

**ZONING BOARD OF APEALS
SPECIAL MEETING AGENDA**

THURSDAY, NOVEMBER 19, 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. However, this meeting is not a public hearing and no testimony will be solicited or received.

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.southholdtownny.gov/agendacenter>. A link to this video conference meeting can also be found at <http://www.southholdtownny.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: 952 5551 0905, Password: 699842.

Call to Order by Chairperson Weisman.

I. EXECUTIVE SESSION:

A. Attorney advice.

II. WORK SESSION:

- A. Requests from Board Members for future agenda items.
- B. DeMinimus/Amended Determination Appeal No. 7414, Ambrosio.

III. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

MICHAEL KREGER #7420 – (Reopened October 15, 2020) Request for an Interpretation pursuant to Article III, Section 280-13 and the Building Inspector’s February 25, 2020 Notice of Disapproval based on an application for additions and alterations to a single family dwelling to determine whether the current improvements constitutes as a third floor; located at: 985 Bay Shore road, (Adj. Pipes Creek) Greenport, NY. SCTM No. 1000-53-3-13.1.

AFJG, LLC, ALEXANDER JEDYNSKI #7435 – (Adjourned from November 5, 2020) Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s July 17, 2020 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling; at 1) less than the code required minimum front yard setback of 35 feet; 2) more than the code permitted maximum lot coverage of 20%; located at: 350 Windjammer Drive, (aka 90 Windjammer Drive), Southold, NY. SCTM No. 1000-71-2-20.

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

ANTHONY TARTAGLIA AND JAMES HOWELL #7396 - Request for Variances from Article XXIII, Section 280-123; Article XXIII, Section 280-124; and the Building Inspector’s January 29, 2020, Amended September 1, 2020 Notice of Disapproval based on an application for a permit to reconstruct an “as built” sunroom to an existing single family dwelling, and to legalize an “as built” deck/patio to an existing accessory garage with apartment ; at 1) “as built” addition and alteration to the nonconforming accessory garage with apartment is not permitted; a nonconforming use shall not be enlarged or structurally altered or moved, unless the use of the building is changed to a conforming use; 2) proposed construction to the single family dwelling is located less than the code required minimum side yard setback of 15 feet; 3) proposed construction is more than the code permitted maximum lot coverage of 20%; located at: 55255 Suffolk County Route 48, (adj. to the Long Island Sound) Greenport, NY. SCTM No. 1000-44-1-9.

PHILLIP LIM #7402 - Request for Variances from Article III, Section 280-15; Article IV, Section 280-18; and the Building Inspector’s February 7, 2020 Notice of Disapproval based on an application for a permit to legalize an “as built” reconstruction of an existing accessory deck and an “as built” deck addition attached to an existing single family dwelling; at 1) accessory deck is less than the code required minimum side yard setback of 15 feet; 2) deck addition is less than the code required minimum side yard setback of 15 feet; located at: 2070 Hyatt Road (Adj. to Long Island Sound), Southold, NY. SCTM No. 1000-50-1-1.

8100 HORTONS LANE, LLC #7433 - Request for a Variance from Article III, Section 280-13

and the Building Inspector's September 9, 2020 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) more than the code permitted maximum two and one-half (2-1/2) stories; located at: 8100 Hortons Lane, (Adj. to Long Island Sound), Southold, NY. SCTM No. 1000 54-4-31.

BARBARA AND BOB MARTUCCI #7431 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's August 4, 2020 Notice of Disapproval based on an application for a permit to legalize an "as built" addition, and construct new additions and alterations to a single family dwelling; at 1) less than the code required minimum rear yard setback of 50 feet; located at: 360 Goose Creek Lane (Private Rd. #31), Southold, NY. SCTM No. 1000-77-3-23.

IOANNIS JOHN ZOUMAS #7438 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's September 14, 2020 Notice of Disapproval based on an application for a permit to construct a single family dwelling; at 1) less than the code required minimum front yard setback of 40 feet; located at: 75 Clearview Avenue, Southold, NY. SCTM No. 1000-70-8-41.

ROBERT AND WENDY LEHNERT #7432 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's July 10, 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 side yard setback of 10 feet; 2) located less than the code required minimum combined side yard setback of 25 feet; located at: 240 Wicks Road, New Suffolk, NY. SCTM No. 1000-110-8-19.

JANE G. WEILAND #7434 - Request for Variances from Article IV, Section 280-18; Article XXII, Section 280-105A and 280-116A(1); and the Building Inspector's August 10, 2020, Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling and construct a six (6) feet high fence; at 1) located less than the code required minimum side yard setback of 15 feet; 2) located less than the code required minimum 100 feet from the top of the bluff; 3) fence is more than the code permitted maximum four (4) feet in height when located in the front yard; located at: 6485 Nassau Point Road, (Adj. to Little Peconic Bay) Cutchogue, NY. SCTM No. 1000-111-13-11.

ALISON M. BYERS #7436 - Request for Variances from Article IV, Section 280-18; Article XXIII, Section 280-116A(1); and the Building Inspector's June 16, 2020 Notice of Disapproval based on an application for a permit to demolish an existing single family dwelling and construct a new single family dwelling; at 1) less than the code required minimum front yard setback of 50 feet; 2) located less than the code required 100 feet from the top of the bluff; located at: 10075 Nassau Point Road, (Adj. to Little Peconic Bay) Cutchogue, NY. SCTM No. 1000-119-1-13.1.

ESTEVEZ HOLDING CORP., JERRY CIBULSKI #7437 - Request for a Variance from Article III, Section 280-15 and the Building Inspector's September 18, 2020 Notice of Disapproval based on an application for a permit to construct a single family dwelling; at 1) less than the code required minimum rear yard setback of 50 feet; located at: 6505 Horton Lane, Southold, NY. SCTM No. 1000-54-7-17.

ELIZABETH MCGRATH #7439 - Request for a Variance from Article III, Section 280-15 and the Building Inspector's January 21, 2020, Amended September 25, 2020 Notice of Disapproval based on an application for a permit to legalize an "as built"/"under construction" accessory building; at 1) located in other than the code permitted rear yard; located at: 1077 New Suffolk Road, Cutchogue, NY. SCTM No. 1000-109-7-7.2.

CAMERON DOWE AND MEG STRECKER #7421 – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's February 24, 2020 Notice of Disapproval based on an application for a permit to legalize an "as built" deck addition attached to an existing single family dwelling; at 1) located less than the code required minimum combined side yard setback of 35 feet; located at: 975 Cedar Point Drive West (Adj. to West Lake), Southold, NY. SCTM No. 1000-90-1-5.

SUSAN COHEN WACHTER AND PAUL E. WACHTER #7429 –Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's June 11, 2020, Notice of Disapproval based on an application for a 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 40 feet; 2) located less than the code required minimum single side yard setback of 15 feet; located at: 2295 Bay Shore Road (Adj. to Pipe's Cove) Greenport, NY. SCTM No. 1000-53-4-15.

V. RESOLUTIONS

- A. **Resolution**: To authorize advertising of hearings for Regular Meeting to be held on **Thursday, December 3, 2020** which Regular Meeting will commence at 9:00 A.M.
- B. **Resolution**: To approve minutes from November 5, 2020 Regular Meeting.