

AGENDA

THURSDAY, NOVEMBER 1, 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: Presentation to Begin at 8:30 A.M.

A. Requests from Board Members for future agenda items.

B. **At 8:30 A.M. - SEQRA Findings of Southold Gas Station site plan presented by Heather Lanza, Planning Director.**

C. Training Reminders:

- November 15, 2018 at 4:00 pm – FEMA Regulations presented by Michael Verity, Chief Building Inspector.
- February 7, 2019 at 9:00 am – Corey Humphrey of Suffolk County Soil and Water Conservation District.

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:

David and Lisa Cifarelli #7206
Dorothy and Raymond Raynor #7207
Lenore Brancato and Louis Potters #7208

Tracy Peck and David Corbett #7209
Charlotte Green and Joanna Lomas #7210
D. Scott Ketner #7211
Halsey A. Staples and Janet E. Staples #7213
Halsey A. Staples and Janet E. Staples #7215
Jeremiah M. Bogert and Margot Campbell Bogert, As Trustees #7217

IV. 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.

10:00 A.M. - DAVID AND LISA CIFARELLI #7206 – Request for Variances from Article IV, Section 280-17A and the Building Inspector’s August 9, 2017 Amended May 17, 2018, Notice of Disapproval based on an application for a building permit to legalize “as built” structures; a pergola and a wood frame shed, at; 1) “as built” pergola does not constitute a permitted principle use on a residential parcel; 2) “as built” wood frame shed does not constitute a permitted principle use upon a residential parcel at: 2650 Peconic Bay Boulevard, Mattituck, NY. SCTM#1000-128-6-14.

10:15 A.M. - DOROTHY AND RAYMOND RAYNOR #7207 – Request for a Variance from Article IV, Section 280-17A and the Building Inspector’s May 16, 2018, Notice of Disapproval based on an application for a building permit to construct an accessory garage at; 1) garage does not constitute a permitted principle use on a residential parcel; at: 1175 Home Pike, Mattituck, NY. SCTM#1000-114-1-3.3.

10:45 A.M. - PAUL ORLICK #7202 – (Adjourned from October 18, 2018) 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.

10:30 A.M. - CHARLOTTE GREEN and JOANNA LOMAS #7210 – Request for Variances from Article III, Section 280-15 and the Building Inspector’s July 3, 2018, Notice of Disapproval based on an application for a building permit to relocate an accessory tennis court, at; 1) located in other than the code required rear yard; located at: 500 Stephenson Road, Orient, NY. SCTM No. 1000-17-1-6.

11:00 A.M. - D. SCOTT KETNER #7211 – Request for a Variance from Article III, Section 280-15 and the Building Inspector’s June 15, 2018 Notice of Disapproval based on an application for a building permit to legalize an accessory in-ground swimming pool, at; 1) located in other than the code required rear yard; located at: 4321 Brooks Point Road, Fishers Island, NY. SCTM No. 1000-4-5-18.

11:15 A.M. - JEREMIAH M. BOGERT AND MARGOT CAMPBELL BOGERT, AS TRUSTEES #7217 – Request for a Variance from Article III, Section 280-15 and the Building Inspector’s June 15, 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; located at: 8196 Clay Point Road (Adj. to Fishers Island Bay), Fishers Island, NY. SCTM No. 1000-3-1-9.2.

1:00 P.M. - HALSEY A. STAPLES AND JANET E. STAPLES #7213 – Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s January 8, 2018, Amended June 19, 2018, Notice of Disapproval based on an application to legalize a pre-existing storage building that has been altered to an “as built” two-family dwelling; 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 combined side yard setback of 25 feet; located, at 1100 Wilmarth Avenue, Greenport, NY. SCTM No. 1000-41-1-15.

1:15 P.M. - HALSEY A. STAPLES AND JANET E. STAPLES #7215 – Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-41-1-15 which has merged with SCTM No. 1000-41-1-12 based on the Building Inspector’s January 8, 2018, Amended June 19, 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 1100 Wilmarth Avenue, Greenport, NY. SCTM Nos. 1000-41-1-12 and 1000-41-1-15.

1:30 P.M. - TRACY PECK AND DAVID CORBETT #7209 – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s June 25, 2018, Amended July 20, 2018, Notice of Disapproval based on an application for a building permit to demolish an existing single family dwelling and construct a new single family dwelling, at; 1) located less than the code required minimum front yard setback of 35 feet; located at: 1305 1 Sigsbee Road, Mattituck, NY. SCTM No. 1000-144-2-6.

1:45 P.M. - LENORE BRANCATO AND LOUIS POTTERS #7208 – Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s July 9, 2018, Notice of Disapproval based on an application to demolish a dwelling and reconstruct a new single family dwelling at; 1) northerly side located less than the code required minimum front yard setback of 35 feet; 2) westerly side located less than the code required minimum front yard setback of 35 feet; 3) more than the code permitted maximum lot coverage of 20%; at: 675 Skippers Lane, Orient, NY. SCTM#1000-24-2-1.

V. RESOLUTIONS:

- A. Resolution for next Regular Meeting with Public Hearings to be held December 6, 2018 at 8:30 AM.
- B. Resolution to approve Minutes from Special Meeting held October 18, 2018.