

**VILLAGE OF SAGAPONACK
NOTICE OF PUBLIC HEARING BEFORE THE ZONING BOARD OF APPEALS**

PLEASE TAKE NOTICE, that on March 13, 2026 at 3:00 p.m. the Zoning Board of Appeals of the Village of Sagaponack, shall consider:

The application of Kenneth B Schwartz Revocable Trust to construct a single-family dwelling and accessory structures requiring the following area variances:

- 1) Four parking spaces located in the required front yard 12.3 feet from the front property line and 4.2 feet from south property line where code prohibits parking in the required front and side yards;
- 2) Driveway entry gate 9 feet from street where code requires entry gates on lots of less than 40,000 square feet to have a minimum 20-foot setback from the street;
- 3) Dwelling front yard setback of 53 feet where code requires front yard setback of 80 feet;
- 4) Dwelling side yard setback of 5.4 feet (south side yard) where code requires side yard setback of 30 feet;
- 5) Dwelling total side yard setback of 20.8 feet where code requires total side yard setback of 75 feet;
- 6) Dwelling pyramid encroachment of 133 cubic feet where code does not permit any pyramid encroachment;
- 7) Pyramid Encroachment (Accessory Structure) OF 162 cubic feet where code does not permit any pyramid encroachment;
- 8) accessory structure (sunken area way north side) front yard setback of 55.3 feet and side yard setback (north property line) of 15.4 feet where code requires accessory structure front yard setback of 90 feet and side yard setback of 30 feet;
- 9) Accessory structure (house patio) side yard setback (north property line) of 12.8 feet where code requires accessory structure side yard setback of 30 feet;
- 10) Accessory structure (pool house) side yard setback (south property line) of 5.4 feet where code requires accessory structure side yard setback of 30 feet;
- 11) accessory structure (hot tub) side yard setback (south property line) of 15.5 feet where code requires accessory structure side yard setback of 30 feet;
- 12) Accessory structure (pool equipment vault) side yard setback (north property line) of 5.8 feet where code requires accessory structure side yard setback of 30 feet;
- 13) Accessory structure (generator) side yard (south property line) and rear yard setbacks of 10.5 feet where code requires accessory structure side and rear yard setbacks of 30 feet.

The property lies in the R-120 Residence District and is located at 182 Town Line Road, Sagaponack, New York, SCTM 0908-010.00-04.00-037.001.

The hearing will be held both in person at Village Hall, 3175 Montauk Highway, Sagaponack, New York and via Zoom videoconferencing. Any person interested will be given the opportunity to be heard. Zoom login information is available from the Village Clerk.

Dated: February 20, 2026
Rosemarie Cary Winchell, CMC
Village Clerk
Village of Sagaponack