

## **AGENDA**

**THURSDAY, JANUARY 3, 2019**

Place of Meeting: Southold Town Meeting Hall, 53095 Main Road, Southold

### **ORGANIZATIONAL MEETING**

**8:30 A.M. to 9:00 A.M.**

- I. Review and re-adopt:
  - a. ZBA Procedural Guidelines
  - b. Code of Conduct
  - c. Guidelines to Open Meetings Law and Ethical Issues
- II. Review all current templates for writing draft decisions
- III. Review meeting dates for 2019

### **REGULAR MEETING**

**9:00 A.M.**

Call to Order by Chairperson Leslie Kanes Weisman. Pledge of Allegiance.

#### **I. EXECUTIVE SESSION:**

- A. Attorney advice

#### **II. WORK SESSION:**

- A. Requests from Board Members for future agenda items.

- B. Reminder: Training January 17, 2019 at 4:00 PM – FEMA, Michael Verity
- C. Appeal No. 4102 – Letter of December 13, 2018, Request to rescind/amend condition of approval.

### **III. STATE ENVIRONMENTAL QUALITY REVIEWS:**

#### **New Applications:**

**A. 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:

Frank and Paula Doka #7227  
Frank and Paula Doka #7229SE  
Kevin S. McLeod and Chun Y Cheung #7230  
Michael McCarrick Real Estate, Inc. #7231  
Goldsmith's Inlet, LLC #7232  
Ann Aguanno and Gerald Gleason #7233  
Henry Hintze, Lynn McMahon, and Marie Basile #7234  
Johnny S. Donadic and Steve Donadic #7235  
Marco Maida and Alexis Eileen Norris Maida #7222SE  
Alejandro Azcona and Daniel Devito #7197SE  
Harvest Inn – Darolyn And Christopher Augusta #7257SE  
Harvest Inn – Cristina Illa (Contract Vendee) #7258SE

### **IV. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:**

**DEBORAH OSTROSKY #7225** – (Adjourned from December 20, 2018) Request for a Variance from Article III, Section 280-13A and the Building Inspector's August 9, 2018, Notice of Disapproval based on an application for a building permit to make additions and alterations to an existing accessory building, at: 1) more than the code permitted one dwelling on each lot; the proposed construction constitutes a second dwelling unit in the accessory building; at: 1260 Koke Drive, Southold, NY. SCTM#1000-87-5-17.

### **V. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:**

**DEBORAH OSTROSKY #7225** – Request for a Variance from Article III, Section 280-13A and the Building Inspector's August 9, 2018, Notice of Disapproval based on an application for a building permit to make additions and alterations to an existing accessory building, at: 1) more than the code permitted one dwelling on each lot; the proposed construction constitutes a second dwelling unit in the accessory building; at: 1260 Koke Drive, Southold, NY. SCTM#1000-87-5-17.

**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.

**9:30 A.M. - FRANK AND PAULA DOKA #7227** - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's July 24, 2018, Notice of Disapproval based on an application for a building permit to legalize "as built" addition and alterations to an existing single family dwelling and legalize "as built" accessory apartment in an accessory garage; at; 1) less than the code required minimum rear yard setback of 50; at: 755 Lupton Point Road, (Adj. to Deep Hole Creek), Mattituck, NY. SCTM#1000-115-11-4.1.

**9:45 A.M. - FRANK AND PAULA DOKA #7229SE** - : Request for a Special Exception under Article III, Section 280-13B(13). The Applicants are the owners of subject property requesting authorization to legalize an "as built" Accessory Apartment in an existing accessory structure, at: 755 Lupton Point Road, (Adj. to Deep Hole Creek) Mattituck, NY. SCTM#1000-115-11-4.1.

**10:00 A.M. - KEVIN S. MCLEOD AND CHUN Y CHEUNG #7230** - Request for a Variance from Article XXII, Section 280-116A(1) and the Building Inspector's August 13, 2018, Notice of Disapproval based on an application for a building permit to make additions and alterations to an existing single family dwelling; at; 1) located less than the code required 100 feet from the top of the bluff; at: 605 Sound View Avenue, (Adj. to Long Island Sound), Mattituck, NY. SCTM#1000-94-1-4.

