

BOARD MEMBERS
Leslie Kanés Weisman, Chairperson

Patricia Acampora
Eric Dantes
Robert Lehnert, Jr.
Nicholas Planamento



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Southold, NY 11971

<http://southoldtownny.gov>

**ZONING BOARD OF APPEALS
TOWN OF SOUTHOLD**

Tel. (631) 765-1809 • Fax (631) 765-9064

September 26, 2019

Andrew V. Giambertone, AIA, President
Andrew V. Giambertone & Associates, Architects
62 Elm Street
Huntington, NY 11743

RE: RESOLUTION FOR ACCEPTANCE OF DRAFT ENVIRONMENTAL
IMPACT STATEMENT AS COMPLETE FOR PUBLIC AND AGENCY
REVIEW AND COMMENTS FOR THE PROPOSED ENCLAVES
HOTEL AND RESTAURANT SPECIAL EXCEPTION USE PERMIT
APPLICATION

Dear Mr. Giambertone;

The Southold Town Zoning Board of Appeals adopted the following resolution at a meeting held on Thursday, September 26, 2019:

WHEREAS, the Town of Southold Zoning Board of Appeals has received an application (“Case #7046”) from Andrew Giambertone and Associates, Architects, on behalf of client and property owner 56655 Main Street LLC c/o Jonathan Tibett for a Special Exception Use Permit for “The Enclaves” 44-unit hotel and 74-seat “sit-down” restaurant, the hotel being a Special Exception Use in the Town’s Hamlet Business Zoning District; and

WHEREAS, the subject 6.75-acre property is located at 56655 Main Street (“NYS Route 25”) in the Town of Southold and is identified as Suffolk County Tax Map No: District 1000; Section 63; Block 3; Lot 15; and

WHEREAS, the proposed project has been classified as an “Unlisted” action pursuant to the State Environmental Quality Review Act (“SEQRA”), conducted a coordinated review with involved agencies, and issued a Final Scope for the Enclaves dated April 19, 2018; and

WHEREAS, the Applicant submitted a DEIS dated April 2019 to the Zoning Board of Appeals, which reviewed the document and provided written comments on the EIS to the Applicant, requiring revisions, and

WHEREAS, the Applicant submitted a revised DEIS dated July 2019 to the Zoning Board of Appeals, which reviewed the document and provided comments on the revised DEIS to the Applicant, requiring revisions, and

WHEREAS, the Applicant submitted a second revised DEIS dated August 2019 to the Zoning Board of Appeals, which reviewed the document and determined that the document is adequate with respect to its scope and content for the purpose of commencing public review.

NOW THEREFORE BE IT RESOLVED, that the Zoning Board of Appeals accepts the DEIS for the Proposal as adequate for purposes of public and agency review and comments, subject to the conditions included in the September 26, 2019 Memo to the Zoning Board of Appeals from Nelson Pope & Voorhis, LLC, and

BE IT FURTHER RESOLVED, that the Zoning Board of Appeals sets the date, time and location for a public hearing on the proposals for **Thursday, November 7, 2019, at 5:00 PM** at the Southold Town Hall Meeting Room, located at 53095 Main Road, Southold, NY 11971, and

BE IT FURTHER RESOLVED, that the Zoning Board of Appeals directs that all appropriate notice be issued pursuant to SEQRA and other relevant laws and regulations.

A motion to adopt the above Resolution was made by Chairperson Weisman, seconded by Member Planamento, and adopted upon the following vote:

Vote of the Board: Ayes: Members Weisman (Chairperson), Dantes, Acampora, Planamento and Lehnert. (5-0)

Dated: September 26, 2019


Leslie Kanes Weisman, Chairperson
Town of Southold Zoning Board of Appeals

cc: Charles Cuddy, Esq.
Heather Lanza, Southold Town Planning Director
Mark Terry, Southold Town Assistant Planning Director
William Duffy, Southold Town Attorney

