

## **AGENDA**

### **THURSDAY, AUGUST 2, 2018** **REGULAR MEETING** **8:30 A.M.**

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

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

- A. Attorney advice

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

- A. Requests from Board Members for future agenda items.
- B. Correspondence from Patricia Moore, Esq. re: #7164 Drakopoulos

#### **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:

Lynn M.C. O'Neill, Trustee #7174  
Frederick and Dale Stanley #7180  
Elizabeth E. Macedonia and Theodore N. Papadopoulos #7182  
Patricia C. Booth Revocable Trust #7183  
Sigurdsson Baldur, LLC/Wade Guyton, Mgr. #7184  
Mary Zupa/Paradise Point Association #7186  
Virginia Gilmour/Robert White (Jesse Dorfman CV) #7185  
Brian and Elizabeth Wilhelm (CV), #7187

**IV. ANNOUNCEMENT: SITE INSPECTIONS BY BOARD MEMBERS:**

Site inspections scheduled for Wednesday, August 8, 2018 on Fishers Island.

**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. - LYNN M.C. O'NEILL, TRUSTEE #7174** – Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's March 23, 2018, Notice of Disapproval based on an application for a building permit to legalize as built additions and alterations, and to construct alterations (raise and move) to an existing single family dwelling; at; 1) less than the code required minimum side yard setback of 10 feet; 2) less than the code required minimum combined side yard setback of 25 feet; at: 205 Fisherman's Beach Road, (Adj. to Cutchogue Harbor), Cutchogue, NY. SCTM#1000-111-1-39.

**9:45 A.M. - FREDERICK AND DALE STANLEY #7180** – Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's March 23, 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) additions to the dwelling located less than the code required minimum side yard setback of 15 feet; 2) existing accessory shed located in other than the code required rear yard; at: 2485 Bay Avenue (Adj. to James Creek), Mattituck, NY. SCTM#1000-144-4-6.

**10:15 A.M. - ELIZABETH E. MACEDONIA AND THEODORE N. PAPADOPOULOS #7182** Request for Variances from Article III, Section 280-13; Article III, Section 280-15; and the Building Inspector's April 10, 2018, Notice of Disapproval based on an application for a building permit to construct an accessory in-ground swimming pool and the conversion of an accessory building to pool house; at; 1) more than the code permitted one dwelling on each lot; pool house by design constitutes as a second dwelling; 2) proposed in-ground swimming pool located in other than the code required rear yard; 3) proposed pool house located in other than the code required rear yard; at: 4175 Old Jule Lane, Mattituck, NY. SCTM#1000-122-5-13.3.

**10:30 A.M. - PATRICIA C. BOOTH REVOCABLE TRUST #7183** – Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-67-4-16 which has merged with SCTM No. 1000-67-4-9, based on the Building Inspector's April 11, 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 265 Burtis Place, Peconic, NY. SCTM Nos.1000-67-4-9 and 1000-67-4-16.

**10:45 A.M. - SIGURDSSON BALDUR, LLC,WADE GUYTON, MGR. #7184** – Request for Variances under Article III, Section 280-15; Article XXII, Section 280-116A; and the

**Building Inspector's January 16, 2018, Amended February 27, 2018 and March 5, 2018 Notice of Disapproval based on an application to demolish an existing single family dwelling and construct a new single family dwelling and in-ground swimming pool; at: 1) proposed dwelling located less than the code required 100 feet from the top of the bluff; 2) proposed swimming pool located in other than the code required rear yard; located, at: 1800 Hyatt Road, (Adj. to Long Island Sound) Southold , NY. SCTM#1000-50-1-4.**

**11:15 A.M. - MARY ZUPA/PARADISE POINT ASSOCIATION #7186 – Request for a Variance under Article III, Section 280-14 and the Building Inspector's April 3, 2018, Amended April 16, 2018 Notice of Disapproval based on an application to permit a lot line modification; at: 1) proposed newly created lot having less than the code required minimum lot size of 80,000 sq. ft.; located, at: 580 Basin Road, (Adj. to Southold Bay) Southold , NY. SCTM#1000-81-1-16.7.**

**1:00 P.M. - VIRGINIA GILMOUR/ROBERT WHITE (JESSE DORFMAN CV) #7185 – Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-144-3-27, which has merged with SCTM Nos. 1000-144-3-28 and 1000-144-3-35, based on the Building Inspector's April 13, 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 350 Bartley Road, Mattituck, NY. SCTM Nos.1000-144-3-27, 1000-144-3-28 and 1000-144-3-35**

**1:15 P.M. - BRIAN AND ELIZABETH WILHELM (CV), #7187 – Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's April 11, 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 35 feet; 2) less than the code required minimum rear yard setback of 35 feet; at: 220 Upper Shingle Hill Road, Fishers Island, NY. SCTM#1000-9-1-14.**

**1:30 P.M. - MARGERY RIFKIN DAVID AND REUBEN J. DAVID #7168 – (Adjourned from July 5, 2018) 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.**

**1:35 P.M. - BRIAN MORRISSEY #7177 – (Adjourned from July 5, 2018) 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.**

**VI. RESOLUTIONS:**

- A. Resolution for next Regular Meeting with Public Hearings to be held September 6, 2018 at 8:30 AM.
- B. Resolution to approve Minutes from Special Meeting held July 19, 2018.