**10:15 A.M. - MICHAEL MCCARRICK REAL ESTATE, INC. #7231** - Request for a Variance from Article III, Section 280-15; and the Building Inspector's August 1, 2018, Notice of Disapproval based on an application for a building permit to construct an accessory garage; at; 1) located less than the code required minimum front yard setback of 35 feet; at: 415 Lakeside Drive, (Adj. to Pleasant Inlet), Southold, NY. SCTM#1000-90-3-13.

**10:30 A.M. - GOLDSMITH'S INLET, LLC #7232** - Request for a Variance from Article III, Section 280-15; and the Building Inspector's August 28, 2018, Notice of Disapproval based on an application for a building permit to build a deck addition to be attached to an existing single family dwelling; at; 1) existing accessory garage will be located in other than the code required rear yard; at: 2700 Mill Road, (Adj. to Goldsmith's Inlet), Peconic, NY. SCTM#1000-67-5-2.

**10:45 A.M. - ANN AGUANNO AND GERALD GLEASON #7233** - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's August 17, 2018, Notice of Disapproval based on an application for a building permit to construct an accessory shed; at; 1) located in other than the code required rear yard; 2) more than the code permitted maximum lot coverage of 20%; at: 2085 Bay Avenue, (Adj. to Marion Lake), East Marion, NY. SCTM#1000-31-17-3.

**11:00 A.M. HENRY HINTZE, LYNN MCMAHON, AND MARIE BASILE #7234** - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's July 12, 2018, Amended July 13, 2018, Notice of Disapproval based on an application for a building permit to make additions and alterations to an existing single family dwelling; at; 1) located less than the code required minimum side yard setback of 10 feet; 2) located less than the code required minimum combined side yard setback of 25 feet; 3) more than the code permitted maximum lot coverage of 20%; at: 590 Brooks Road, (Adj. to Pipes Neck Creek),

**Greenport, NY. SCTM#1000-53-1-15.**

**11:15 A.M. - JOHNNY S. DONADIC AND STEVE DONADIC #7235** - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's September 4, 2018, Notice of Disapproval based on an application for a building permit to reconstruct an accessory in-ground swimming pool; at; 1) more than the code permitted maximum lot coverage of 20%; at: 325 Willow Point Road, (Adj. Budd's Pond/Canal), Southold, NY. SCTM#1000-56-5-26.

**1:00 P.M. MARCO MAIDA AND ALEXIS EILEEN NORRIS MAIDA #7222SE** – Applicants request a Special Exception under Article III Section 280-13B(14). The Applicants are the owners requesting authorization to establish an Accessory Bed and Breakfast, accessory and incidental to the residential occupancy in this single-family dwelling, with one (1) bedroom for lodging and serving of breakfast to the B&B casual, transient roomers. Located at: 29745 Main Road, Cutchogue, NY. SCTM#1000-102-2-13.

**1:15 P.M. - ALEJANDRO AZCONA AND DANIEL DEVITO #7197SE** – Applicants request a Special Exception under Article III Section 280-13B(14). The Applicants are the owners 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. Located at: 565 South Harbor Road, Southold, NY. SCTM#1000-75-4-1.

**1:30 P.M. - HARVEST INN – DAROLYN AND CHRISTOPHER AUGUSTA #7257SE** Applicants request a Special Exception under Article III Section 280-13B(14). The Applicants are the owners 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 40300 Main Road, Peconic, NY. SCTM No. 1000-86-4-1.4.

**1:35 P. M.- HARVEST INN – CRISTINA ILLA (CONTRACT VENDEE) #7258SE** - Applicant requests a Special Exception under Article III Section 280-13B(14). The Applicants is the contract vendee 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 40300 Main Road, Peconic, NY. SCTM No. 1000-86-4-1.4.

**2:00 P.M. - WILLIAM A. PENNEY, III AND SUKRU ILGIN (CV) (SOUTHOLD GAS STATION) #6839** – (Adj. from 7/2/2015) Request for Special Exception under Article XI Section 280-48B(12) to construct a gasoline service station with a convenience store. Located at 45450 County Road 48 (aka North Road, corner Young's Avenue) Southold, NY. SCTM#1000-55-5-2.2.

**VII. RESOLUTIONS:**

- A. Resolution for next Regular Meeting with Public Hearings to be held February 7, 2019 at 8:30 AM.
- B. Resolution to approve Minutes from Special Meeting held December 20, 2018.