

## AGENDA

THURSDAY, FEBRUARY 4, 2016  
REGULAR MEETING  
8:30 A.M.

Place of Meeting: Southold Town Meeting Hall, 53095 Main Road, Southold

Call to Order by Chairperson Leslie Kanes Weisman. Pledge of Allegiance.

### I. EXECUTIVE SESSION:

A. Attorney/Client advice

### II. WORK SESSION:

- A. Requests from Board Members for future agenda items
- B. Follow up on in-house FEMA and land preservation training classes

### III. STATE ENVIRONMENTAL QUALITY REVIEWS:

New Applications: **RESOLUTION** declaring applications that are setback/dimensional/lot waiver/accessory apartment/bed and breakfast requests as Type II Actions and not subject to environmental review pursuant to State Environmental Quality Review (SEQR) 6 NYCRR, Part 617.5 (c) (3) , including the following:

**UHLEMANN FAMILY 2012 IRREVOCABLE TRUST #6916**  
**RICHARD and KATHLEEN O'TOOLE #6913**  
**STEPHEN and ARDA HARATUNIAN #6911**  
**ISLAND ESTATE GROUP, LLC #6918**  
**RUSSELL and SUSAN HEARN #6915**  
**RICHARD and LISA ISRAEL #6917**  
**DONNA WEXLER and RODNEY T. QUARTY #6920 & 6919**  
**LISA GILLOOLY #6922**

New Applications: **RESOLUTION** the SEQRA determination for the following application shall be determined and classified by the Planning Board as Lead Agency:

**9300 ROUTE 25, INC. (PAWLOWSKI) #6914**

IV. **PUBLIC HEARINGS:** All testimony shall be limited to zoning issues properly before the Board. Each speaker is requested to speak for five minutes, and to submit testimony in writing when possible.

**9:15 A.M. - 9300 ROUTE 25, INC. (PAWLOWSKI) #6914** - Request for Special Exception per Article III Code Section 280-13B(7), the applicant is requesting permission to construct an annual membership club, located at: 9300 Main Road (aka NYS Route 25) Mattituck, NY. SCTM#1000-122-7-9

**9:45 A.M. - UHLEMANN FAMILY 2012 IRREVOCABLE TRUST #6916** - This is a request for a Waiver of Merger under Article II, Section 280-10A, to unmerge land identified as SCTM #1000-106-11-12, based on the Building Inspector's December 5, 2015 Notice of Disapproval, which states a nonconforming lot shall merge with an adjacent conforming or nonconforming lot held in common ownership until the total lot size conforms to the current bulk schedule (minimum 40,000 square feet in this R-40 Residential Zone District) this lot is merged with lots 1000-106-11-13,14,& 16, located at: 350 South Drive, 1260 Bayview Avenue, 1310 Bayview Avenue, and 1400 Bayview Avenue Mattituck, NY. SCTM#'s1000-106-11-12,13,14,&16

**10:10 A.M. - RICHARD and KATHLEEN O'TOOLE #6913** - Request for Variance from Article III Section 280-15F and the Building Inspector's November 9, 2015 Notice of Disapproval based on an application for building permit for accessory in-ground swimming pool, at: 1) proposed in location other than the code required rear yard or front yard on waterfront property, located at: 700 Peconic Bay Boulevard (adj. to Great Peconic Bay) Laurel, NY. SCTM#1000-145-2-6

**10:30 A.M. - STEPHEN and ARDA HARATUNIAN #6911** - Request for Variance from Article XXII Section 280-116A (1) and the Building Inspector's November 5, 2015 Notice of Disapproval based on an application for building permit to demolish existing dwelling and construct a new single family dwelling, at: 1) less than the code required bluff setback of 100 feet, located at: 1205 Soundview Avenue Extension (adj. to Long Island Sound) Southold, NY. SCTM#1000-50-2-13

**10:50 A.M. - ISLAND ESTATE GROUP, LLC #6918** - Request for Variance from Article III Section 280-15 and the Building Inspector's September 18, 2015, amended December 8, 2015 Notice of Disapproval based on an application for building permit for construction of a new single family dwelling, an in-ground swimming pool, conversion of existing dwelling to pool house and legalize existing accessory garage, at: 1) proposed in-ground swimming pool location other than the code required rear yard, 2) existing proposed pool house and accessory garage location other than the code required rear yard, located at: 5375 Sound Avenue Mattituck, NY. SCTM#1000-121-1-3.4

**11:10 A.M. - RUSSELL and SUSAN HEARN #6915** - Request for Variances from Article XXIII Section 280-124 and the Building Inspector's December 7, 2015 Notice of Disapproval based on an application for

building permit to construct additions and alterations to existing single family dwelling, at; 1) less than the code required rear yard setback of 35 feet, 2) more than the maximum code allowable lot coverage of 20%, located at: 535 Meadow Lane Cutchogue, NY. SCTM#1000-116-2-20

**11:30 A.M. - RICHARD and LISA ISRAEL #6917** - Request for Variance from Article XXIII Section 280-124 and the Building Inspector's October 21, 2015, amended November 2, 2015 Notice of Disapproval based on an application for building permit to demolish existing dwelling and construct a new single family dwelling with elevated patio, at; 1) less than the minimum code required front yard setback of 35 feet, 2) accessory shed in location other than granted in prior ZBA#4815, located at: 685 Osprey Nest Loop Road (adj. to Gull Pond Inlet) Greenport, NY. SCTM#1000-35-6-27

**12:00 P.M. - FRANK J. and ELIZABETH G. KELLY #6898** – (Adjourned from 1/7/16) 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

**1:15 P.M. - DONNA WEXLER and RODNEY T. QUARTY #6920** - Request for Variance from Article III Section 280-13 and the Building Inspector's November 23, 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 maximum number of stories of two and a half, located at: 1775 Indian Neck Lane (adj. to Richmond Creek) Peconic, NY. SCTM#1000-86-5-9.1

**1:30 P.M. - DONNA WEXLER and RODNEY T. QUARTY #6919** - Applicant requests a Special Exception under Article III, Section 280-13B(13). The Applicant is the owner requesting authorization to establish an Accessory Apartment in an accessory structure, 2) accessory apartment exceeds code maximum allowed square feet of 750, located at: 1775 Indian Neck Lane (adj. to Richmond Creek) Peconic, NY. SCTM#1000-86-5-9.1

**2:00 P.M. - LISA GILLOOLY #6922** - Request for Variances, from Article XXIII Section 280-124, Article III Section 280-15C&F and Article XXII Section 280-105A and the Building Inspector's October 19, 2015 Notice of Disapproval, last amended January 5, 2016 based on an application for building permit to construct an accessory garage, "as built" deck addition and "as built" fence, at; 1) accessory Garage: proposed at more than the code maximum square footage allowed of 750 square feet, 2) Accessory garage proposed at less than the code required front yard setback of 40 feet from both streets, 3) "as built" deck at less than the code required rear setback of 50 feet, 4) "as built" fence at more than the code maximum allowed height in a front yard of 4 feet, located at: 450 harbor Road (corner King Street) (adj. to Orient Harbor) Orient, NY. SCTM#1000-27-4-7

(end of hearings, agenda continues below)

## V. **RESOLUTIONS**

- A. Reminder Confirmation: Special Meeting Date for February 18, 2016 at 5:00 PM.
- B. Resolution for next Regular Meeting with Public Hearings to be held March 3, 2016 at 8:30 AM.
- C. Resolution to approve Minutes from Special Meeting held January 21, 2016.