

AGENDA

THURSDAY, FEBRUARY 1, 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:

Peter Negri and Elizabeth Kaye Negri #7128
Theodore and Anna M. Boutzalis #7131
Rene Mendez and Leslie Henshaw #7132
Cacioppo Living Trust #7133
Steven Walsh #7129
Erol Baskurt #7130
Richard J. McBride #7126
Kevin Foote #7127

IV. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

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.

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.

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.

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.

V. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

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.

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.

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.

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.

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.

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. 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.

10:00 A.M. - PETER NEGRI AND ELIZABETH KAYE NEGRI #7128 – Request for a Variance from Article XXII, Section 280-116; and the Building Inspector’s 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 at; 1) less than the code required 100 feet from the top of the bluff, located at: 9775 Nassau Point Road (Adj. to Little Peconic Bay), Cutchogue, NY. SCTM#1000-119-1-6.1.

10:15 A.M. - THEODORE AND ANNA M. BOUTZALIS #7131 – Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector’s October 19, 2017, Notice of Disapproval based on an application for a building permit to construct additions and alterations to an existing single family dwelling, at; 1) less than the code required minimum front yard setback of 40 feet; located at: 670 Holden Avenue, Cutchogue, NY. SCTM#1000 110-5-20.

10:30 A.M. - RENE MENDEZ AND LESLIE HENSHAW #7132 – Request for Variances from Article III, Section 280-13C; Article XXII, Section 280-105C; and the Building Inspector’s October 12, 2017, Notice of Disapproval based on an application for a building permit to construct an accessory building and to legalize an “as built” six feet high deer fence in the front yard, at; 1) the proposed accessory structure (private residential fitness building with basement) is not a permitted use, 2) fence more than the code required maximum four (4) feet in height when located in the front yard; located at: 3945 Soundview Avenue, (Adj. to the Long Island Sound) Peconic, NY. SCTM#1000 68.-1-15.1.

11:00 A.M. - CACIOPPO LIVING TRUST #7133 – Request for Variances from Article III, Section 280-15; and the Building Inspector’s October 24, 2017, Notice of Disapproval based on an application for a building permit to demolish an existing single family dwelling and construct a new single family dwelling and construct an in-ground swimming pool, at; 1) existing frame barn located in other than the code required rear yard; 2) existing frame garage located in other than the code required rear yard; 3) existing frame chicken coop located in other than the code required rear yard; 4) proposed in-ground swimming pool located in other than the code required rear yard; located at: 4805 Alvah’s Lane, Cutchogue, NY. SCTM#1000 68.-101-2-22.1.

11:15 A.M. - STEVEN WALSH #7129 – Request for a Variance from Article XII, Section 280-53; and the Building Inspector’s October 26, 2017, amended November 21, 2017 Notice of Disapproval based on an application for a building permit to construct additions and alterations to an existing single family dwelling at; 1) less than the code required minimum side yard setback of 20 feet, located at: 7065 New Suffolk Road, New Suffolk, NY. SCTM#1000-117-5-30.

11:30 A.M. - EROL BASKURT #7130 – Request for Variances from Article XXIII, Section 280-124; and the Building Inspector’s October 23, 2017, Notice of Disapproval based on an application for a building permit to legalize “as built” additions and

alterations to an existing single family dwelling, at; 1) less than the code required minimum front yard setback of 35 feet; 2) less than the code required minimum side yard setback of 10 feet; located at: 3575 Mill Road, Peconic, NY. SCTM#1000-67-2-12.

1:00 P.M. – RICHARD J. MCBRIDE #7126 – Request for Variances from Article II Section 280-9A(1) and the Building Inspector’s September 29, 2017 Notice of Disapproval based on a permit to legalize lot recognition, at; 1) at less than the code required minimum lot size of 20,000 sq. ft., 2) at less than the code required minimum lot width of 300 feet; located at: 11750 Oregon Road, Cutchogue, NY. SCTM#1000-83-3-5.2.

1:15 P.M. - KEVIN FOOTE #7127 – Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector’s October 6, 2017 Notice of Disapproval based on an application for a building permit for additions and alterations to an existing single family dwelling, construction of an accessory garage, and construction of an accessory swimming pool; 1) additions and alterations to a single family dwelling located less than the code required minimum front yard setback of 35 feet, 2) proposed accessory garage located in other than the code required rear yard, 3) proposed accessory swimming pool located in other than the code required rear yard; located at: 780 Champlin Place, Greenport, NY. SCTM#1000-34.-3-36.1.

VII. RESOLUTIONS

- A. Reminder Confirmation: Special Meeting Date for February 15, 2018 at 5:00 PM
- B. Resolution for next Regular Meeting with Public Hearings to be held March 1, 2018 at 8:30 AM.
- C. Resolution to approve Minutes from Regular Meeting held January 18, 2018.