

ZONING BOARD OF APEALS SPECIAL MEETING AGENDA

**THURSDAY, AUGUST 20, 2020
5:00 PM**

This Special Meeting will be held virtually via the Zoom online platform. Pursuant to Executive Order 202.1 of New York Governor Andrew Cuomo in-person access by the public will not be permitted.

The public will have access to view and listen to the meeting as it is happening via Zoom. No testimony will be taken during this meeting.

Details about how to tune in to the meeting are on the Town's website agenda for this meeting which may be viewed at <http://www.southoldtownny.gov/agendacenter>. A link to this video conference meeting can also be found at <http://www.southoldtownny.gov/calendar>. Scroll and click on the date of meeting, and click on "*Link: Join Meeting*".

If you do not have access to a computer or smartphone, there is an option to listen in via telephone: Dial (646) 558-8656. Meeting ID: 937 4682 0848, Password: 283256

Call to Order by Chairperson Weisman.

I. EXECUTIVE SESSION:

- A. Attorney advice

II. WORK SESSION:

- A. Requests from Board Members for future agenda items.

III. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

ALEKSANDER MYFTARAGO #7346 – Request for Variances from Article IV, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector’s July 30, 2019, Amended January 17, 2020 Notice of Disapproval based on an application for a permit to legalize an “as built” accessory garage and demolish an existing single family dwelling and construct a new single family dwelling; at, 1) accessory garage located less than the code required minimum rear yard setback of 3 feet; 2) accessory garage located less than the code required minimum side yard setback of 3 feet; 3) construction more than the code permitted maximum lot coverage of 20%; located at 135 Oak Place, Mattituck, NY. SCTM No. 1000-142-1-11.

SOLUTIONS EAST, LLC #7379 – Request for a Variance from Article III, Section 280-15 and the Building Inspector’s November 19, 2019, Notice of Disapproval based on an application for a permit to construct an accessory garage; at, 1) located in other than the code permitted rear yard; located at 1055 North View Drive, Orient, NY. SCTM No. 1000-13-3-1.

LAURA FLAVIN #7391 - Request for Variances from Article VIII, Section 280-39 and the Building Inspector’s December 4, 2020 Notice of Disapproval based on an application for a 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 50 feet; 2) located less than the code required minimum side yard setback of 15 feet; located at: 50705 Main Road, Southold, NY. SCTM No. 1000-70-1-7.1.

GEORGE AND LYNN KRUG #7392 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s December 16, 2019 Notice of Disapproval based on an application for a 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 35 feet; 2) located less than the code required minimum side yard setback of 10 feet; 3) located less than the code required minimum combined side yard setback of 25 feet; 4) more than the code permitted maximum lot coverage of 20%; located at: 1175 Second Street, New Suffolk, NY. SCTM No. 1000-117-7-20.

DANIEL WRIGHT #7395 - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector’s January 31, 2020 Notice of Disapproval based on an application for a permit to demolish an existing dwelling and reconstruct a new single family dwelling; at 1) located less than the code required minimum front yard setback of 35 feet; 2) located less than the code required minimum side yard setback of 10 feet; 3) located less than the code required minimum combined side yard setback of 25 feet; 4) existing garage located in other than the code required rear yard; located at: 2105 Orchard Road, East Marion, NY. SCTM No. 1000-37-3-6.

PAUL AND KELLY DEMATO #7407 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s February 12, 2020 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing dwelling; at 1) less than the

code required minimum front yard setback of 35 feet; located at: 355 Riley Avenue, Mattituck, NY. SCTM No. 1000-143-4-19.

WENDY DAVIS #7397 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's January 27, 2020 Notice of Disapproval based on an application for a 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; located at: 200 Pierce Street, Cutchogue, NY. SCTM No. 1000-136-1-35.1.

MIKE AND MARY BETH PETSKY (BREEZY SHORES COTTAGE #10) #7408 - Request for a Variance from Article XXIII, Section 280-123 and the Building Inspector's January 2, 2020 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing seasonal cottage; at 1) a non-conforming building containing a non-conforming use shall not be enlarged, reconstructed, structurally altered or moved, unless such building is changed to a conforming use; at: 65490 Route 25, (Breezy Shores Cottage #10, Adj. to Shelter Island Sound) Greenport, NY. SCTM#1000-53-5-12.6.

