

AGENDA

THURSDAY APRIL 21, 2016
SPECIAL MEETING
6:00 P.M.

Place of Meeting: Southold Town Hall Annex, Capitol One Bank Building, Second Floor Board 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. Legal Advice

III. WORK SESSION:

- A. Southold Land Use Chapter presented by Heather Lanza
- B. Requests from Board Members for future agenda items

IV. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

LAZARUS ALEXANDROU #6927 – (Adj. from 4/7/16PH) 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

LISA GILLOOLY #6922 – (Adj. from 4/7/16PH) 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 March 4, 2016 based on an application for building permit to construct an accessory garage and “as built” fence, at; 1) Accessory garage proposed at less than the code required front yard setback of 40 feet from both streets, 2) Lot coverage at more than the code maximum allowed of 20%, 3) “as built” and proposed fences at more than the code maximum height allowed in a front yard of 4 feet on both streets, located at: 450 Harbor Road (corner King Street) (adj. to Orient Harbor) Orient, NY. SCTM#1000-27-4-7

V. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

BREEZY SHORES COMMUNITY, INC. (JASON SCHMIDT) - #6934 - Request for Variances from Article XXIII Code Section 280-123 and the Building Inspector’s February 3, 2016 Notice of Disapproval based on an application for building permit to construct additions and alterations to an existing seasonal cottage at; 1) a nonconforming building containing a nonconforming use shall not be enlarged, reconstructed, structurally altered or moved, unless such building is changed to a conforming use, located at: #8 Breezy Shores Community, Inc., 65490 Main Road (aka State Route 25) aka Sage Blvd. (adj. to Shelter Island Sound) Greenport, NY. SCTM#1000-53-5-12.6

SUSAN and DOUGLAS LOOZE #6940 - 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: 1100 Youngs Avenue (aka Railroad Avenue) Southold, NY. SCTM#1000-60-2-7.1

DANIEL F. HIGGINS #6933 - Request for Variance from Article XXIII Section 280-124 and the Building Inspector’s January 27, 2016 Notice of Disapproval based on an application for building permit to construct a deck addition to existing single family dwelling, at; 1) less than the code required rear yard setback of 35 feet, located at: 1745 East Gillette Drive (Cedar Lane not open) East Marion, NY. SCTM#1000-38-4-25

JOSEPH and CATHERINE MANNO #6938 - Request for Variances from Article III Section 280-15B&F and the Building Inspector’s February 12, 2016 Notice of Disapproval based on an application for building permit for accessory garage and accessory in-ground swimming pool, at; 1) proposed accessories in location other than the code required rear yard or front yard on waterfront property, 2) accessory garage at more than the maximum code allowable height of 22 feet, located at: 325 Wells Road (adj. to Richmond Creek) Peconic, NY. SCTM#1000-75-6-3.2

ROBERT NORTON #6943 - Request for Variance from Article XXIII Section 280-124 and the Building Inspector’s January 26, 2016 Notice of Disapproval based on an application for building permit for ‘as built’ deck addition to existing single family dwelling, at; 1) less than the code required rear yard setback of 35 feet, located at: 2120 Gillette Drive East Marion, NY. SCTM#1000-38-2-22

JONATHAN TIBBET #6937 - Request for Variances from Article III Section 280-15F and Article XXIII Section 280-124 and the Building Inspector's January 27, 2016 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, 2) more than the maximum code allowable lot coverage of 20%, located at: 185 Willow Point Road (adj. to dug canal) Southold, NY. SCTM#1000-56-5-25

KEITH and LYNETTE KANE #6942 - Request for Variances from Article XXIII Section 280-124 and Article III Section 280-15 and the Building Inspector's February 17, 2016 Notice of Disapproval based on an application for building permit to construct screened porch addition to existing single family dwelling, at; 1) less than the code required side yard setback of 15 feet, 2) following proposed construction existing accessory garage will be located in other than the code required rear yard, located at: 335 Village Lane Orient, NY. SCTM#1000-25-2-4.13

RALPH and JOAN VIVINETTO #6939 - Request for Variances from Article XXIII Section 280-124 and the Building Inspector's February 22, 2016 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 minimum side yard setback of 15 feet, 2) less than the code required combined side yard of 35 feet, located at: 2595 Wells Avenue (adj. to Jockey Creek) Southold, NY. SCTM#1000-70-4-17

FRANK J. and ELIZABETH G. KELLY #6898 – (Adjourned from 2/4/16PH) 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

RONALD and PATRICIA McGRATH #6935 - Request for Variances from 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 covered porch addition and legalize "as built" deck addition to existing single family dwelling, at; 1) less than the code required front yard setback of 35 feet, 2) more than the code maximum allowable lot coverage of 20%, located at: 1330 Sigsbee Road Laurel, NY. SCTM#1000-144-1-5.2

VI. RESOLUTIONS

A. **Resolution**: to authorize advertising of hearings for Regular Meeting to be held May 5, 2016 which Regular Meeting will commence at 8:30 A.M., Town Meeting Hall, 53095 Main Road, Southold.

B. **Resolution**: to approve minutes from April 7, 2016 Regular Meeting.

C. **Possible Resolution**: Request for adjournment on ZBA File #6946, (Kelly) per request from the agent in a letter dated April 15, 2016.