nearer to the street on which the principal building fronts than such principal building. The subject premises is bounded by Cedar Haven Lane, Andrews Edwards, Kaplowitz, Marcus, Schieferstein Partners LP, and Hatfield.

- (a) Chairperson Opens Public Hearing
- (b) Reading of Public Notice/Correspondence
- (c) Applicant's Petition

- (d) Public Comment
- (e) Disposition of Hearing

**ZBA#: 52A 52 Actors Colony LLC & Wesley Frye, Owners/ Dennis E. Downes, Agent** – the property is located at 52 & 56 Actors Colony Road, North Haven, NY, SCTM#: 901/1-2-25&26. The applicant requests that the Board reopen the decision rendered January 7, 1976 for the use of the boathouse. The subject premises is bounded by Actors Colony Road, Shelter Island Sound, Saltzman/Monroe, Christmas, Robert D. Saar Revocable Trust, and Wald.

**ZBA: 408A 52 Actors Colony LLC & Wesley Frye, Owners/Dennis E. Downes, Agent** – the property is located at 52 & 56 Actors Colony Road, North Haven, NY, SCTM#: 901/1-2-25&26. The applicant proposes a three (3) lot subdivision and lot line modification with an existing primary building 9.4 feet from the side property line (proposed lot 1). Section 163-17B of the Code requires a principal building to have a minimum of 30 feet from any side property line in an R-1 district. The applicant proposes a three-lot subdivision and lot line modification with a street frontage of 112.88 feet. Section 163-15 of the Code requires a minimum street frontage of 175 feet in an R-1 district. The applicant proposes a three-lot subdivision and lot line modification with an average lot width of 162.34 feet (proposed lot 1) and 111.31 feet (proposed lot 4). Section 163-14 of the Code requires a minimum lot width of 175 feet in an R-1 district. The applicant proposes a three-lot subdivision and lot line modification with a 47,806 sq. ft. lot (proposed lot 1) and a 64,849 sq. ft. lot (proposed lot 3). Section 163-12 of the Code requires a minimum lot area in an R-1 district to be 80,000 sq. ft. The applicant proposes a three-lot subdivision and lot line modification with an accessory structure closer to the street than the principal building. Section 163-31D of the Code prohibits an accessory building from projecting nearer to the street on which the principal building fronts than such principal building. The applicant proposes a three-lot subdivision and lot line modification with an existing barn closer than 150 feet to the front and side property line. Section 163-10E(7)(a) of the Code prohibits a stable from being located within 150 feet of any street or any property line and that no manure shall be stored within 150 feet of any property line. The applicant proposes a three-lot subdivision and lot line modification with an existing dwelling that pierces the sky plane. Section 163-21D of the Code requires all buildings and structures to remain inside the sky plane of the lot. The applicant proposes a three-lot subdivision and lot line modification with a Gross Floor Area (GFA) totaling 6,555 sq. ft. on proposed lot 1. Section 163-13B allows for a maximum Gross Floor Area (GFA) of 6,199 sq. ft. on a 47,806 sq. ft. lot. The applicant proposes a three-lot subdivision and lot line modification with an existing accessory structure 8 feet from the side property line (proposed lot 3). Section 163-18B of the Code requires a minimum distance from side lot lines to be 30 feet in an R-1 district. The subject premises is bounded by Actors Colony Road, Shelter Island Sound, Saltzman/Monroe, Christmas, Robert D. Saar Revocable Trust, and Wald.

- (a) Chairperson Opens Public Hearing
- (b) Reading of Public Notice/Correspondence
- (c) Applicant's Petition
- (d) Public Comment
- (e) Disposition of Hearing

**ZBA: 409A 80 Grant Ave LLC, Owner** – the property is located at 20 Mashomuck Drive, North Haven, NY, SCTM#: 901/3-1-40. The applicant proposes a swimming pool 42.7' from the front property line. Section 163-10(8)(a) of the Code prohibits a swimming pool from being located in the front or any side yard of a premise. The applicant proposes an accessory building 50.5' and 30.7' from the front property lines. Section 163-18A of the Code requires a minimum distance of 70 feet from the street in an R-2 district. The applicant proposes a bathroom and kitchen in the proposed accessory structure. Section 163-31B of the Code prohibits living quarters in an accessory building. The applicant proposes an accessory pool house with a height of 19'. Section 163-31A prohibits an accessory building from

exceeding 15 feet in height. The subject premises is bounded by Mashomuck Drive, Shelther Island Ave., Bay View Drive, and Shanahan.

5. **OTHER MATTERS**

Next meeting of the Zoning Board of Appeals will be Tuesday, February 9, 2021.

6. Adjournment