

AGENDA

THURSDAY, MARCH 3, 2016
REGULAR MEETING
8:00 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. Comprehensive plan, land use chapter

III. POSSIBLE BOARD RESOLUTION TO CLOSE THE FOLLOWING HEARING:

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

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTION :

RICHARD and KATHLEEN O'TOOLE #6913
STEPHEN and ARDA HARATUNIAN #6911

V. 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:

ROBERT, JR. and NOREEN FISHER #6924
ELIZABETH and GUS MANTIKAS #6928
NEIL STRONSKI and PATRICIA PEREZ #6929
MARJORIE ADAMS #6930
MARK COHEN #6932
GEORGE and LISA HAASE #6923
LAZARUS ALEXANDROU #6927
MICHELLE ROUSSAN #6931
CHARLES FOSTER REEVE #6926
ANTHONY PAGOTO #6921
ISIDORE MILLER #6925

VI. **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. - 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

(end of hearings, agenda continues below)

VII. **RESOLUTIONS**

- A. Reminder Confirmation: Special Meeting Date for March 17, 2016 at 5:00 PM.
- B. Resolution for next Regular Meeting with Public Hearings to be held April 7, 2016 at 8:30 AM.
- C. Resolution to approve Minutes from Special Meeting held February 18, 2016.