

**AGENDA
THURSDAY, MARCH 28, 2018**

**SPECIAL MEETING
5:00 P.M.**

Call to Order by Chairperson Weisman.

I. STATE ENVIRONMENTAL QUALITY REVIEWS:

New Applications: reviews (pending)

II. EXECUTIVE SESSION:

a) Legal Advice

III. WORK SESSION:

a) Requests from Board Members for future agenda items.

b) Discuss 2019 annual ZBA required training.

c) Discuss proposed Recreational Floating Zoning District (Town Board Public Hearing scheduled for April 9, 2019)

d) Update on Code Committee meeting

IV. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

RONALD COONS #7244 Request for Variances under Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's September 27, 2018, Notice of Disapproval based on an application for a permit to demolish an existing dwelling and construct a new single family dwelling, 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) an existing shed located in other than the code required rear yard; at: 5206 Great Peconic Bay Blvd., Laurel, NY. SCTM#1000-128-2-21.

JO ELLEN CORTAPASSO #7245 - Request for Variances under Article XXIII, Section 280-124 and the Building Inspector's August 10, 2018, Notice of Disapproval based on an application for a permit to construct 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 rear yard setback of 35 feet; at: 4830 Peconic Bay Boulevard, Laurel, NY. SCTM#1000-128-4-13.

ERICA LEV AND ZACHARY LEV #7249SE - Request for a Special Exception under Article III, Section 280-13B(13). The Applicants are the owners of subject property requesting authorization to create an Accessory Apartment in an existing accessory structure, at: 1425 Paradise Point, Southold, NY. SCTM#1000-81-2-4.

V. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

JO ELLEN CORTAPASSO #7245 - Request for Variances under Article XXIII, Section 280-124 and the Building Inspector's August 10, 2018, Notice of Disapproval based on an application for a permit to construct 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 rear yard setback of 35 feet; at: 4830 Peconic Bay Boulevard, Laurel, NY. SCTM#1000-128-4-13.

SARAH APGAR #7246 - Request for a Variance under Article IV, Section 280-15 and the Building Inspector's August 17, 2018, Notice of Disapproval based on an application for a permit to construct an in-ground swimming pool, at; 1) located in other than the code required rear yard; at: 1175 Haywaters Road, Cutchogue, NY. SCTM#1000-111-4-11.

DOUGLAS ROBALINO #7247 - Request for a Variance under Article XXIII, Section 280-124 and the Building Inspector's October 2, 2018, Notice of Disapproval based on an application to legalize "as built" demolition and proposed reconstruction of the existing single family dwelling, at; 1) less than the code required minimum front yard setback of 40 feet; at: 1695 Bay Avenue, (Adj. to Marion Lake) East Marion, NY. SCTM#1000-31-9-21.1.

ERICA LEV AND ZACHARY LEV #7249SE - Request for a Special Exception under Article III, Section 280-13B(13). The Applicants are the owners of subject property requesting authorization to create an Accessory Apartment in an existing accessory structure, at: 1425 Paradise Point, Southold, NY. SCTM#1000-81-2-4.

AMY O'BRIEN, TRUSTEE C/O FRANK A. UHLENDORF AND EDITH UHLENDORF TRUST #7250 - Request for a Variance under Article XXIII, Section 280-124 and the Building Inspector's October 29, 2018, Notice of Disapproval based on an application to legalize an existing deck addition to an under construction single family dwelling, at; 1) less than the code required minimum rear yard setback of 35 feet; at: 230 Landing Lane, Greenport, NY. SCTM#1000-43-4-8.

DOUGLAS AND LISA CARLEN #7251 - Request for a Variance under Article IV, Section 280-17A and the Building Inspector's September 26, 2018, Notice of Disapproval based on an application to legalize an "as built" accessory deck and construct a roof over, at; 1) accessory structure does not constitute a permitted principle use on a residential

parcel; at: 5550 New Suffolk Avenue, (Adj. to Deep Hole Creek) Mattituck, NY. SCTM#1000-115-10-5.

WALSH PARK BENEVOLENT CORPORATION (TOWN OF SOUTHOLD, OWNER) #7252 Request for Variances under Article XI, Section 280-48 (C)(3)(c) and (f); and the Building Inspector's August 21, 2018, Notice of Disapproval based on an application to alter a second floor of an existing building to include six (6) accessory apartment units; at: 1) proposed accessory apartments are more than the maximum of three (3) apartments allowed to be created or maintained in any single structure; 2) accessory apartments will exceed 40% of the livable floor area of the existing dwelling unit; at: 544 Hound Lane, (Fox Lane, Adj. to Long Island Sound) Fishers Island, NY. SCTM#1000-12-1-4.4.

ALEX FRIEDMAN #7253 - Request for a Variance under Article XXIII, Section 280-124 and the Building Inspector's October 29, 2018, 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 front yard setback of 40 feet; at: 350 MacDonalds Road, (Adj. to Brushes Creek) Laurel, NY. SCTM#1000-145.-4-14.1.

MMC REALTY 2 FAMILY LIMITED PARTNERSHIP #7221 – (Adjourned from December 6, 2018) Request for a Variance from Article III, Section 280-13A and the Building Inspector's June 12, 2018, Notice of Disapproval based on an application to legalize “as built” alterations to an accessory building, at; 1) more than the code permitted one dwelling on each lot; the proposed construction constitutes a second dwelling unit in the accessory building; at: 7625 Nassau Point Road, (Adj. to Little Peconic Bay) Cutchogue, NY. SCTM# 1000-118-4-4.

OLDE COLONIAL PLACE, LLC #7248 - Request for an interpretation pursuant to Article X, Section 280-46 of the Town Code, as to whether 20,000 square feet of property is required for each principal use (4) in accordance with the Building Inspector's October 5, 2018 Notice of Disapproval stating that the proposed use(s), as applied for, is not permitted in the Hamlet Business (HB) Zoning District; property located at: 615 Pike Street, Mattituck, SCTM# 1000-140-2-21.

VI. RESOLUTIONS

- A. **Resolution**: To authorize advertising of hearings for Regular Meeting to be held on April 11, 2019 which Regular Meeting will commence at 8:30 A.M., Town Meeting Hall, 53095 Main Road, Southold.
- B. **Resolution**: To approve minutes from March 14, 2019 Regular Meeting.