

AGENDA

THURSDAY, OCTOBER 4, 2018 **REGULAR MEETING** **8:00 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: Training begins at 9:00 A.M.

A. Requests from Board Members for future agenda items.

B. Announcement: Scheduled presentation by Heather Lanza, Planning Director re: Southold Gas Station SEQRA Findings Statement on November 1, 2018 at 8:30 A.M.

C. Board Members meet for Training/Discussions:

- 1) Justin Jobin from the Suffolk County Health Department re: advanced sanitary systems.

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:

Melan Ilc #7201

Paul Orlick #7202

Thomas Cornell #7203

Halsey Tuthill #7204

Krupski Limited Family Partnership #7205

John and Gloria Skoblicki #7198
Robert and Catherine Harper #7200
Salvatore Agosta #7199

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

PATRICIA C. BOOTH REVOCABLE TRUST #7183 – (Tabled from September 20, 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.

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.

ELIZABETH E. MACEDONIA AND THEODORE N. PAPADOPOULOS #7182 –(Tabled from September 20,2018) 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.

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.

10:30 A.M. - MELAN LLC #7201 – Request for a Variance from Article IV, Section 280-124 and the Building Inspector's April 19, 2018, Notice of Disapproval based on an application for a building permit to construct additions and alterations to existing single family dwelling, at; 1) located less than the code required minimum front yard setback of 40 feet; at: 230 Lesters Road, Mattituck, NY. SCTM#1000-114-7-5.1.

10:45 A.M. - PAUL ORLICK #7202 – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's June 6, 2018, Notice of Disapproval based on an application for a building permit to construct an accessory in-ground swimming pool, at; 1) proposed improvements more than the code permitted maximum lot coverage of 20%; at: 1300 Sound View Road, Orient, NY. SCTM#1000-15-3-23.

11:00 A.M. - THOMAS CORNELL #7203 – Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-31-4-8 which has merged with SCTM No. 1000-31-4-9, based on the Building Inspector’s June 15, 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 580 Stars Road, East Marion, NY. SCTM Nos.1000-31-4-8 and 1000-31-4-9.

11:15 A.M. - HALSEY TUTHILL #7204 – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s June 6, 2018, Amended June 15, 2018 Notice of Disapproval based on an application for a building permit 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; at: 350 Sylvan Drive, East Marion, NY. SCTM#1000-37-3-19.1.

11:30 A.M. - KRUPSKI LIMITED FAMILY PARTNERSHIP #7205 – Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-111-13-8 which has merged with SCTM No. 1000-111-13-7, based on the Building Inspector’s June 12, 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 6125 Nassau Point Road, (Adj. to Little Peconic Bay) Cutchogue, NY. SCTM Nos.1000-111-13-7 and 1000-111-13-8.

1:00 P.M. - MARY ZUPA/PARADISE POINT ASSOCIATION #7186 – (Adjourned from August 2, 2018) 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.

1:15 P.M. - JOHN AND GLORIA SKOBLICKI #7198 – Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s May 18, 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 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; at: 560 Youngs Avenue, Southold, NY. SCTM#1000-64-1-3.

1:30 P.M. - ROBERT AND CATHERINE HARPER #7200 – Request for a Variance from Article IV, Section 280-18 and the Building Inspector’s June 13, 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) more than the code required maximum allowed two and one-half (2-1/2) stories; at: 2600 New Suffolk Avenue, Mattituck, NY. SCTM#1000-115-9-3.

1:45 P. M. - SALVATORE AGOSTA #7199 – Request for Variances from Article III, Section 280-15; Article XXII, Section 280-105 (A) and the Building Inspector’s May 7, 2018, Amended May 21, 2018 Notice of Disapproval based on an application for a building permit to legalize “as built” six (6) feet high fence in the front yard of a single family dwelling, and to demolish an “as built” accessory garage, and to construct a new accessory garage; at 1) proposed garage is located in other than the code required rear yard; 2) “as built” fence more than the code required maximum four (4) feet in height when located in the front yard; at: 1250 Shipyard Lane, East Marion, NY. SCTM#1000-38-7-10.12.

VI. RESOLUTIONS:

- A. Resolution for next Regular Meeting with Public Hearings to be held November 1, 2018 at 8:30 AM.

- B. Resolution to approve Minutes from Special Meeting held September 20, 2018.