JOSEPH DEVITO #7401 - Request for a Variance from Article III, Section 280-15 and the Building Inspector's January 8, 2020 Notice of Disapproval based on an application for a permit to construct an accessory shed; at 1) located in other than the code required rear yard; located at: 100 Lighthouse Lane, Southold, NY. SCTM No. 1000-70-6-27.

ANDREW AND LINDA TOGA #7403 – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's January 30, 2020 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 rear yard setback of 50 feet; located at: 2425 Mill Creek Drive, (Adj. to Arshamomaque Pond – Long Creek) Southold , NY. SCTM No. 1000-51-6-40.

INDIAN NECK IV, LLC #7409 - Request for a Variance from Article XXII, Section 280-105C and the Building Inspector's January 13, 2020, Amended February 24, 2020 Notice of Disapproval based on an application for a permit to legalize an “as built” 8 foot deer fence; at 1) not permitted on vacant parcel not engaged in bona fide agriculture production; located at: 1985 Leslie Road, Peconic, NY. SCTM No. 1000-98-1-2.1.

INDIAN NECK II, LLC #7410 - Request for a Variance from Article XXII, Section 280-105C and the Building Inspector's January 13, 2020, Amended February 24, 2020 Notice of Disapproval based on an application for a permit to legalize an “as built” 8 foot deer fence; at 1) not permitted on vacant parcel not engaged in bona fide agriculture production; located at: 3595 Skunk Lane, Cutchogue, NY. SCTM No. 1000-97-9-12.

INDIAN NECK III, LLC #7411 - Request for a Variance from Article XXII, Section 280-105C and the Building Inspector's January 13, 2020, Amended February 24, 2020 Notice of Disapproval based on an application for a permit to legalize an “as built” 8 foot deer fence; at 1) not permitted on vacant parcel not engaged in bona fide agriculture production; located at: 3123 Skunk Lane, Cutchogue, NY. SCTM No. 1000-97-9-10.4.

GERALD MILITO #7405 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's January 22, 2020 Notice of Disapproval based on an application for a

permit to construct additions and alterations to an existing dwelling; at 1) less than the code required minimum side yard setback of 10 feet; located at: 550 West Road, Cutchogue, NY. SCTM No. 1000-110-5-41.

SEAN MAGNUSON FOR HNF RESORTS, INC. (EASTERN L.I. KAMPGROUND) #7384SE - Request for a Special Exception, pursuant to Town Code Article VIII, Section 280-35B(5) and Town Code Article 1, Section 253-1, the applicant is requesting permission to alter the existing Tourist and Trailer Campground by removing twenty (20) tent sites and constructing twenty (20) seasonal cabins, as well as variances for twenty (20) cabins measuring 504 sq. ft. where the code only allows cabins to measure a maximum of 450 sq. ft. in size; located at: 64500 County Road 48, Greenport. SCTM#1000-40-3-5.

1925 GRANDVIEW INC., PATRICK TREANOR, PRESIDENT #7390 - Request for a Variance from Article III, Section 280-13 and the Building Inspector's January 6, 2020 Notice of Disapproval based on an application for a permit to legalize "as-built" additions and alterations to an existing single family dwelling; at 1) more than the code permitted maximum two and one-half (2-1/2) stories; located at: 1925 Grandview Drive, Orient, NY. SCTM No. 1000-14-2-3.21.

DONNA M. WEXLER, DONNA M. WEXLER REVOCABLE TRUST AND RODNEY T. QUARTY #7363 - Request for Variances from Article IV, Section 280-18 and the Building Inspector's September 30, 2019 Notice of Disapproval based on an application for a subdivision of merged properties at, 1) both proposed lots will be less than the code required minimum lot area of 40,000 sq. ft.; located at 1275 West Hill Road and 1175 West Hill Road, Southold, NY. SCTM#1000-70-4-22 and 1000-70-4-23.

IV. RESOLUTIONS

- A. **Resolution**: To authorize advertising of hearings for Regular Meeting to be held on **Thursday, September 3, 2020** which Regular Meeting will commence at 9:00 A.M.
- B. **Resolution**: To approve minutes from August 6, 2020 Regular Meeting.