

**ZONING BOARD OF APEALS
SPECIAL MEETING AGENDA
THURSDAY, MARCH 18, 2021**

5:00 PM

This Special Meeting will be held virtually via the Zoom online platform. Pursuant to Executive Order 202.1 of New York Governor Andrew Cuomo in-person access by the public will not be permitted.

The public will have access to view and listen to the meeting as it is happening via Zoom. However, this meeting is not a public hearing and no testimony will be solicited or received.

Details about how to tune in to the meeting are on the Town's website agenda for this meeting which may be viewed at <http://www.southholdtownny.gov/agendacenter>. A link to this video conference meeting can also be found at <http://www.southholdtownny.gov/calendar>. Scroll and click on the date of meeting, and click on "*Link: **Join Meeting***".

If you do not have access to a computer or smartphone, there is an option to listen in via telephone: Dial (646) 558-8656. Meeting ID: 987 8018 5814, Password: 467926

Call to Order by Chairperson Weisman.

- I. **EXECUTIVE SESSION:** Begin at 4:30
 - A. Attorney advice.

II. WORK SESSION:

- A. Requests from Board Members for future agenda items.
- B. Request from Charles Cuddy, Esq. on behalf of his client, Southold Gas Station, #6839SE for a two year Extension to conform to conditions of Approval.

III. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

VINCENT BERTAULT #7467 - (Adjourned from March 4, 2021) Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's October 22, Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling, and construct an in ground swimming pool; at 1) proposed additions located less than the code required minimum front yard setback of 35 feet; 2) the accessory swimming pool is located in other than the code permitted rear yard; located at: 95 Navy Street, Orient, NY. SCTM No. 1000-26-1-12.2.

VINCENT BERTAULT #7468SE – (Adjourned from March 4, 2021) 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; at: 95 Navy Street, Orient, NY. SCTM#1000-26-1-12.2.

MICHAEL KREGER #7470 - (Adjourned from March 4, 2021) Request for a Variance from Article III, Section 280-13 and the Building Inspector's January 6, 2021 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling; at 1) more than the code permitted maximum two and one-half (2-1/2) stories; located at: 985 Bay Shore Road, (Adj. to Pipe's Creek) Greenport, NY. SCTM No. 1000-53-3-13.1.

SUFFOLK COUNTY ENERGY STORAGE II, LLC #7463SE – (Adjourned from March 4, 2021) Request for a Special Exception pursuant to Article XV, Section 280-62B(5), the applicant is requesting permission to construct and allow for public utility structures and uses; i.e., battery energy storage system facility; located at 69430 Main Road (NYS Route 25), Greenport, NY SCTM No. 1000-45-5-1.

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

JIM BRODSKY #7466 - Request for a Variance from Article III, Section 280-15 and the Building Inspector's December 2, 2020, Amended December 8, 2020 Notice of Disapproval based on an application for a permit to construct an accessory garage in conjunction with a new single family dwelling; at 1) located in other than the code permitted rear yard; located at: 1895 Pequash Avenue, Cutchogue, NY. SCTM No. 1000-103-7-15.

SAMUEL J. DIMEGLIO, JR. #7469 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's November 17, 2020, Notice of Disapproval based on an application for a permit to construct a front porch addition attached to an existing single

family dwelling; at 1) located less than the code required minimum front yard setback of 35 feet; 2) located less than the code required minimum combined side yard setback of 25 feet; located at: 2280 Deep Hole Drive, (Adj. to Deep Hole Creek) Mattituck, NY. SCTM No. 1000-123-4-6.

ROBERT AND DONNA DRUMMOND #7471 - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's December 16, 2020, Notice of Disapproval based on an application for a permit to legalize an "as built" deck addition with hot tub attached to a single family dwelling, and to legalize an "as built" accessory shed; at 1) "as built" deck is located less than the code required minimum side yard setback of 10 feet; 2)"as built" shed is located in other than the code permitted rear yard; located at: 675 Private Road #12, (Adj. to Corey Creek) Southold, NY. SCTM No. 1000-87-4-7.

COTTAGE ON THIRD, LLC #7472 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's January 13, 2021 Notice of Disapproval based on an application for a permit to construct a new accessory pool house/garage; at 1) more than the code permitted maximum lot coverage of 20%; located at: 850 Third Street, New Suffolk, NY. SCTM No. 1000-117-8-7.

DAVID ZAPPULLA #7473 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's December 23, 2020, Notice of Disapproval based on an application for a permit to demolish and reconstruct a new single-family dwelling; at 1) located less than the code required minimum front yard setback of 35 feet; 2) more than the code permitted maximum lot coverage of 20%; located at: 810 (aka 611) Linnet Street, Greenport, NY. SCTM No. 1000-48-3-13.

JAMES AND LAURIE CARNEY #7474 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's December 15, 2020 Notice of Disapproval based on an application for a permit to construct additions and alterations to existing single family dwelling; at 1) located less than the code required minimum front yard setback of 35 feet; 2) located less than the code required minimum rear yard setback of 35 feet; located at: No # Equestrian Avenue, Fishers Island, NY. SCTM No. 1000-9-6-3.

CHRISTOPHER AND MARIAN BRIGGS #7477 - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's January 25, 2021 Notice of Disapproval based on an application for a permit to legalize "as built" deck additions to an existing single family dwelling and to legalize an "as built" accessory shed; at 1) as built shed is located in other than the code permitted rear yard; 2) as built deck is located less than the code required minimum front yard setback of 40 feet; 3) as built deck is located less than the code required minimum rear yard setback of 60 feet; located at: 320 Oceanic Avenue, Fishers Island, NY. SCTM No. 1000-9-7-9.1.

V. RESOLUTIONS

- A. **Resolution:** To authorize advertising of hearings for Regular Meeting to be held on **Thursday, April 1, 2021** which Regular Meeting will commence at 9:00 A.M for Executive Session, and 10:00 AM for Regular Meeting.
- B. **Resolution:** To approve minutes from March 4, 2021 Regular Meeting.
- C. **Resolution:** - To Grant a One year Extension for Appeal No. 7137, dated March 15, 2018 – SV Greenport, LLC, Soundview, SCTM No. 1000-44-2-20.
- D. **Resolution:** - To Grant Two Year Extension of Appeal No. 6839SE, Southold Gas Station, to conform to conditions of Approval.