

AGENDA

THURSDAY, JULY 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. Writing Draft Decisions

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:

Arthur and Gwen Pier #7167

Margery Rifkin David and Reuben J. David #7168

Mark Volpe #7169

Justin and Elizabeth Mirro #7171 –

Stacia M. Rempe #7178

Lauris G. L. Rall #7175

John and Margaret Hochstrasser #7176

Michael Geraci #7173

Brian Morrissey #7177

Kenneth Richert #7188

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

INTERPRETATION REQUEST FROM THE SOUTHOLD TOWN PLANNING BOARD:

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 “Vineyard View” consisting of multiple dwellings (50 units) on 17.9 acres of land is a permitted use in the Hamlet Density Residential District (HD). Located on County Road 48, Greenport, SCTM No. 1000-40-3-1.

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. - ARTHUR AND GWEN PIER #7167 – Request for a Variance from Article XXIII, Section 280-124, and the Building Inspector’s February 6, 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 minimum front yard setback of 40 feet; at: 25 East Side Avenue, Mattituck, NY. SCTM#1000-99-3-18.

9:45 A.M. - MARGERY RIFKIN DAVID AND REUBEN J. DAVID #7168 – Request for a Variance from Article III, Section 280-13(A)(6)e, and the Building Inspector’s February 13, 2018, Notice of Disapproval based on an application for a building permit to legalize an “as built” accessory apartment in an existing single family dwelling; at; 1) “as built” accessory apartment exceeds 40% of the livable floor area of the existing dwelling unit; at: 1130 Glenn Road, (Adj. to West Creek) Southold NY. SCTM#1000-78-2-29.

10:00 A.M. - MARK VOLPE #7169 – Request for a Variance from Article XXIII, Section 280-124, and the Building Inspector’s March 5, 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 minimum rear yard setback of 35 feet; at: 10896 Great Peconic Bay Boulevard, Laurel, NY. SCTM#1000-126-6-13

10:15 A.M. - JUSTIN AND ELIZABETH MIRRO #7171 – Request for a Variance from Article IV, Section 280-18 and the Building Inspector’s February 26, 2018, Notice of Disapproval based on an application for a building permit to demolish and construct a new single family dwelling; at; 1) less than the code required minimum front yard setback of 50 feet; at: 2455 Nassau Point Road, (adj. to Hog Neck Bay/Little Peconic Bay) Cutchogue, NY. SCTM#1000-104-13-6.

10:30 A.M. - STACIA M. REMPE #7178 – Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-53-6-39 which has merged with SCTM No. 1000-53-6-40, based on the Building Inspector’s March 19, 2018 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 3080 Bayshore Road, Southold, NY. SCTM Nos.1000-53-6-39 and 1000-53-6-40.

11:00 A.M. - LAURIS G. L. RALL #7175 – Request for a Variance from Article IV, Section 280-18 and the Building Inspector’s March 22, 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) less than the code required minimum rear yard setback of 50 feet; 2) less than the code required minimum side yard setback of 15 feet; at: 5400 Peconic Bay Boulevard (Adj. to Great Peconic Bay), Laurel, NY. SCTM#1000-128-2-12.

11:15 A.M. - JOHN AND MARGARET HOCHSTRASSER #7176 – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s March 12, 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) less than the code required minimum side yard setback of 15 feet; at: 2855 Nassau Point Road, (adj. to Little Peconic Bay), Cutchogue, NY. SCTM#1000-104-13-9.

1:00 P.M. - MICHAEL GERACI #7173 – Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s March 15, 2018, Amended March 20, 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) less than the code required minimum front yard setback of 40 feet; 2) less than the code required minimum rear yard setback of 50 feet; at: 525 Old Salt Road (adj. to James Creek), Mattituck, NY. SCTM#1000-144-5-17.

1:15 P.M. - BRIAN MORRISSEY #7177 – Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector’s January 26, 2018, Amended March 28, 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 legalize an existing 100 sq. ft. accessory shed; at; 1) accessory shed located less than the code required minimum rear yard setback of 10 feet; 2) additions to the single family dwelling less than the code required minimum side yard setback of 15 feet; at: 65 Corey Creek Lane Road, Southold, NY. SCTM#1000-78-4-30.

1:30 P.M. - KENNETH RICHERT #7188 – Request for a Variance from Article III, Section 280-14 and the Building Inspector’s April 17, 2018, Notice of Disapproval based on an application for a lot line modification; at; 1) proposed lot measures less than the code required minimum lot area of 80,000 sq. ft.; located at: 25705 County Road 48, Cutchogue, NY. SCTM#1000-84-2-2.2 & 1000-84-2-2.3.

VI. RESOLUTIONS:

A. Resolution for next Regular Meeting with Public Hearings to be held August 2, 2018 at 8:30 AM.

B. Resolution to approve Minutes from Special Meeting held June 21, 2018.