

## **AGENDA**

**THURSDAY, MARCH 2, 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.

### **III. 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:

**David Bofill #7028**

**John E. McDonald & Catherine McDonald #7036**

**John Murname #7027**

**David And Judith Miller #7031**

**Marialice Doyle #7033**

**Lejon Enterprises, Inc. #7034**

**Ian And Lynette Crowley. #7035**

**Town Of Southold Planning Board/Ackermann Agricultural Barn #7037**

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

**CAPTAIN RED'S MARINE SALES, INC. #7014** – (Adjourned from February 2, 2017) Request for Variance(s) under Article XI, Section 280-49; Article XVIII, Section 280-78(I); 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; 3) no off-street parking spaces shall be located in any residence district unless the use to which they are accessory is permitted in such district or upon approval of the Board of Appeals; located, at: 9605 Route 25, Mattituck, NY. SCTM#1000-122-6-12.

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

**WILLIAM GREMLER, JR. AND MICHAEL MURPHY #7025**- (Closed Hearing on February 2, 2017) Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-41-1-30, which has merged with SCTM No. 1000-41-1-24, based on the Building Inspector's September 29, 2016 Notice of Disapproval, which states that a non-conforming lot shall merge with an adjacent conforming or non-conforming lot held in common ownership with the first lot at any time after July 1, 1983 and that non-conforming lots shall merge until the total lot size conforms to the current bulk schedule requirements (minimum 40,000 sq. ft. in the R-40 Residential Zoning District); located, at: 980 Washington Avenue, Greenport, NY. SCTM Nos.1000-41-1-24 and 1000-41-1-30.

**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. - R. BRADFORD BURNHAM III #7015** – (Requested Adjournment to April 6, 2017)

**9:45 A.M. - ELIZABETH BRANCH #7010** - (Adjourned from January 5, 2017) 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: 1560 Indian Neck Lane (Adj. to Hog Neck Bay, Little Peconic Bay), Peconic, NY. SCTM#1000-98-4-23.

**10:00 A.M. - DAVID BOFILL #7028** - Request for Variances under Article III, Section 280-15; Article IV, Section 280-19; and the Building Inspector's November 16, 2016 Notice of Disapproval based on an application for a permit to legalize two "as built" accessory buildings and an "as built" accessory deck, at: 1) accessory structures located less than the code required minimum side yard setback of 10 feet, at: 5785 Vanston Street, (Adj. to Wunneweta Pond) Cutchogue, NY. SCTM#1000-118-1-1.4.

**10:10 A.M. - JOHN E. MCDONALD AND CATHERINE MCDONALD #7036** – Applicants request a Special Exception under Article III, Section 280-13B(13). The Applicants are owners of subject property requesting authorization to establish an Accessory Apartment in an accessory (garage) structure, at: 1235 Winneweta Road, Cutchogue, NY. SCTM#1000-104-12-12.2.

**10:30 A.M. - JOHN MURNAME #7027** - Request for Variances under Article XXIII, Section 280-124 and the Building Inspector's October 31, 2016 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling and a new accessory garage, at: 1) less than the code required minimum front yard setback of 35 feet, 2) less than the code required minimum rear yard setback of 35 feet, 3) accessory garage located in other than the code required rear yard, located at; 125 Bow Road, Southold, NY. SCTM#1000-87-2-33.

**10:40 A.M. - DAVID AND JUDITH MILLER #7031** - Request for a Variance under Article III, Section 280-15; and the Building Inspector's October 14, 2016 Notice of Disapproval based on an application for a permit to remove an existing swimming pool and to construct a new accessory in-ground swimming pool, at: 1) located in other than the code required rear yard, located at; 370 South View Drive, Orient, NY, SCTM#1000-13-1-9.1.

**10:50 A.M. - MARIALICE DOYLE #7033** - Request for a Variance under Article XXIII, Section 280-124; and the Building Inspector's October 24, 2016 Notice of Disapproval based on an application for a permit to construct an addition (three season's room) to a single family dwelling, at: 1) addition located at less than the code required minimum rear yard setback of 50 feet, located at; 3585 Great Peconic Bay Boulevard, Laurel, NY, SCTM#1000-128-3-12.5.

**11:15 A.M. - LEJON ENTERPRISES, INC. #7034** – (Contract Vendee) Request for a Variance under Article XXIII, Section 280-124; and the Building Inspector's November 28, 2016 Notice of Disapproval based on an application for a permit to construct a new single family dwelling, at: 1) proposed dwelling less than the code required minimum rear yard setback of 35 feet, located at; 6125 County Route 48, Mattituck, NY, SCTM#1000-139-3-49.

**1:00 P.M. - IAN AND LYNETTE CROWLEY. #7035** – Request for Variances under Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's December 7, 2016 Notice of Disapproval based on an application for permits to legalize an "as built" deck addition attached to an existing single family dwelling and an "as built" accessory pergola, at: 1) "as built" deck addition less than the code required minimum front yard setback of 50 feet, 2) "as built" accessory pergola located in other than the code required rear yard, located at; 1315 Hillcrest Drive, Orient, NY, SCTM#1000-13-2-8.10

**1:15 P.M. - TOWN OF SOUTHOLD PLANNING BOARD/ACKERMANN AGRICULTURAL BARN #7037** The Southold Town Planning Board has requested that the Southold Town Zoning Board of Appeals, pursuant to the Planning Board Memorandum dated December 2, 2016, provide an interpretation as to whether agricultural equipment storage for a vineyard management operation qualifies as a permitted agricultural storage use relative to a proposed building located on eight acres of lands on which

**development rights are owned by the Town, located at: 1350 Alvahs Lane, Cutchogue, NY. SCTM#1000-102-4-6.1.**

**VII. RESOLUTIONS**

- A. Reminder Confirmation: Special Meeting Date for March 16, 2017 at 5:00 PM
- B. Resolution for next Regular Meeting with Public Hearings to be held April 6, 2017 at 8:30 AM.
- C. Resolution to approve Minutes from Special Meeting held February 19, 2016.
- D. Resolution: #7015, R. BRADFORD BURNHAM III - Request for Adjournment from John Mealy, Architect, representative, in email dated February 27, 2017.