

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

AGENDA

Tuesday, April 13, 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# 411A Francis Seow & Elaine Sam – the property is located at 16 N Harbor Drive, North Haven, NY, SCTM#: 901-6-5-11. The applicant proposes a primary building 50'7" from the front property line. Section 163-17A of the Code requires a 75' front yard in an R-1 district. The subject premises is bounded by N Harbor Drive, Cipolla, Stromberg, Habacker, and Wachtel.

4. Applications

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

5. **OTHER MATTERS**

Next meeting of the Zoning Board of Appeals will be Tuesday May 11, 2021.

6. Adjournment