

## **AGENDA**

### **THURSDAY, APRIL 5, 2018** **REGULAR MEETING** **8:30 A.M.**

Place of Meeting: Southold Town Meeting Hall, 53095 Main Road, Southold  
Call to Order by Chairperson Leslie Kanés Weisman. Pledge of Allegiance.

#### **I. EXECUTIVE SESSION:**

A. Attorney advice

#### **II. WORK SESSION:**

- A. Requests from Board Members for future agenda items.
- B. Adding conditions on determinations granting relief for “As-Built” Structures.

#### **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:

53245 Main Road Corp. #7147  
Elsie Tietjen #7149  
Richard J. Flood #7150  
Timothy and Georgia Quinn #7151  
David Kilbride #7152  
Douglas and Diane Robalino #7153  
Ioannis Hirakis #7154

#### **IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:**

**LEJON ENTERPRISES, INC, L. HOFFNER, CONTRACT VENDEE #7145** – Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-139-3-49, which has merged with SCTM No. 1000-139-3-50, based on the Building Inspector’s November 28, 2017 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 6125 County Route 48, Mattituck, NY. SCTM Nos.1000-139-3-49 and 1000-139-3-50.

**V. 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.

**9:45 A.M. - 53245 MAIN ROAD CORP #7147** – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s November 22, 2017 Notice of Disapproval based on an application for a building permit to convert a pre-existing single family dwelling to a commercial retail store and to construct a freestanding sign; at; 1) proposed conversion will provide for two separate uses (pre-existing accessory cottage and a proposed retail store) upon a single parcel measuring less than the minimum allowed 20,000 sq. ft. in area per permitted use; located at: 53245 Main Road, Southold, NY. SCTM#1000-61-1-8.1.

**10:00 A.M. - IOANNIS HIRAKIS #7154** – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s November 13, 2017, Amended December 22, 2017 Notice of Disapproval based on an application for a building permit to construct additions and alterations to an existing single family dwelling; 1) located less than the code required minimum rear yard setback of 35 feet; located at: 2100 Cox Neck Road, Mattituck, NY. SCTM#1000-113-10-2.

**10:15 A.M. - ELSIE TIETJEN #7149** – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s December 4, 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 rear yard setback of 50 feet; located at: 7625 Skunk Lane, Cutchogue, NY. SCTM#1000-104-4-27.2.

**10:30 A.M. - RICHARD J. FLOOD #7150** – Request for Variances from Article XXIII, Section 280-124, and the Building Inspector’s December 27, 2017 Notice of Disapproval based on an application for a building permit to construct a single family dwelling; 1) located less than the code required minimum front yard setback of 40 feet;

2) located less than the code required minimum rear yard setback of 50 feet; located at: 605 Eastwood Drive, Cutchogue, NY. SCTM#1000-110-3-21.

**11:00 A.M. - TIMOTHY AND GEORGIA QUINN #7151** – Request for a Variance from Article XXIII, Section 280-116 and the Building Inspector’s December 5, 2017, Amended January 8, 2018 Notice of Disapproval based on an application for a 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: 63165 County Route 48, (Adj. to the Long Island Sound) Greenport, NY. SCTM#1000-40-1-14.

**11:15 A.M. - DAVID KILBRIDE #7152** – Request for a Variance from Article XXIII, Section 280-15 and the Building Inspector’s December 26, 2017 Notice of Disapproval based on an application for a building permit to demolish and reconstruct an existing accessory garage; at; 1) located less than the code required minimum front yard setback of 40 feet; located at: 860 East Road, (Adj. to Cutchogue Harbor) Cutchogue, NY. SCTM#1000-110-7-23.

**1:00 P.M. - DOUGLAS AND DIANE ROBALINO #7153** – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s November 13, 2017 Notice of Disapproval based on an application for a building permit to construct additions and alterations to an existing single family dwelling; 1) located less than the code required minimum front yard setback of 40 feet; located at: 1695 Bay Avenue (Adj. to Marion Lake) East Marion, NY. SCTM#1000-31-9-21.1.

**1:15 P.M. – STEPHANIE L. TEICHER #7138** – Request for Variances from Article XXII, Section 280-116 A(1); Article XXIII, Section 280-124; and the Building Inspector’s November 15, 2017, amended November 20, 2017 Notice of Disapproval based on an application for a building permit to legalize “as-built” additions to an existing single family dwelling; at; 1) located less than the code required 100 feet from the top of the bluff, 2) less than the code required minimum rear yard setback of 50 feet; located at: 6825 Nassau Point Road, (Adj. to Little Peconic Bay) Cutchogue, NY. SCTM#1000 111.-15-8.2.

## **VII. RESOLUTIONS:**

- A. Resolution: To reopen Public Scoping Hearing for the Draft Environmental Impact Statement of the Enclaves Hotel conducted on March 15, 2018 for the purpose of accepting written comments, and to re-close the public hearing.
- B. Resolution: for next Regular Meeting with Public Hearings to be held May 3, 2018 at 8:30 AM.
- C. Resolution: to approve Minutes from Special Meeting held March 15, 2018.