AGENDA

THURSDAY MAY 19, 2016
SPECIAL MEETING
6:00 P.M.

Place of Meeting: Southold Town Hall Annex, Capitol One Bank Building, Second Floor Board Room, 54375 Main Road at Youngs Avenue, Southold.

Call to Order by Chairperson Weisman.

I. STATE ENVIRONMENTAL QUALITY REVIEWS:

A. New Applications: reviews (pending)

II. EXECUTIVE SESSION:

A. Legal Advice

III. WORK SESSION:

A. Discuss possible comments for Southold Land Use Chapter
B. Requests from Board Members for future agenda items

IV. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS;

JAMES O'HAGEN #6945 - Applicant requests a Special Exception under Article III Section 280-13B(14). The Applicant is the owner requesting authorization to establish an Accessory Bed and Breakfast, accessory and incidental to the residential occupancy in this single-family dwelling, with four (4) bedrooms for lodging and serving of breakfast to the B&B casual, transient roomers. Location of Property: 1125 Windward Road Orient, NY. SCTM#1000-14-2-30.1

MARY ANN FLEISCHMAN #6950 - Applicant requests a Special Exception under Article III Section 280-13B(14). The Applicant is the owner requesting authorization to establish an Accessory Bed and Breakfast, accessory and incidental to the residential occupancy in this single-family dwelling, with two (2) bedrooms for lodging and serving of breakfast to the B&B casual, transient roomers. Located at: 560 Holden Avenue Cutchogue, NY. SCTM#1000-110-5-21.2

V. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

LAZARUS ALEXANDROU #6927 – (Adj. from 4/7/16PH) Request for Variance from Article XXII Code Section 280-116A(1) and the Building Inspector's January 25, 2016 Notice of Disapproval based on an application for building permit for accessory in-ground swimming pool, at; 1) less than the code required 100 foot setback from top of bluff, located at: 2700 Sound Drive (adj. to Long Island Sound), Greenport, NY. SCTM#1000-33-1-11

LISA GILLOOLY #6922 – (Adj. from 4/21/16PH) Request for Variances from Article XXIII Section 280-124, Article III Section 280-15C&F and Article XXII Section 280-105A and the Building Inspector's October 19, 2015 Notice of Disapproval, last amended March 4, 2016 based on an application for building permit to construct an accessory garage and "as built" fence, at; 1) Accessory garage proposed at less than the code required front yard setback of 40 feet from both streets, 2) Lot coverage at more than the code maximum allowed of 20%, 3) "as built" and proposed fences at more than the code maximum height allowed in a front yard of 4 feet on both streets, located at: 450 Harbor Road (corner King Street) (adj. to Orient Harbor) Orient, NY. SCTM#1000-27-4-7

NEIL STRONSKI and PATRICIA PEREZ #6929 – (Adj. from 3/3/2016 PH) Request for Variances from Article XXII Section 280-116A and Article XXIII Section 280-124 and the Building Inspector's December 22, 2015, Amended January 14, 2016 Notice of Disapproval based on an application for building permit to legalize 'as built' additions/alterations and accessory structures and construct additions/alterations to the existing 'as built' accessory structures, at; 1) the proposed and 'as built' accessory construction is less than code required setback of 100 feet from the top of the bluff, 2) 'as built' deck addition is less than the code required setback of 100 feet from the top of the bluff, 3) 'as built' deck addition located at

less than the code required minimum side yard setback of 15 feet, located at: 7125 Nassau Point Road (adj. to Little Peconic Bay) Cutchogue, NY. SCTM#1000-111-15-11

CHRISTOPHER P. WRIGHT #6948 - Request for Variance from Article XXIII Section 280-124 and the Building Inspector's January 20, 2016 Notice of Disapproval based on an application for building permit to construct additions and alterations (dormers) to an existing single family dwelling, at; 1) less than the code required front yard setback of 35 feet, located at: 2775 Bray Avenue Laurel, NY. SCTM#1000-126-9-13.4

ROBERT and FLORENCE TAYLOR #6944 - Request for Variances from Article XXIII Section 280-124 and the Building Inspector's February 11, 2016 Notice of Disapproval based on an application for building permit to demolish existing dwelling with deck and construct new single family dwelling with deck additions, at; 1) less than the code required minimum side yard setback of 10 feet, 2) less than the code required combined side yard of 25 feet, located at: 1010 Dean Drive (adj. to Peconic Bay), Cutchogue, NY. SCTM#1000-116-5-11

GERARD and TRISHA POOLE #6949 - Request for Variance from Article XXIII Section 280-124 and the Building Inspector's February 17, 2016 Notice of Disapproval based on an application for building permit to construct an addition to existing single family dwelling, at; 1) less than the code required front yard setback of 40 feet, located at: 3493 Ole Jule Lane Mattituck, NY. SCTM#1000-122-5-22.1

HARRY and IRENE PHILIPPOU #6947 - Request for Variance under Article IV Section 280-18 and the Building Inspector's March 2, 2016 Notice of Disapproval based on an application for building permit for a lot line change, at: less than the code required minimum lot size of 40,000 sq. ft., located at: 2300 & 2200 Rocky Point Road East Marion, NY. SCTM#'s1000-31-2-7&6.2

LISA CRADIT #6953 - This is a request under Article XXVI Section 280-146D requesting an INTERPRETATION of Town Code, Article XXIII, Section 280-121 (non-conforming uses) in relation to Transient rental properties, located at: 560 Sound Road Greenport, NY. SCTM#1000-35-1-14

VI. RESOLUTIONS

A. **Resolution**: to authorize advertising of hearings for Regular Meeting to be held June 2, 2016 which Regular Meeting will commence at 8:30 A.M., Town Meeting Hall, 53095 Main Road, Southold.

B. **Resolution**: to approve minutes from May 5, 2016 Regular Meeting.