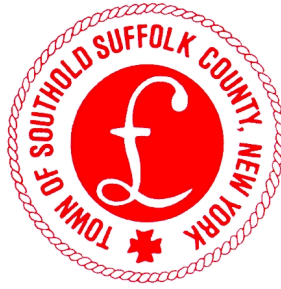


BOARD MEMBERS
Leslie Kanes Weisman, Chairperson
Patricia Acampora
Eric Dantes
Robert Lehnert, Jr.
Nicholas Planamento



Town Hall Annex
53095 Route 25, Main Road
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<http://southoldtownny.gov>

**ZONING BOARD OF APPEALS
TOWN OF SOUTHOLD**

**ZONING BOARD OF APPEALS
SPECIAL MEETING AGENDA
THURSDAY, MARCH 16, 2023**

4:00 PM

The meeting will be held in the Southold Town Hall Annex Conference Room located at 54375 Main Road, Southold, New York.

The public will have access to view and listen to the meeting as it is happening via ZOOM WEBINAR. However, this meeting is not a public hearing and no testimony will be solicited or received. Just Go to the Calendar Page of our Website, <http://www.southoldtownny.gov>, and Click the Link to “Join Meeting”.

Or if you choose to Join by Telephone, Dial: 1-646 558 8656 and then enter Webinar ID: 879 0675 8311; Passcode: 323199

I. EXECUTIVE SESSION: To begin at 4:00 PM

A. Attorney advice.

II. WORK SESSION: To begin at 5:00 PM

- A. Requests from Board Members for future agenda items.
- B. Letter from Pat Moore, Attorney re: #7727, Thomas Barnard, 4240 Paradise Pt. Rd., Southold
- C. Letter from Pat Moore, Attorney re: #7723, Chris Stratakis, 800 Sound Drive, Greenport
- D. Letter from Dr. DomMorreale, rep., re: #7715, Harbes Family Trust, 715 Hallock Lane, Mattituck

III. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

JOHN AND MARGARET SMYTH #7737 – Request for a Variance from Article XXIII, Section 280-13C(1); and the Building Inspector’s September 1, 2022 Notice of Disapproval based on an application to subdivide a lot into two parcels and maintain an existing barn, carport and “as-built” arbor; at; 1) customarily incidental accessory structures or uses are not permitted on the lot without a principal use; located at: 29330 NYS Route 25, Cutchogue, NY. SCTM No. 1000-102-6-23.1.

PEQUOT POINT, LLC #7763 – Request for Variances from Article III, Section 280-15; Article XXII, Section 280-116A(1); and the Building Inspector’s December 8, 2022 Notice of Disapproval based on an application to construct an accessory in-ground swimming pool, at; 1) located in other than the code required rear yard; 2) located less than the code required 100 feet from the top of the bluff; located at: East End Road/2875 Castle Road (Adj. to Block Island Sound), Fishers Island, NY. SCTM No. 1000-5-2-10.12.

PAUL TANCK #7741 – Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector’s November 10, 2022 Notice of Disapproval based on an application to demolish an existing in-ground swimming pool and to construct a new in-ground gunite swimming pool; at; 1) located in other than the code required rear yard; 2) more than the code permitted maximum lot coverage of 20%; located at: 16705 Main Road, East Marion, NY. SCTM No. 1000-23-1-14.6.

TIMOTHY QUINN/TG3 HOLDINGS, LLC #7743 – Request for a Variance from Article XXII, Section 280-116A(1) and the Building Inspector’s September 12, 2022 Notice of Disapproval based on an application to demolish and reconstruct an accessory in-ground swimming pool; at; 1) located less than the code required 100 feet from the top of the bluff; located at: 1 Mulford Court, Orient, NY. SCTM No. 1000-14-2-1.6.

RUBEN AND SHANNON SILVERMAN #7745 – Request for a Variance from Article III, Section 280-15) and the Building Inspector’s November 28, 2022 Notice of Disapproval based on an application to construct an accessory garage; at; 1) located in other than the code required rear yard; located at: 2500 Paradise Point Road, Southold, NY. SCTM No. 1000-81-3-13

LEONARD WILLIAMS #7746 – Request for Variances from Article III, Section 280-15 and the Building Inspector’s November 28, 2022 Notice of Disapproval based on an application to construct an accessory garage; 1) located less than the code required minimum rear yard setback of 15 feet; 2) located less than the code required minimum side yard setback of 15 feet; located at: 6925 Great Peconic Bay Blvd, Laurel, NY. SCTM No. 1000-126-10-16.

NEENA REDDY AND SAMUEL HOLT #7747 – Request for a Variance from Article III, Section 280-15) and the Building Inspector’s December 1, 2022 Notice of Disapproval based on an application to construct an in-ground swimming pool; at; 1) located in other than the code required rear yard; located at: 500 Sound Drive, Greenport, NY. SCTM No. 1000-33-4-33.

RICHARD KELLY #7748SE - Applicant requests a Special Exception under Article III, Section 280-13B(13). The Applicant is owner of subject property requesting authorization to establish an Accessory Apartment in an existing accessory structure; located at: 1265 Bay Avenue, Mattituck, NY. SCTM#1000-143-5-1.

RICHARD KELLY #7749 - Request for a Variance from Article III, Section 280-15 and the Building Inspector’s December 6, 2022 Notice of Disapproval based on an application to demolish (as per Town Code definition) and reconstruct an accessory building containing an accessory apartment; at; 1) located less than the code required minimum side yard setback of 5 feet; located at: 1265 Bay Avenue, Mattituck, NY. SCTM No. 1000-143-5-1.

JOSEPH M. AND JOANNE MASCIA #7750 – Request for Variances from Article XXIII, Section

280-124 and the Building Inspector's October 11, 2022 Notice of Disapproval based on an application to construct additions and alterations to an existing single family dwelling; at; 1) less than the code required minimum side yard setback of 10 feet; 2) less than the code required minimum combined side yard setback of 25 feet; located at: 1600 Deep Hole Road, (Adj. to Deep Hole Creek) Mattituck, NY. SCTM No. 1000-115-12-22.

KEVIN AND ANNA KENNEDY #7752 – Request for a Variance from Article IV, Section 280-18 and the Building Inspector's November 15, 2022 Notice of Disapproval based on an application to construct an accessory in ground swimming pool; at; 1) more than the code permitted maximum lot coverage of 20%; located at: 955 Pequash Avenue, Cutchogue, NY. SCTM No. 1000-103-7-22.

CHARLES SALICE, C/O NORTH FORK VENTURES, LTD #7738 – Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's September 9, 2022 Notice of Disapproval based on an application to construct additions and alterations to an existing single family dwelling and construct an accessory garage; at; 1) the dwelling is located less than the code required minimum side yard setback of 10 feet; 2) the accessory garage is located less than the code required minimum side yard setback of 5 feet; located at: 2315 Pine Tree Road, (Adj. to Little Creek) Cutchogue, NY. SCTM No. 1000-104-3-1.

IV. RESOLUTIONS

- a) **Resolution:** To authorize advertising of hearings for Regular Meeting to be held on Thursday, April 6, 2023 which Executive Session will commence at 9:00 A.M and Regular Meeting will commence at 10:00 A.M.
- b) **Resolution:** To approve minutes from the March 2, 2023 Regular Meeting.
- c) **Resolution:** To Grant a Second One Year Extension to Fishers Island Fire District from April 25, 2023 to expire April 25, 2024, located at Crescent Avenue, Fishers Island, SCTM No. 1000-9-2-4.1.