

## LEGAL NOTICE

SOUTHOLD TOWN ZONING BOARD OF APPEALS  
THURSDAY JANUARY 7, 2016  
PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to Section 267 of the Town Law and Town Code Chapter 280 (Zoning), Town of Southold, the following public hearings will be held by the SOUTHOLD TOWN ZONING BOARD OF APPEALS at the Town Hall, 53095 Main Road, P.O. Box 1179, Southold, New York 11971-0959, on **THURSDAY JANUARY 7, 2016.**

9:30 A.M. - OLD NORTH ROAD BARN, LLC (CLAUDIA PURITA) #6903 – (Adjourned from 12/3/2015PH) This is a request under Article XXVI Section 280-146D requesting an INTERPRETATION of Town Code, Article III, Section 280-13A(4), “Major Road”, appealing the Building Inspector’s amended October 13, 2015 Notice of Disapproval for additions and alterations to and the conversion of an existing storage building to include a wine production building at less than 100 feet from the road, located at: 5195 Old North Road Southold, NY. SCTM#1000-51-3-5

9:40 A.M. - OLD NORTH ROAD BARN, LLC (CLAUDIA PURITA) #6902 – (Adjourned from 12/3/15) Request for Variance under Article III Code Section 280-13A(4) and the Building Inspector’s August 10, 2015, amended October 19, 2015 Notice of Disapproval for a building permit for additions and alterations to and conversion of an existing storage building to include a wine production building, at; less than the code required minimum setback of 100 feet from a major road, located at: 5195 Old North Road Southold, NY. SCTM#1000-51-3-5

10:00 A.M. - FRANK J. and ELIZABETH G. KELLY #6898 – (Adjourned from 12/3/15) This is a request under Article XXVI Section 280-146D requesting Reversal of the building inspector’s Notice of Disapproval dated August 31, 2015 requiring site plan approval under Article XIII Section 280-51A(2), located at: 1900 Great Peconic Bay Boulevard (adj. to Brushes Creek) Laurel, NY. SCTM#1000-145-4-3

10:10 A.M. - DAVID A. ROSENBAUM #6904 - Request for Variance from Article III Section 280-14 and the Building Inspector's November 9, 2015 Notice of Disapproval based on an application for building permit for conversion of an attic to "as built" habitable space to an existing dwelling at: 1) more than the code required number of stories of two and a half, located at: 145 Brown Street (aka 726 Brown Street) Greenport, NY. SCTM#1000-48-3-26

10:30 A.M. - PATRICIA A. MISTRETTA #6905 - Applicant requests a Special Exception under Article III Section 280-13B(14). The Applicant is the owner requesting authorization to establish an Accessory Bed and Breakfast, accessory and incidental to the residential occupancy in this single-family dwelling, with two (2) bedrooms for lodging and serving of breakfast to the B&B casual, transient roomers. Location of Property: 26755 Main Road, Cutchogue, NY. SCTM#1000-109-2-14

10:50 A.M. - BARBARA RUBENSTEIN #6906 - Request for Variance from Article XXIII Section 280-124 and the Building Inspector's October 1, 2015 Notice of Disapproval based on an application for building permit to construct a garage addition to existing single family dwelling, at; 1) less than the minimum code required front yard setback of 35 feet, located at: 2735 Beebe Drive (corner Emory Road) Cutchogue, NY. SCTM#1000-103-4-37.2

11:10 A.M. - JOHN MAXWELL and BERKELEY BAYNE SOPER #6910 - Request for Variance from Article III Section 280-15 and the Building Inspector's December 1, 2015 Notice of Disapproval based on an application for building permit for accessory garage, at; 1) proposed in location other than the code required rear yard, located at: 274 Top of the World (aka Private Road No. 7) Fishers Island, NY. SCTM#1000-4-5-5.7

11:45 A.M. - L. D., A. R. SUTER #6908 - Request for Variance from Article XXIII Section 280-124 and the Building Inspector's November 23, 2015 Notice of Disapproval based on an application for building permit to legalize "as built" deck addition to existing single family dwelling, at; 1) more than the code maximum allowable lot coverage of 20%, located at: 545 Beachwood Road (adj. to Great Peconic Bay) Cutchogue, NY. SCTM#1000-116-4-22

12:00 P.M. - GEORGE and LISA WALLACE #6909 - Request for Variance from Article XXIII Section 280-124 and the Building Inspector's November 25, 2015 Notice of Disapproval based on an application for building permit to construct a hot tub and deck addition to existing single family dwelling, at; 1) less than the code required rear yard setback of 50 feet, located at: 430 Bailie Beach Road Mattituck, NY. SCTM#1000-99-3-4.14

The Board of Appeals will hear all persons or their representatives, desiring to be heard at each hearing, and/or desiring to submit written statements before the conclusion of each hearing. Each hearing will not start earlier than designated above. Files are available for review during regular business hours and prior to the day of the hearing. If you have questions, please contact our office at, (631) 765-1809, or by email: [Vicki.Toth@Town.Southold.ny.us](mailto:Vicki.Toth@Town.Southold.ny.us).

Dated: December 7, 2015

ZONING BOARD OF APPEALS

LESLIE KANES WEISMAN, CHAIRPERSON  
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