

AGENDA

THURSDAY, JUNE 7, 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. Requests by the Southold Town Planning Board for code interpretations regarding the density and minimum lot size bulk schedules for Residential Districts (Chapter 280, Attachment 1 and 3) and to determine whether a proposed affordable housing project consisting of multiple dwellings is a permitted use in the Hamlet Density Residential District (HD).

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:

Marilyn Daly, Est. of Robert Daly, Genevieve McGrath, Kevin McGrath #7134
Joseph P. Hoey, Jr. #7135
Christopher and Kristen Neimeth #7146
Neil T. McGoldrick and Amy McGoldrick #7148

Konstantine Drakopoulos and Katina Digenakis #7164
Susannah McDowell #7165
Chloem, LLC #7166
Tracy Weiss and Lee Kruter #7170
Evan and Lynn Lewis #7172
Southold Fire District #7179

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

STEPHANIE L. TEICHER #7138 – (Adjourned from April 5, 2018) 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.

1505 BIRDSEYE ROAD, LLC, 7140 – Request for Variances from Article IV, Section 280-18; Article XXII, Section 280-105; Article XXII, Section 280-116; and the Building Inspector’s November 17 2017, Amended November 22, 2017 Notice of Disapproval based on an application for a building permit to construct a new single family dwelling and to erect deer fence at a height of 8 feet at; 1) proposed single family dwelling located less than the code required minimum front yard setback of 50 feet; 2) proposed dwelling located less than the code required 100 feet from the top of the bluff; 3) proposed deer fence more than the code required maximum four (4) feet in height when located in the front yard, located at: 1505 Birdseye Road, (Adj. to the Long Island Sound) Orient, NY. SCTM#1000 17-1-4.

LEFKARA HOLDINGS LLC #7158 - Request for Variances from Article XXII, Section 280-116A, Article XXIII, Section 280-124, and the Building Inspector’s January 16, 2018, Amended February 5, 2018 Notice of Disapproval based on an application for a building permit to construct additions and alterations to an existing single family dwelling and to construct new accessory structures; 1) less than the code required 100 feet from the top of the bluff; 2) more than the code permitted maximum lot coverage of 20%; located at: 1070 The Strand, (Adj. to the Long Island Sound) East Marion, NY. SCTM#1000-30-2-77.

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.

9:30 A.M. - MARILYN DALY, ESTATE OF ROBERT M. DALY, GENEVIEVE MCGRATH AND KEVIN B. MCGRATH #7134 – Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-66-1-13 which has merged with SCTM Nos. 1000-66-1-12 and 1000-66-1-14, based on the Building Inspector’s November 6, 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 50 Thomas Street, Southold, NY. SCTM Nos.1000-66-1-12, 1000-66-1-13 & 1000-66-1-14.

9:45 A.M. - JOSEPH P. HOEY, JR. #7135 – Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-66-1-18 which has merged with SCTM Nos. 1000-66-1-15, 1000-66-1-17 and 1000-66-1-19, based on the Building Inspector’s November 6, 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 125 Daly Lane, Southold, NY. SCTM Nos.1000-66-1-15, 1000-66-1-17, 1000-66-1-18 & 1000-66-1-19.

10:00 A.M. - CHRISTOPHER AND KRISTEN NEIMETH #7146 – 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 construct additions and alterations to an existing single family dwelling; at; 1) less than the code required minimum front yard setback of 35 feet; located at: 1700 Gin Lane (A.K.A. 1230 Waters Edge Way), Southold, NY. SCTM#1000-88-3-19.

10:15 A.M. - NEIL T. MCGOLDRICK AND AMY MCGOLDRICK #7148 – Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124, and the Building Inspector’s December 1, 2017, Amended February 7, 2018 Notice of Disapproval based on an application for a building permit to construct an addition to a nonconforming accessory garage, and to legalize an “as-built” deck addition and an “as-built” accessory arbor; 1) proposed accessory garage addition located in other than the code required rear yard; 2) “as-built” deck addition is located less than the code required minimum front yard setback of 60 feet; 3) “as-built” arbor is located less than the code required minimum front yard setback of 60 feet; located at: 1671 Meadow Beach Lane, (Adj. to the Hall’s Creek and Great Peconic Bay) Mattituck, NY. SCTM#1000-116-4-16.4.

10:30 A.M. - KONSTANTINE DRAKOPOULOS AND KATINA DIGENAKIS #7164 – Request for a Variance from Article III, Section 280-15 and the Building Inspector’s January 23, 2018 Notice of Disapproval based on an application for a building permit to legalize an “as built” accessory above-grade patio surrounding an in-ground swimming pool; at; 1) less than the code required minimum rear yard setback of 15 feet; located at: 1005 Mill Road, Peconic, NY. SCTM#1000-74-2-11.2.

11:00 A.M. - SUSANNAH MCDOWELL #7165 – Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s January 23, 2018 Notice of Disapproval based on an application for a building permit to construct additions and alteration to an existing single family dwelling; at; 1) less than the code required minimum front yard setback of 40 feet; 2) less than the code required minimum side yard setback of 15 feet; located at: 180 Strohson Road, (Adj. to Sheep Pen Channel/East Creek) Cutchogue, NY. SCTM#1000-103-10-17.

11:15 A.M. - CHLOEM, LLC #7166 – Request for a Variance from Article XIII, Section 280-56 and the Building Inspector’s February 13, 2018 Notice of Disapproval based on an application for a lot line modification to increase lot area of a non-conforming lot; at; 1) proposed lot measures less than the code required minimum lot area of 80,000 sq. ft.; located at: 64755 NYS Route 25 and 64175 NYS Route 25, Greenport, NY. SCTM#1000-56-4-22 & 1000-56-4-24.

1:00 P.M. - TRACY WEISS AND LEE KRUTER #7170 – Request for a Variance from Article XXII, Section 280-116 A(1) and the Building Inspector’s January 16, 2018 Notice of Disapproval based on an application for a building permit to make 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: 9475 Nassau Point Road, Cutchogue, NY. SCTM#1000-119-1-1.

1:15 P.M. - EVAN AND LYNN LEWIS #7172 – Request for a Variance from Article III, Section 280-15 and the Building Inspector’s February 27, 2018, Amended March 20, 2018 Notice of Disapproval based on an application for a building permit to construct an accessory shed; at; 1) located in other than the code required rear yard; located at: 2395 Village Lane, Orient, NY. SCTM#1000-26-1-12.1.

1:20 P.M. – SOUTHOLD FIRE DISTRICT, LLC #7179 – Request for a Variance from Article X, Section 280-46 and the Building Inspector’s April 2, 2018 Notice of Disapproval based on an application for a building permit to construct a storage building; at; 1) less than the code required minimum side yard setback of 10 feet; located at: 315 Boisseau Avenue & 55135 NYS Route 25, Southold, NY. SCTM# 1000-62-1-19 & 1000-62-1-11.1.

VI. RESOLUTIONS:

- A. Resolution for next Regular Meeting with Public Hearings to be held July 5, 2018 at 8:30 AM.
- B. Resolution to approve Minutes from Special Meeting held May 17, 2018.