

AGENDA

SEPTEMBER 12, 2019 **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
- B. Litigation

II. WORK SESSION:

- A. Requests from Board Members for future agenda items.
- B. Application for 1605 OSYLLC possible res judicata.
- C. Request to remove condition from ZBA #5691 approval for Lavender Farm.
- D. Gazza, Appeal Nos. 2591 & 2652 Alteration of a barn to a single family dwelling.
- E. ZBA 2020 final meeting dates.
- F. Increasing the number of applications heard/calendared per month.
- G. Written comments re: Accessory Apartments, proposed code change.

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) including the following:

Michael and Mary Heagerty #7308
James Kuhlmann #7310

Silvia Campo and David Hermer #7311
Joseph and Barbara Lazzaro #7312
Karen Kraebel Ahlers #7314SE
Karen Kraebel Ahlers #7315
Brian Keller #7319
Frederick Liguori #7318
Robert Yedid #7309
Kevin S. Mcleod and Chun Y Cheung #7313

IV. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

PATRICK NAGLIERI AND MARGARET MCCONNELL #7300 - Request for Variances from Article XXIII, Section 280-124 and Building Inspector's March 6, 2019, Notice of Disapproval based on an application to demolish an existing dwelling and construct 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 rear yard setback of 35 feet; 3) located less than the code required combined side yard setback of 25 feet; 4) more than the code permitted maximum lot coverage of 20%; located, at 9955 Soundview Avenue, Southold, NY. SCTM No. 1000-59-2-5.

FLORENCE VASILAKIS, ALEXANDER VASILAKIS AND DEMETRIOS VASILAKIS #7304 Request for Variances from Article III, Section 280-15, Article XXII, Section 280-116A(1) and Building Inspector's February 11, 2019, Amended March 14, 2019 Notice of Disapproval based on an application to construct an accessory swimming pool; at, 1) located in other than the code permitted rear yard; 2) located less than the code required 100 feet from the top of the bluff; located at 21625 Soundview Avenue, (Adj. to the Long Island Sound) Southold, NY. SCTM No. 1000-135-1-6.

V. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

SANTOSHA AFTER 50 #7291 - Request for Variances under Article XXIII, Section 280-124 and the Building Inspector's February 1, 2019 Notice of Disapproval based on an application for a permit to make additions and alterations to an existing seasonal dwelling; 1) less than the code required minimum front yard setback of 35 feet; 2) less than the code required minimum side yard setback of 15 feet; at: 56155 Route 48, (Adj. to Long Island Sound) Greenport, NY. SCTM#1000-44-1-21.

PATRICK NAGLIERI AND MARGARET MCCONNELL #7300 - Request for Variances from Article XXIII, Section 280-124 and Building Inspector's March 6, 2019, Notice of Disapproval based on an application to demolish an existing dwelling and construct 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 rear yard setback of 35 feet; 3) located less than the code required combined side yard setback of 25 feet; 4) more than the code permitted maximum lot coverage of 20%; located, at 9955 Soundview Avenue, Southold, NY. SCTM No. 1000-59-2-5.

FLORENCE VASILAKIS, ALEXANDER VASILAKIS AND DEMETRIOS VASILAKIS #7304 Request for Variances from Article III, Section 280-15, Article XXII, Section 280-116A(1) and Building Inspector's February 11, 2019, Amended March 14, 2019 Notice of Disapproval based on an application to construct an accessory swimming pool; at, 1) located in other than the code permitted rear yard; 2) located less than the code required 100 feet from the top of the bluff;

located at 21625 Soundview Avenue, (Adj. to the Long Island Sound) Southold, NY. SCTM No. 1000-135-1-6.

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. - MICHAEL AND MARY HEAGERTY #7308 - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and Building Inspector's February 5, 2019, Amended May 6, 2019, Notice of Disapproval based on an application to construct an accessory garage; at, 1) located in other than the code permitted rear yard; 2) located less than the code required front yard setback of 40 feet; 3) located less than the code required rear yard setback of 15 feet; located, at 10550 Nassau Point Road (Adj. to Little Peconic Bay), Cutchogue, NY. SCTM No. 1000-119-1-16.

9:40 A.M. - JAMES KUHLMANN #7310 - Request for a Variance from Article III, Section 280-15 and Building Inspector's March 14, 2019, Notice of Disapproval based on an application to construct an accessory garage; at, 1) located in other than the code required rear yard; located, at 635 Church Lane, Cutchogue, NY. SCTM No. 1000-96-1-15.

