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AGENDA

THURSDAY JULY 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:

New Applications: reviews (pending)

II. EXECUTIVE SESSION:

Legal Advice

III. WORK SESSION:

- a. Requests from Board Members for future agenda items
- b. Deadline for Draft Decisions per ZBA Policy Guidelines

IV. POSSIBLE RESOLUTION TO ADJOURN WITHOUT A DATE:

Open Adjournment of Southold Sunsets, LLC, #6951, pursuant to letter from Michael Kimack, dated July 6, 2016.

V. POSSIBLE RESOLUTION TO RE-OPEN THE FOLLOWING HEARINGS:

RAYMOND RAIMONDI #6957 – Request for Variances from Article III Section 280-15 and the Building Inspector’s February 23, 2016 Notice of Disapproval based on an application for building permit to demolish existing dwelling and construct new single family dwelling, at; 1) proposed construction places existing accessory garage in location other than the code required rear yard, 2) ‘as built’ accessory shed at less than the code required side yard setback of 20 feet; located at: 1150 Mason Drive (adj. to Haywaters Cove) Cutchogue, NY. SCTM#1000-104-7-6

VI. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

RUSSELL H. BATES #6964 - Request for Variances from Article XXIII Section 280-124 and Article III Section 280-15 and the Building Inspector’s April 18, 2016 Notice of Disapproval based on an application for building permit to construct an accessory storage shed , at; 1) more than the code permitted maximum lot coverage of 20%, 2) accessory storage shed proposed in other than the code required rear yard, located at: 15 Mill Road, (adj. Mattituck Creek) Mattituck, NY SCTM #1000-106-4-2

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

ROBERT AND BETH ELLIOTT #6967 - Request for Variance from Article XXII Section 280-116A (1) and the Building Inspector's March 17, 2016 Notice of Disapproval based on an application for building permit to construct an addition to an existing single family dwelling at; 1) proposed addition is less than the code required setback of 100 feet from the top of the bluff, 2) proposed addition exceeding 1,150 sq. ft. total building area as stated in condition no. 1 of the prior ZBA decision No. 5555, dated October 7, 2004, located at: 275 West Road, (adj. to Cutchogue Harbor) Cutchogue, NY SCTM # 1000-110-7-11.1

VII. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

RUSSELL H. BATES #6964 - Request for Variances from Article XXIII Section 280-124 and Article III Section 280-15 and the Building Inspector's April 18, 2016 Notice of Disapproval based on an application for building permit to construct an accessory storage shed , at; 1) more than the code permitted maximum lot coverage of 20%, 2) accessory storage shed proposed in other than the code required rear yard, located at: 15 Mill Road, (adj. Mattituck Creek) Mattituck, NY SCTM #1000-106-4-2

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

WICKHAM ROAD, LLC #6968 - Request for Variance from Article X, Section 280-45A & C (2) and the Building Inspector's March 22, 2016 Notice of Disapproval based on an application for building permit to maintain an apartment, 1) existing apartment without a principal use building, located at: 12800 Route 25, (NYS Route 25) Mattituck, NY SCTM # 1000-114-11-15

BILL LIVANOS #6965 - Request for Variances from Article III Section 280-15 and the Building Inspector's February 23, 2016 Amended March 24, 2016 Notice of Disapproval based on an application for building permit to demolish existing dwelling and construct a new single family dwelling and a new accessory in-ground swimming pool, at; 1) proposed accessory in-ground swimming pool in location other than the code required rear yard or front yard on waterfront property, 2) proposed dwelling results in existing accessory shed in location other than rear yard or front yard on water front properties, located at 1795 Central Drive (Summit Drive), Mattituck, NY SCTM # 1000-106-1-30.2

ROBERT AND CHRISTINE HEMPEL #6969 - Request for Variances from Article XII Section 280-116A(1) and Article XXIII Section 280-124, and the Building Inspector's May 11, 2016 Notice of Disapproval based on an application for a building permit to construct a new roof over an 'as-built' front porch and new screened enclosures over existing rear deck attached to an existing single family dwelling, at; 1) the proposed deck enclosure, 'as built' front porch with proposed roof is less than code required setback of 100 feet from the top of the bluff, 1) less than the code required minimum side yard setback of 10 feet, 2) less than the code required total side yard setback of 25 feet, located at 160 Lakeview Terrace, E. Marion SCTM #1000-31.-9-17

NEIL AND LORI KEARNS #6962 - Request for Variances from Article XXIII Section 280-124 and the Building Inspector's April 5, 2016 Notice of Disapproval based on an application for building permit for additions and alterations to an existing single family dwelling, at; 1) less than the code required minimum side yard setback of 20 feet, 2) less than the code required total side yard setback of 40 feet, located at: 18075 Soundview Avenue, (adj. to Long Island Sound) Southold, NY. SCTM#1000-51-1-8

GABRIEL AND KATHERINE ACRI #6966 - Request for Variance from Article XXIII Section 280-124 and the Building Inspector's April 27, 2016 Notice of Disapproval based on an application for building permit for additions and alterations to an existing single family dwelling, at; 1) less than the code required minimum side yard setback of 10 feet, located at: 205 Knapp Place, (aka 326 Knapp Place) Greenport, NY SCTM # 1000-34-2-18.1

ROBERT AND BETH ELLIOTT #6967 - Request for Variance from Article XXII Section 280-116A (1) and the Building Inspector's March 17, 2016 Notice of Disapproval based on an application for building permit to construct an addition to an existing single family dwelling at; 1) proposed addition is less than the code required setback of 100 feet from the top of the bluff, 2) proposed addition exceeding 1,150 sq. ft. total building area as stated in condition no. 1 of the prior ZBA decision No. 5555, dated October 7, 2004, located at: 275 West Road, (adj. to Cutchogue Harbor) Cutchogue, NY SCTM # 1000-110-7-11.1

ANTHONY AND LISA SANNINO #6882 – (Reopened on 5/5/2016 by unanimous 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

FRANK J. and ELIZABETH G. KELLY #6946 - This is a request under Section 280-146D for a Reversal of the restriction on the length of watercraft permitted at the marina as listed in the Pre-CO #38052 issued 1/14/2016, property located at: 1900 Great Peconic Bay Boulevard (adj. to Brushes Creek), Laurel, NY. SCTM#1000-145-4-3

VIII. RESOLUTIONS

A. **Resolution**: to authorize advertising of hearings for Regular Meeting to be held August 4, 2016 which Regular Meeting will commence at 8:30 A.M., Town Meeting Hall, 53095 Main Road, Southold.

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