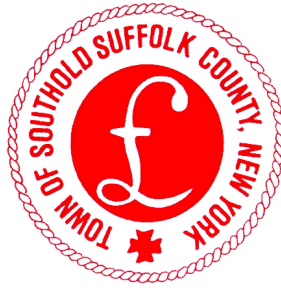


BOARD MEMBERS  
Leslie Kanes Weisman, Chairperson  
Patricia Acampora  
Eric Dantes  
Robert Lehnert, Jr.  
Nicholas Planamento



Town Hall Annex  
53095 Route 25, Main Road  
P.O. Box 1179  
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<http://southoldtownny.gov>

**ZONING BOARD OF APPEALS  
TOWN OF SOUTHOLD**

**ZONING BOARD OF APPEALS  
SPECIAL MEETING AGENDA  
THURSDAY, MARCH 16, 2023**

**4:00 PM**

**The meeting will be held in the Southold Town Hall Annex Conference Room located at 54375 Main Road, Southold, New York.**

The public will have access to view and listen to the meeting as it is happening via ZOOM WEBINAR. However, this meeting is not a public hearing and no testimony will be solicited or received. Just Go to the Calendar Page of our Website, <http://www.southoldtownny.gov>, and Click the Link to “Join Meeting”.

**Or if you choose to Join by Telephone, Dial: 1-646 558 8656 and then enter Webinar ID: 879 0675 8311; Passcode: 323199**

**I. EXECUTIVE SESSION: To begin at 4:00 PM**

A. Attorney advice.

**II. WORK SESSION: To begin at 5:00 PM**

A. Requests from Board Members for future agenda items.

**III. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:**

**JOHN AND MARGARET SMYTH #7737 – Request for a Variance from Article XXIII, Section 280-13C(1); and the Building Inspector’s September 1, 2022 Notice of Disapproval based on an application to subdivide a lot into two parcels and maintain an existing barn, carport and “as-built” arbor; at; 1) customarily incidental accessory structures or uses are not permitted on the lot without a principal use; located at: 29330 NYS Route 25, Cutchogue, NY. SCTM No. 1000-102-6-23.1.**

**PEQUOT POINT, LLC #7763 – Request for Variances from Article III, Section 280-15; Article XXII, Section 280-116A(1); and the Building Inspector’s December 8, 2022 Notice of Disapproval based on an application to construct an accessory in-ground swimming pool, at;**

1) located in other than the code required rear yard; 2) located less than the code required 100 feet from the top of the bluff; located at: East End Road/2875 Castle Road (Adj. to Block Island Sound), Fishers Island, NY. SCTM No. 1000-5-2-10.12.

**PAUL TANCK #7741** – Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector’s November 10, 2022 Notice of Disapproval based on an application to demolish an existing in-ground swimming pool and to construct a new in-ground gunite swimming pool; at; 1) located in other than the code required rear yard; 2) more than the code permitted maximum lot coverage of 20%; located at: 16705 Main Road, East Marion, NY. SCTM No. 1000-23-1-14.6.

**TIMOTHY QUINN/TG3 HOLDINGS, LLC #7743** – Request for a Variance from Article XXII, Section 280-116A(1) and the Building Inspector’s September 12, 2022 Notice of Disapproval based on an application to demolish and reconstruct an accessory in-ground swimming pool; at; 1) located less than the code required 100 feet from the top of the bluff; located at: 1 Mulford Court, Orient, NY. SCTM No. 1000-14-2-1.6.

**RUBEN AND SHANNON SILVERMAN #7745** – Request for a Variance from Article III, Section 280-15) and the Building Inspector’s November 28, 2022 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: 2500 Paradise Point Road, Southold, NY. SCTM No. 1000-81-3-13

**LEONARD WILLIAMS #7746** – Request for Variances from Article III, Section 280-15 and the Building Inspector’s November 28, 2022 Notice of Disapproval based on an application to construct an accessory garage; 1) located less than the code required minimum rear yard setback of 15 feet; 2) located less than the code required minimum side yard setback of 15 feet; located at: 6925 Great Peconic Bay Blvd, Laurel, NY. SCTM No. 1000-126-10-16.

**NEENA REDDY AND SAMUEL HOLT #7747** – Request for a Variance from Article III, Section 280-15) and the Building Inspector’s December 1, 2022 Notice of Disapproval based on an application to construct an in-ground swimming pool; at; 1) located in other than the code required rear yard; located at: 500 Sound Drive, Greenport, NY. SCTM No. 1000-33-4-33.

**RICHARD KELLY #7748SE** - Applicant requests a Special Exception under Article III, Section 280-13B(13). The Applicant is owner of subject property requesting authorization to establish an Accessory Apartment in an existing accessory structure; located at: 1265 Bay Avenue, Mattituck, NY. SCTM#1000-143-5-1.

**RICHARD KELLY #7749** - Request for a Variance from Article III, Section 280-15 and the Building Inspector’s December 6, 2022 Notice of Disapproval based on an application to demolish (as per Town Code definition) and reconstruct an accessory building containing an accessory apartment; at; 1) located less than the code required minimum side yard setback of 5 feet; located at: 1265 Bay Avenue, Mattituck, NY. SCTM No. 1000-143-5-1.

**JOSEPH M. AND JOANNE MASCIA #7750** – Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s October 11, 2022 Notice of Disapproval based on an application to construct additions and alterations to an existing single family dwelling; at; 1) less than the code required minimum side yard setback of 10 feet; 2) less than the code required minimum combined side yard setback of 25 feet; located at: 1600 Deep Hole Road, (Adj. to Deep Hole Creek) Mattituck, NY. SCTM No. 1000-115-12-22.

**KEVIN AND ANNA KENNEDY #7752** – Request for a Variance from Article IV, Section 280-18 and the Building Inspector’s November 15, 2022 Notice of Disapproval based on an application to construct an accessory in ground swimming pool; at; 1) more than the code permitted maximum lot coverage of 20%; located at: 955 Pequash Avenue, Cutchogue, NY. SCTM No. 1000-103-7-22.

**CHARLES SALICE, C/O NORTH FORK VENTURES, LTD #7738** – Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector’s September 9, 2022 Notice of Disapproval based on an application to construct additions and alterations to an existing single family dwelling and construct an accessory garage; at; 1) the dwelling is located less than the code required minimum side yard setback of 10 feet; 2) the accessory garage is located less than the code required minimum side yard setback of 5 feet; located at: 2315 Pine Tree Road, (Adj. to Little Creek) Cutchogue, NY. SCTM No. 1000-104-3-1.

#### **IV. RESOLUTIONS**

- a) **Resolution**: To authorize advertising of hearings for Regular Meeting to be held on Thursday, April 6, 2023 which Executive Session will commence at 9:00 A.M and Regular Meeting will commence at 10:00 A.M.
- b) **Resolution**: To approve minutes from the March 2, 2023 Regular Meeting.