

AGENDA
THURSDAY, SEPTEMBER 15, 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:

1. Requests from Board Members for future agenda items

IV. RESOLUTION TO RESCIND THE MOTION TO ADJOURN WITHOUT A DATE:

ALEXANDER KOFINAS, AS TRUSTEE #6893 – (Adj. from December 3, 2015) Request for Variance from Article XXIII Section 280-122 and the Building Inspector’s October 15, 2015 Notice of Disapproval based on an application for building permit to construction alterations to existing nonconforming accessory garage, at: proposed alteration creates new nonconformance, located at: 805 West Road (adj. to Peconic Bay) Cutchogue, NY. SCTM#1000-110-7-4 RESOLUTION TO RESCIND THE MOTION DATED DECEMBER 3, 2015 TO ADJOURN THE HEARING WITHOUT A DATE UNTIL ALL CONDITIONS OF PREVIOUS GRANT (ZBA #6774 DATED 9/4/14) ARE MET AND SUBJECT TO RECEIPT OF INFORMATION ON OTHER ACCESSORY GARAGES IN FRONT YARDS IN THE NEIGHBORHOOD

V. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

ALEXANDER KOFINAS, AS TRUSTEE #6893 – (Adj. from December 3, 2015). WHERE AS information on accessory garages in front yards in the subject neighborhood was received on December 7, 2015 and WHERE AS Certificates of Occupancy No: 38445, 38468, and 38446 were received on August 29, 2016 confirming compliance with all

conditions in ZBA # 6774 dated 9/4/14, NOW THEREFORE BE IT RESOLVED to close the hearing reserving decision to a later date.

VIRGINIA & MICHAEL BONTJE #6982 - Request for Variance(s) from Article XXIII, Section 280-124, and the Building Inspector's April 22, 2016, amended and renewed June 30, 2016 Notice of Disapproval based on an application for a building permit to demolish and construct a new single family dwelling, at; 1) proposed single family dwelling is less than the code required front yard setback of 35 feet; 2) proposed single family dwelling is less than the code required rear yard setback of 35 feet, located at: 805 Island View Drive, Greenport, NY. SCTM#1000-57-2-23

VI. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

RAYMOND RAIMONDI #6957 – (Re-opened per applicant) Request for Variance(s) 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

VINCENT ILLUZZI #6980 - Request for Variance(s) from Article XXII, Section 280-116A(1), and the Building Inspector's June 2, 2016 Notice of Disapproval based on an application for a building permit to legalize an 'as built' wood deck addition attached to an existing single family dwelling, at; 1) 'as built' wood deck addition is less than 100 feet from the top of the bluff, located at: 1615 Fleetwood Road, (Adj. to East Creek) Cutchogue, NY. SCTM#1000-137-4-35

10:00 A.M. - DEBRA CORITSIDIS #6984 - Request for Variance(s) from Article III, Section 280-13 and Article XXIII, Section 280-124, and the Building Inspector's May 18, 2016, amended May 23, 2016 Notice of Disapproval based on an application for a building permit to construct additions and alterations to an existing single family dwelling, and to legalize an "as built" accessory wood shed, at; 1) additions (observatory) to an existing single family dwelling proposes more than the code required maximum two and one-half (2-1/2) stories; 2) 'as built' accessory wood shed located at less than the code required minimum front yard setback of 55 feet; 3) 'as built' accessory wood shed located at less than the code required minimum side yard setback of 20 feet, located at: 265 Orchard Lane, (Adj. to Dryad's Basin) Southold, NY. SCTM#1000-89-2-5.1

JOSEPH AND MAUREEN COOGAN #6963 - Request for Variance from Article XXIII Section 280-124 and the Building Inspector's April 20, 2016 Notice of Disapproval based on an application for building permit for additions and

alterations to an existing single family dwelling, at; 1) more than the code permitted maximum lot coverage of 20%, located at: 1875 Calves Neck Road, (adj. to Jockey Creek) Southold, NY SCTM # 1000-70-4-48

RIVKA SCHOENFELD #6978 - Request for Variance(s) from Article XXII, Section 280-116A, and the Building Inspector's February 2, 2016, amended April 18, 2016 Notice of Disapproval based on an application for a building permit to relocate and make additions and alterations to an existing cottage, at; 1) existing cottage to be relocated less than the code required setback of 100 feet from the top of the bluff, located at: 4760 Blue Horizon Bluffs, (Adj. to Long Island Sound) Peconic, NY. SCTM#1000-74-1-35.56

ANTHONY AND SARAH NAPPA #6979 – Applicants request 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 five (5) bedrooms for lodging and serving of breakfast to the B&B casual, transient roomers. Located at: 425 Jacobs Lane, Southold, NY. SCTM#1000-88-1-1.5

TODD AND MARY HAMILTON #6981 - Request for Variance(s) from Article XXIII, Section 280-124, and the Building Inspector's March 20, 2016, amended July 8, 2016 Notice of Disapproval based on an application for a building permit to construct additions to an existing single family dwelling, at; 1) proposed front covered entry porch addition is less than the code required front yard setback of 40 feet, located at: 190 Great Pond Way, Southold, NY. SCTM#1000-59-9-10.2

RAFAEL AND FRANCOISE CRANDALL FERRER #6983 - Request for Variance(s) from Article XXIII, Section 280-124, and the Building Inspector's May 17, 2016 Notice of Disapproval based on an application for a building permit to construct additions to a single family dwelling, at; 1) proposed addition is less than the code required front yard setback of 35 feet; 2) proposed addition is less than the code required single side yard setback of 10 feet, located at: 230 Oyster Ponds Lane, Orient, NY. SCTM#1000-17-6-12

VII. RESOLUTIONS

A. **Resolution**: to authorize advertising of hearings for Regular Meeting to be held October 6, 2016, which Regular Meeting will commence at 8:30 A.M., Town Meeting Hall, 53095 Main Road, Southold.

B. **Resolution**: to approve minutes from September 1, 2016 Regular Meeting.