

## AGENDA

THURSDAY FEBRUARY 18, 2016  
SPECIAL MEETING  
5:00 P.M.

Place of Meeting: Southold Town Hall Annex, Capitol One Bank Building, First Floor Conference Room, 54375 Main Road at Youngs Avenue, Southold.

Call to Order by Chairperson Weisman.

### **I. STATE ENVIRONMENTAL QUALITY REVIEWS:**

A. New Applications: reviews (pending)

### **II. EXECUTIVE SESSION:**

A. Attorney/Client advice

### **III. WORK SESSION:**

A. Requests from Board Members for future Agenda items

### **IV. POSSIBLE BOARD RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:**

**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

**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

**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

#### **V. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:**

**POSSIBLE RESOLUTION TO RE-OPEN - ANTHONY and LISA SANNINO #6882** – To determine if an alternative to variance relief to a conforming lot area for a winery was achieved or not.

**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

**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

**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

**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

**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

**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

**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

**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

## **VI. RESOLUTIONS**

A. **Resolution**: to authorize advertising of hearings for Regular Meeting to be held March 3, 2016 which Regular Meeting will commence at 8:30 A.M., Town Meeting Hall, 53095 Main Road, Southold.

B. **Resolution**: to approve minutes from February 4, 2016 Regular Meeting.