

## LEGAL NOTICE

SOUTHOLD TOWN ZONING BOARD OF APPEALS  
THURSDAY MAY 5, 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 MAY 5, 2016.**

**9:30 A.M. - NEIL STRONSKI and PATRICIA PEREZ #6929** – (Adj. from 3/3/2016 PH) 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

**9:45 A.M. - SOUTHOLD SUNSETS, LLC #6951** - Request for Variances from Article XXIII Section 280-124 and the Building Inspector's March 28, 2016 Notice of Disapproval based on an application for building permit to demolish existing single family dwelling and construct new single family dwelling, at; 1) less than the code required minimum front yard setback of 40 feet, 2) less than the code required minimum side yard setback of 15 feet, located at: 4200 Kenney's Road (adj. to Long Island Sound) Southold, NY. SCTM#1000-54-4-3

**10:00 A.M. - CHRISTOPHER P. WRIGHT #6948** - Request for Variance 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 additions and alterations (dormers) to an existing single family dwelling, at; 1) less

than the code required front yard setback of 35 feet, located at: 2775 Bray Avenue Laurel, NY. SCTM#1000-126-9-13.4

**10:15 A.M. - ROBERT and FLORENCE TAYLOR #6944** - Request for Variances from Article XXIII Section 280-124 and the Building Inspector's February 11, 2016 Notice of Disapproval based on an application for building permit to demolish existing dwelling with deck and construct new single family dwelling with deck additions, at; 1) less than the code required minimum side yard setback of 10 feet, 2) less than the code required combined side yard of 25 feet, located at: 1010 Dean Drive (adj. to Peconic Bay), Cutchogue, NY. SCTM#1000-116-5-11

**10:30 A.M. - JAMES O'HAGEN #6945** - 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 four (4) bedrooms for lodging and serving of breakfast to the B&B casual, transient roomers. Location of Property: 1125 Windward Road Orient, NY. SCTM#1000-14-2-30.1

**10:45 A.M. - MARY ANN FLEISCHMAN #6950** - 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. Located at: 560 Holden Avenue Cutchogue, NY. SCTM#1000-110-5-21.2

**11:00 A.M. - GERARD and TRISHA POOLE #6949** - Request for Variance from Article XXIII Section 280-124 and the Building Inspector's February 17, 2016 Notice of Disapproval based on an application for building permit to construct an addition to existing single family dwelling, at; 1) less than the code required front yard setback of 40 feet, located at: 3493 Ole Jule Lane Mattituck, NY. SCTM#1000-122-5-22.1

**11:15 A.M. - HARRY and IRENE PHILIPPOU #6947** - Request for Variance under Article IV Section 280-18 and the Building Inspector's March 2, 2016 Notice of Disapproval based on an application for building permit for a lot line change, at: less than the code required minimum lot size of 40,000 sq. ft., located at: 2300 & 2200 Rocky Point Road East Marion, NY. SCTM#'s1000-31-2-7&6.2

**1:15 P.M. - LAURIE BLOOM #6954** - This is a request under Article XXVI Section 280-146D requesting an INTERPRETATION of Town Code, Article XXIII, Section 280-121 (non-conforming uses) in relation to Transient rental properties, located at: 1690 Paradise Shore Road Southold, NY. SCTM#1000-80-1-18

**1:15 P.M. - LISA CRADIT #6953** - This is a request under Article XXVI Section 280-146D requesting an INTERPRETATION of Town Code, Article XXIII, Section 280-121 (non-conforming uses) in relation to Transient rental properties, located at: 560 Sound Road Greenport, NY. SCTM#1000-35-1-14

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: April 11, 2016

ZONING BOARD OF APPEALS  
LESLIE KANES WEISMAN, CHAIRPERSON  
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