

## **AGENDA**

**THURSDAY, JANUARY 4, 2018**

**ORGANIZATIONAL MEETING**

**8:00 A.M.**

Place of Meeting: Southold Town Hall, Supervisor's Conference Room  
53095 Main Road, Southold

- 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 2018
- IV. Re-appointments/appointments to the ZBA
- V. Appoint Vice-Chairperson

## **REGULAR MEETING**

**9:00 AM**

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

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.

### **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:

Michael Harkin #7088  
Harry and Elizabeth Disimone #7121  
Kathryn Farrand #7122  
Abidin Kandic #7116  
David Hermer and Silvia Campo #7117  
Peter And Elaine Psyllos #7124  
860 Bayview Drive, LLC, #7125

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

- a) **SHAWN FITZGERALD/FITZGERALD S P REV. LIV. TRUST #7115** – Request for a Variance from Article XXII Section 280-105C and the Building Inspector’s July 27, 2017 Notice of Disapproval based on an application for building permit to construct an eight (8) foot deer fence, at; 1) more than the code required maximum four (4) feet in height when located in the front yard, located at: 495 Paddock Way, Mattituck, NY. SCTM#1000-107-4-2.10.
- b) **JON TOMLINSON AND HERB LEWIS #7111** – Request for a Variance under Article III, Section 280-15 and the Building Inspector’s August 14, 2017 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool; at: 1) located in other than the code required rear yard; located at: 4525 Breakwater Road, Mattituck, NY. SCTM#1000-99-2-17.
- c) **THEODORE MARTZ #6844** - Resolution to Grant a One-Year Extension on Variance Relief, 555 Broadwaters Road, Cutchogue, NY, SCTM 1000-104-12-6.3

**V. 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.

**9:45 A.M. - BERNADETTE STRACHAN, THE ESTATE OF STUART STRACHAN AND KENNETH STRACHAN, JR. #7078** - Request for a Variance under Article III, Section 280-14 and the Building Inspector’s March 24, 2017, amended November 20, 2017 Notice of Disapproval based on a proposed subdivision application to legalize two unrecognized non-conforming lots; at: 1) proposed residential lots having less than the required 200,000 sq. ft. in area; 2) proposed lot having less than the required minimum lot depth of 400 feet at: 310 Narrow River Road, (Adj. to Orient Harbor)

**Orient, NY. SCTM#1000-27-4-9.4 & 1000-27-4-9.5.**

**10:00 A.M. - HARRY AND ELIZABETH DISIMONE #7121** – Request for a Variance from Article III Section 280-13C(2)(b) and the Building Inspector’s August 21, 2017 Notice of Disapproval based on an application for building permit to convert an “as built” second dwelling unit in a pre-existing accessory garage into an accessory pool house with an “as built” second floor home office, at: 1) a home office in an accessory building is not permitted , located at: 1100 Youngs Road, Orient, NY. SCTM#1000-18-2-11.1.

**10:15 A.M. - KATHRYN FARRAND #7122** – Request for Variances from Article III, Section 280-15; Article IV Section 280-18; and the Building Inspector’s September 19, 2017, Amended October 10, 2017 Notice of Disapproval based on an application for a building permit to construct additions and alterations to an existing single family dwelling and to construct a new accessory garage, at; 1) single family dwelling, having two front yards, measures less than the code required minimum front yard setback of 50 feet, 2) accessory garage located in other than the code required rear yard; at: 4800 Nassau Point Road, Cutchogue, NY. SCTM # 1000-111-8-12.1.

**10:45 A.M. - ABIDIN KANDIC #7116** – Request for a Variance from Article XXIII Section 280-124 and the Building Inspector’s June 30, 2017 Notice of Disapproval based on an application for building permit to construct a garage addition to an “under construction” single family dwelling, at; 1) less than the code required minimum front yard setback of 40 feet, located at: 57130 Main Road, Southold NY. SCTM#1000-63-4-5.3.

**11:00 A.M. - DAVID HERMER AND SILVIA CAMPO #7117** – Request for a Variance from Article XXII Section 280-116 and the Building Inspector’s August 7, 2017 Notice of Disapproval based on an application for building permit to construct 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, located at: 3675 Nassau Point Road (Adj. to Little Peconic Bay), Cutchogue, NY. SCTM#1000-111-9-4.2.

**11:15 A.M. - PETER AND ELAINE PSYLLOS #7124** - Request for a Variance under Article XXII, Section 280-116 and the Building Inspector’s August 31, 2017 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool, at: 1) located less than the code required 100 feet from the top of the bluff; located at: 2886 Ruth Road Ext., (Adj. to the Long Island Sound) Mattituck, SCTM#1000-105-2-1.

**1:00 P.M. - 860 BAYVIEW DRIVE, LLC, #7125** - Request for Variances under Article III, Section 280-15 and the Building Inspector’s October 10, 2017, Amended October 27, 2017 Notice of Disapproval based on an application for a permit to construct an accessory outdoor kitchen and an accessory swimming pool; at: 1) Accessory outdoor kitchen located less than the code required minimum front yard setback of 40 feet, 2) Accessory swimming pool located in other than the code required rear yard; located at: 860 Bayview Drive, (Adj. to Spring Pond) East Marion, NY SCTM # 1000-37-5-10.1.

**VI. RESOLUTIONS**

- A. Reminder Confirmation: Special Meeting Date for January 18, 2018 at 5:00 PM
- B. Resolution for next Regular Meeting with Public Hearings to be held February 1, 2018 at 8:30 AM.
- C. Resolution to approve Minutes from Special Meeting held December 21, 2017.