

## LEGAL NOTICE

SOUTHOLD TOWN ZONING BOARD OF APPEALS  
THURSDAY MARCH 3, 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 MARCH 3, 2016.**

9:15 A.M. - ROBERT, JR. and NOREEN FISHER #6924 - Request for Variances from Article IV Section 280-18 and Article III Section 280-15F and the Building Inspector's December 9, 2015 Notice of Disapproval based on an application for building permit for demolition of existing single family dwelling and construction of a new single family dwelling, at: 1) less than the code required front yard setback of 50 feet, 2) existing accessory in-ground swimming pool at less than the code required front yard setback of 50 feet on a water front property, located at; 2530 Vanston Road (aka Old Cove Road) (adj. to Cutchogue Harbor) Cutchogue, NY. SCTM#1000-111-5-3

9:40 A.M. - ELIZABETH and GUS MANTIKAS #6928 - Request for Variances from Article XXIII Section 280-124 and the Building Inspector's December 18, 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 minimum code required front yard setback of 35 feet, 2) more than the code maximum allowed lot coverage of 20%, located at: 1090 Circle Drive (corner Aquaview Avenue) East Marion, NY. SCTM#1000-21-3-11

10:00 A.M. - NEIL STRONSKI and PATRICIA PEREZ #6929 - Request for Variances from Article XXII Section 280-116A and Article XXIII Section 280-124 and the Building Inspector's December 22, 2015, Amended January 14, 2016 Notice of Disapproval based on an application for building permit to legalize 'as built' additions/alterations and accessory structures and construct additions/alterations to the existing 'as built' accessory structures, at; 1) the proposed and 'as built' accessory construction is less than code

required setback of 100 feet from the top of the bluff, 2) 'as built' deck addition is less than the code required setback of 100 feet from the top of the bluff, 3) 'as built' deck addition located at less than the code required minimum side yard setback of 15 feet, located at: 7125 Nassau Point Road (adj. to Little Peconic Bay) Cutchogue, NY. SCTM#1000-111-15-11

10:15 A.M. - MARJORIE ADAMS #6930 - Request for Variances from Article III Section 280-15 and the Building Inspector's December 15, 2015 amended December 22, 2015 Notice of Disapproval based on an application for building permit to construct an accessory in-ground swimming pool and 'as built' accessory shed, at; 1) proposed in location other than the code required rear yard, located at: 2895 Eugene's Road Cutchogue, NY. SCTM#1000-97-3-20.1

10:30 A.M. - MARK COHEN #6932 - Request for a Variance from Article XXIII Section 280-124 and the Building Inspector's January 21, 2016 Notice of Disapproval based on an application for building permit to construct an addition attaching an existing accessory garage to existing single family dwelling, at; 1) less than the minimum code required side yard setback of 15 feet, located at: 820 Old Salt Road (adj. to James Creek) Mattituck, NY. SCTM#1000-144-5-15

10:45 A.M. - GEORGE and LISA HAASE #6923 - Applicant requests a Special Exception modification under Section 280-13B(14). The Applicant is the owner requesting authorization to expand an Accessory Bed and Breakfast, accessory and incidental to the residential occupancy in this single-family dwelling, add an additional (2) bedrooms for lodging and serving of breakfast to the B&B casual, transient roomers (Making the total five (5) bedrooms). Location of Property: 580 Skunk Lane Cutchogue, NY SCTM#1000-97-3-11.6

11:00 A.M. - LAZARUS ALEXANDROU #6927 - Request for Variance from Article XXII Code Section 280-116A(1) and the Building Inspector's January 25, 2016 Notice of Disapproval based on an application for building permit for accessory in-ground swimming pool, at; 1) less than the code required 100 foot setback from top of bluff, located at: 2700 Sound Drive (adj. to Long Island Sound), Greenport, NY. SCTM#1000-33-1-11

11:20 A.M. - MICHELLE ROUSSAN #6931 - Request for Variances from Article III Section 280-15 and Article XXIII Section 280-124 and the Building Inspector's January 20, 2016 Notice of Disapproval based on an application for building permit to construct an accessory garage, at; 1) proposed in location other than the code required rear yard, 2) lot coverage proposed at more than the code maximum allowed of 20%, located at: 865 Second Street, New Suffolk, NY. SCTM#1000-117-8-10

11:50 A.M. - CHARLES FOSTER REEVE #6926 - 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, located at: 626 Front Street Greenport, NY. SCTM#1000-48-1-2

1:15 A.M. - ELIGIO O. LOPEZ (CV) and 200 SKUNK LANE, LLC #6912 - Applicant requests a Special Exception under Article III, Section 280-13B(13). The Applicant is the Contract Vendee requesting authorization to establish an Accessory Apartment in an accessory structure, located at: 200 Skunk Lane Cutchogue, NY. SCTM#1000-97-3-6.1

1:40 P.M. - ANTHONY PAGOTO #6921 - Request for Variance from Article III Section 280-15 and the Building Inspector's November 19, 2015 Notice of Disapproval based on an application for building permit to construct an accessory garage, at; 1) proposed in location other than the code required rear yard, located at: 765 Bayberry Lane (corner bridge Lane) Cutchogue, NY. SCTM#1000-111-15-1.6

2:00 P.M. - ISIDORE MILLER #6925 - Request for Variance from Article III Section 280-15 and the Building Inspector's November 13, 2015 Notice of Disapproval based on an application for building permit to construct accessory in-ground swimming pool, at; 1) proposed in location other than the code required rear yard, located at: 1820 Kenney's Road Southold, NY. SCTM#1000-59-3-16.2

2:20 P.M. - ANTHONY and LISA SANNINO #6882 – (Re-opened by Board Resolution) Request for Variance under Article III Code Section 280-13A(4) and the Building Inspector's June 17, 2015, amended June 23, 2015 Notice of Disapproval for a building permit to construction of a winery/tasting room, at: 1) winery located on a parcel less than the code required minimum of at least 10 acres devoted to vineyard or other agricultural purposes, located at: 15975 County Route 48 (aka Middle Road) and 7495 Alvah's Lane Cutchogue, NY. SCTM#1000-101-1-14.6&14.4

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: February 8, 2016

ZONING BOARD OF APPEALS  
LESLIE KANES WEISMAN, CHAIRPERSON  
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