

AGENDA

THURSDAY, JANUARY 5, 2017

REGULAR MEETING

8:30 A.M.

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.
- B. Request from Michael Kimack re: ZBA#6995 Sciotto

III. ORGANIZATIONAL MEETING

- A. Review meeting dates for 2017
- B. Re-appointments/appointments to the ZBA
- C. Discuss ZBA Documents
 - i. ZBA Procedural Guidelines
 - ii. Guidelines to Open Meetings Law and Ethical Issues
 - iii. Code of Conduct

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

DAVID HAZARD #6997 – (AMEND) Request for Variance(s) from Article III, Section 280-14 and the Building Inspector’s July 18, 2016, Notice of Disapproval based on an application for a two (2) lot subdivision, at; 1) less than the code required minimum lot

width of 175 feet, located at: 1465 Harbor Lane, (Adj. to Eugene's Creek) Cutchogue, NY. SCTM#1000-103-2-1.

DOUG GEROWSKI #6973 – (Adj. from December 15, 2016) Request for Variance(s) from Article XXIII, Section 280-124 and the Building Inspector's May 19, 2016, amended June 13, 2016 Notice of Disapproval based on an application for building permit to construct additions and alterations to an existing single family dwelling, at; 1) more than the code permitted maximum lot coverage of 20%, located at: 2570 Clearview Avenue, (adj. to Goose Creek) Southold, NY. SCTM# 1000-70-10-29.2

PHILIP WASILAUSKY #7001 - Request for Variance(s) from Article XXIII, Section 280-124 and the Building Inspector's July 18, 2016, Amended August 18, 2016 Notice of Disapproval based on an application for a building permit to construct additions and alterations to an existing single family dwelling, at; 1) proposed additions and alterations less than the code required front yard minimum setback of 35 feet, 2) proposed additions more than the code permitted maximum lot coverage of 20%: 105 Private Road (AKA 575 Goose Creek Lane), Southold, NY. SCTM#1000-77-3-25.

CROTEAUX VINEYARDS #7013 – (Request an Adjournment) Request for Variance(s) under Article III, Section 280-13A(4) and the Building Inspector's October 7, 2016, Amended November 2, 2016 Notice of Disapproval to legalize an "as built" winery and tasting room, at: 1) winery and tasting room facilities located on a parcel less than the code required minimum of at least 10 acres devoted to vineyard or other agricultural purposes, located at: 1450 South Harbor Road, Southold, NY. SCTM#1000-75-7-1.4.

V. STATE ENVIRONMENTAL QUALITY REVIEWS:

New Applications: 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:

Colin Cashel and Kristen Cashel #7016
R. Bradford Burnham Iii #7015 -
Richard and Scheherazade Madigan #7009
Elizabeth Branch #7010 -
Maria Zachariadis, A. Zachariadis and Z. Zachariadis #7012
Croteaux Vineyards #7013
Captain Red's Marine Sales, Inc. #7014
Allen Ovsianik #7017
Tony and Suzanne Oliva #7018

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. - COLIN CASHEL AND KRISTEN CASHEL #7016 - Request for Variance(s) under Article XXIII, Section 280-124 and the Building Inspector's October 6, 2016,

Notice of Disapproval based on an application for a building permit to alter an existing porch attached to a pre-existing single family dwelling, at: 1) the proposed alteration is less than the code required front yard minimum setback of 35 feet; 2) the proposed porch alteration is contrary to a prior appeal condition (# 6880, dated September 17, 2015) that porch remain as unconditioned space; located, at: 162 Lower Shingle Hill Road (AKA Fox Avenue), Fishers Island, NY. SCTM#1000-9-1-26.

9:45 A.M. - R. BRADFORD BURNHAM III #7015 - Request for a Variance under Article III, Section 280-13 and the Building Inspector's August 2, 2016, Notice of Disapproval based on an application for a building permit to construct a boathouse (storage building) on a vacant residential parcel, at: 1) the proposed boathouse (storage building) is not a permitted use; located, at: Penninsula Road (adj. to Darbie's Cove), Fisher's Island, NY. SCTM#1000-10-4-9.2 & 1000-10-4-9.3.