9:50 A.M. - SILVIA CAMPO AND DAVID HERMER #7311 - Request for Variances from Article XXII, Section 280-116A(1) and Building Inspector's February 20, 2019 Notice of Disapproval based on an application to demolish and reconstruct the existing retaining wall and two accessory decks; at, 1) retaining wall is located less than the code required 100 feet from the top of the bluff; 2) deck is located less than the code required 100 feet from the top of the bluff; 3) deck is located seaward of the top of bluff, not permitted; located, at 3675 Nassau Point Road, (Adj. to Little Peconic Bay) Cutchogue, NY. SCTM No. 1000-111-9-4.2.

10:00 A.M. - JOSEPH AND BARBARA LAZZARO #7312 - Request for a Variance from Article XXIII, Section 280-124 and Building Inspector's February 8, 2019 Notice of Disapproval based on an application to legalize "as built" 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 400 Legion Avenue, Mattituck, NY. SCTM No. 1000-142-2-8.

10:10 A.M. - KAREN KRAEBEL AHLERS #7314SE - Request for a Special Exception under Article III, Section 280-13B(13). The Applicant is the owners of subject property requesting permission to create an Accessory Apartment in an existing accessory structure, at: 255 Sixth Street, Laurel, NY. SCTM#1000-126-7-2.

10:20 A.M. - KAREN KRAEBEL AHLERS #7315 - Request for Variances from Article III, Section 280-15 and Building Inspector's April 8, 2019 Notice of Disapproval based on an application to construct additions and alterations to an existing accessory building and convert it to an accessory apartment; at, 1) less than the code required minimum side yard setback of 10 feet; 2) more than the code required maximum height of 20 feet; located, at 255 Sixth Street, Laurel, NY. SCTM No. 1000-126-7-2.

10:40 A.M. - BRIAN KELLER #7319 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's March 26, 2019, Notice of Disapproval based on an application to construct additions and alteration to an existing single family dwelling; at, 1) less than the code

required side yard setback of 15 feet; 2) less than the code required total side yard setback of 35 feet; located, at 3300 Reeve Road, Mattituck, NY. SCTM No. 1000-100-1-3.

10:50 A.M. - FREDERICK LIGUORI #7318 - Request for a Variance from Article II, Section 280-9A; and the Building Inspector's March 19, 2019, Notice of Disapproval based on a determination of lot recognition, at; 1) less than the code required minimum lot width of 100 feet; located at: 5600 Great Peconic Bay Boulevard, (Adj. to the Great Peconic Bay) Laurel, NY. SCTM#1000-128-2-11.

1:00 P.M. - ROBERT YEDID #7309 - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and Building Inspector's March 22, 2019, Notice of Disapproval based on an application to legalize an "as built" accessory swimming pool and an "as built" accessory shed; at, 1) accessory shed located less than the code required side yard setback of 5 feet; 2) accessory shed located less than the code required rear yard setback of 5 feet; 3) "as built" construction is more than the code permitted maximum lot coverage of 20%; located, at 230 Hippodrome Drive, Southold, NY. SCTM No. 1000-66-2-25.

1:10 P.M. - KEVIN S. MCLEOD AND CHUN Y CHEUNG #7313 - Request for Variances from Article XXII, Sections 280-105 and 280-116A(1); and Building Inspector's March 29, 2019 Notice of Disapproval based on an application to construct a pergola addition to an existing single family dwelling and to legalize an "as built" six foot fence at, 1) the pergola is located less than the code required 100 feet from the top of the bluff; 2) the fence is more than the code permitted maximum four (4) feet in height when located in the front yard; located, at 605 Sound View Avenue (Adj. to the Long Island Sound), Mattituck, NY. SCTM No. 1000-94-1-4.

1:20 P.M. - BRAD AND KATHRYN PIECUCH #7288 – (Adj. from July 18, 2019) Request for a Variance under Article III, Section 280-15 and the Building Inspector's January 9, 2019 Notice of Disapproval based on an application for a permit to construct an accessory garage; 1) located in other than the code required rear yard; at: 1350 Woodcliff Drive, Mattituck, NY. SCTM#1000-107-8-1.

VII. RESOLUTIONS:

- A. Resolution for next Regular Meeting with Public Hearings to be held Thursday, October 10, 2019, 8:30 AM.
- B. Resolution to approve Minutes from Special Meeting held August 15, 2019.
- C. Resolution to approve the One Year Extension for #6982 Virginia & Michael Bontje, 805 Island View Drive, Greenport, SCTM No. 1000-57-2-23, from October 20, 2019 and to expire October 20, 2020,