

AGENDA

THURSDAY, SEPTEMBER 6, 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. Board Members meet for Training/Discussions on October 4, 2018 Regular Meeting.

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:

Alex Friedman #7189
Michael Harkin #7190
Peter Honig and Susan Honig #7191
Andreas Pfanner #7192
Donald Brennan, Cottage On Third, LLC #7193
Martin Bancroft #7194
Christian and Carol Zimmer #7196
R. Bradford Burnham III #7181

IV. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

PATRICIA C. BOOTH REVOCABLE TRUST #7183 – (Adjourned from August 16, 2018) 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.

V. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

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.

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.

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.

VI. 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. - ALEX FRIEDMAN #7189 – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s April 25, 2018, Notice of Disapproval based on an application for a building permit to demolish a portion of a dwelling and 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: 350 Macdonalds Road, Laurel, NY. SCTM#1000-145-4-14.1.

9:45 A.M. - MICHAEL HARKIN #7190 – Request for Variances from Article III, Section 280-15 and the Building Inspector’s April 24, 2018, Notice of Disapproval based on an application for a building permit to relocate an existing accessory barn and a shed, and to construct a new accessory building at; 1) accessory barn to be relocated in other than the code required rear yard; 2) accessory shed to be relocated in other than the code required rear yard; 3) proposed accessory building to be located in other than the code required rear yard; at: 6175 Sound Avenue, Mattituck, NY. SCTM#1000-121-1-4.3.

10:00 A.M. - PETER HONIG AND SUSAN HONIG #7191 – Request for a Variance from 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 demolish an existing accessory garage and construct a new accessory garage; at; 1) located in other than the code required rear yard; at: 745 Watersedge Way, (Adj. to Hog Neck Bay) Southold, NY. SCTM#1000-88-5-62

10:15 A.M. - ANDREAS PFANNER #7192 – Request for a Variance from Article III, Section 280-15 and the Building Inspector’s May 8, 2018, Notice of Disapproval based on an application for a building permit to construct an accessory garage; at; 1) located in other than the code required rear yard; at: 2725 Harbor Lane, Cutchogue, NY. SCTM#1000-136-1-24.2.

10:30 A.M. - DONALD BRENNAN, COTTAGE ON THIRD, LLC #7193 – Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s April 19, 2018, Notice of Disapproval based on an application for a building permit to demolish an existing dwelling and to construct a new single family dwelling, accessory pool house and an accessory in-ground swimming pool; at; 1) single family dwelling located less than the code required minimum front yard setback of 35 feet; 2) proposed improvements more than the code permitted maximum lot coverage of 20% at: 850 Third Street, New Suffolk, NY. SCTM#1000-117-8-7.

11:00 A.M. - MARTIN BANCROFT #7194 – Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s April 23, 2018, Amended May 9, 2018 Notice of Disapproval based on an application for a building permit to construct an accessory swimming pool and an accessory garage on a residential parcel; at; 1) accessory in-ground swimming pool located in other than the code required rear yard; 2) proposed accessory garage located less than the code required minimum front yard setback of 40 feet; at: 38099 Main Road (Adj. to the Long Island Sound), Orient, NY. SCTM#1000-15-2-16.

11:15 A.M. - CHRISTIAN AND CAROL ZIMMER #7196 – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s April 16, 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 side yard setback of 15 feet, 7525 Nassau Point Road, (Adj. to LittlePeconic Bay) Cutchogue, NY. SCTM#1000-118-4-3.

1:00 P.M. - ELIZABETH E. MACEDONIA AND THEODORE N. PAPADOPOULOS #7182 – (Adjourned from August 2, 2018) Request for Variances from Article III, Section 280-13A; 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.

1:15 P.M. - R. BRADFORD BURNHAM III #7181 – Request for a Variance from Article III, Section 280-15 and the Building Inspector’s February 15, 2018, Notice of Disapproval based on an application for a building permit to construct an accessory garage; at; 1) less than the code required minimum front yard setback of 40 feet; at: 2464 Peninsula Road, (Adj. to West Harbor) Fishers Island, NY. SCTM#1000-10-3-4.1.

VII. RESOLUTIONS:

- A. Resolution for next Regular Meeting with Public Hearings to be held October 4, 2018 at 8:30 AM.
- B. Resolution to approve Minutes from Special Meeting held August 16, 2018.