10:15 A.M. - RICHARD AND SCHEHERAZADE MADIGAN #7009 - Request for Variance(s) under Article III, Section 280-15 and the Building Inspector's September 22, 2016, Notice of Disapproval based on an application for a building permit to construct an accessory in-ground swimming pool and an accessory trellis, at: 1) the proposed in-ground swimming pool located in other than the code required rear yard; 2) the proposed trellis located in other than the code required rear yard, located, at: 856 Narrow River Road, Orient, NY. SCTM#1000-27-4-9.6.

10:30 A.M. - ELIZABETH BRANCH #7010 - Request for a Variance under Article III, Section 280-13C and the Building Inspector's September 19, 2016, Notice of Disapproval based on an application for a permit to demolish an existing accessory cottage and a building permit to construct a new accessory cottage with an expansion, at: 1) the proposed construction is not a permitted accessory use, at: 5160 Indian Neck Lane (Adj. to Hog Neck Bay, Little Peconic Bay), Peconic, NY. SCTM#1000-98-4-23.

10:45 A.M. - MARIA ZACHARIADIS, ANTHONY ZACHARIADIS AND ZACHARIAS ZACHARIADIS #7012 - Request for a Variance under Article III, Section 280-14 and the Building Inspector's September 21, 2016, Notice of Disapproval to permit a lot line change (merger), at: 1) the lot line change (merger) will result in a lot having less than the required 80,000 sq. ft. in area, at: 1775 Little Neck Road, Cutchogue, NY. SCTM#1000-103-5-1 and 1000-103-5-5.

11:00 A.M. - CROTEAUX VINEYARDS #7013 - Request for Variance(s) under Article III, Section 280-13A(4) and the Building Inspector's October 7, 2016, Amended November 2, 2016 Notice of Disapproval to legalize an "as built" winery and tasting room, at: 1) winery and tasting room facilities located on a parcel less than the code required minimum of at least 10 acres devoted to vineyard or other agricultural purposes, located at: 1450 South Harbor Road, Southold, NY. SCTM#1000-75-7-1.4.

11:15 A.M. - CAPTAIN RED'S MARINE SALES, INC. #7014 - Request for Variance(s) under Article XI, Section 280-49 and the Building Inspector's September 19, 2016, amended September 30, 2016, Notice of Disapproval based on an application for a building permit to construct a storage building and to propose boat storage and parking, at: 1) the proposed building is less than the code required front yard minimum setback of 100 feet; 2) the proposed building is less than the code required

side yard minimum setback of 25 feet; located, at: 9605 Route 25, Mattituck, NY. SCTM#1000-122-6-12.

1:00 P.M. - ALLEN OVSIANIK #7017 - Request for a Variance under Article III, Section 280-14 and the Building Inspector's November 21, 2016, Amended December 22, 2016, Notice of Disapproval based on an application to permit a lot line change to create two non-conforming lots, at: 1) lots proposed at less than the code required minimum lot size of 80,000 sq. ft.; located, at: 32930 Route 25 and 225 Eugene's Road, Cutchogue, NY. SCTM#1000-97-2-15 & 16.5.

1:30 P.M. - TONY AND SUZANNE OLIVA #7018 - Request for a Variance under Article XXIII, Section 280-124 and the Building Inspector's October 20, 2016, Notice of Disapproval based on an application for a building permit to construct additions and alterations to an existing single family dwelling, at: 1) proposed addition less than the code required minimum front yard setback of 35 feet; located, at: 500 Old Shipyard Lane, Southold, NY. SCTM#1000-64-2-46.

VII. RESOLUTIONS

- A. Reminder Confirmation: Special Meeting Date for January 19, 2017 at **5:00 PM**
- B. Resolution for next Regular Meeting with Public Hearings to be held February 2, 2017 at 8:30 AM.
- C. Resolution to approve Minutes from Special Meeting held December 15, 2016.