

## AGENDA

### SOUTHOLD TOWN ZONING BOARD OF APPEALS ORGANIZATIONAL AND REGULAR MEETING THURSDAY, JANUARY 7, 2021 at 8:30 AM

Due to public health and safety concerns related to COVID-19, the Zoning Board of Appeals will not be meeting in-person. In accordance with the Governor's Executive Order 202.1, the JANUARY 7, 2021 Zoning Board of Appeals Regular Meeting with public hearings will be held via video conferencing, and a transcript will be provided at a later date. The public will have an opportunity to see and hear the meeting live, and will be permitted to speak.

Details about how to tune in via video conferencing and make comments during the meeting are on the Town's website agenda under <http://www.southoldtownny.gov/calendar.aspx>. Click the [Link to Join the Meeting](#).

Call to Order by Chairperson Leslie Kanes Weisman.

#### **I. EXECUTIVE SESSION:** begin at 8:30 A.M.

- A. Attorney advice
- B. Litigation

#### **II. WORK SESSION:** begin at 9:00 A.M.

- A. Requests from Board Members for future agenda items.
- B. The Enclaves Hotel and Restaurant – Final Environmental Impact Statement (FEIS) pursuant to State Environmental Quality Review (SEQR)

#### **III. ORGANIZATIONAL MEETING:** begin at 9:30 A.M.

- 1) Review and re-adopt:
  - a) ZBA Procedural Guidelines
  - b) Code of Conduct
  - c) Guidelines to Open Meetings Law and Ethical Issues

- 2) Review all current templates for writing draft decisions.
- 3) Review meeting dates for 2021.
- 4) Appointment by the Chairperson of Vice Chair for the year 2021.

#### **IV. 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) including the following:

Sally Hull #7448  
A.W. Frame, LLC #7449  
Elizabeth W. Furse #7450  
Adam D'Accordio #7451  
Louis A. Nardolillo and Erin A. Nardolillo #7457  
Bill and Joan King/Old Salt Road, Llc #7453  
Thomas Ryckman and Pamela Wilson #7454  
D. Cannizzaro QPRT/John Miltakis #7455  
Ira and Susan Akselrad #7456

#### **V. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:**

**MINI CEDARS, LLC #7428** – (Adjourned from December 3, 2020) Request for Variances from Article IV, Section 280-18; Article XXIII, Section 280-124; and the Building Inspector's July 31, 2020 Notice of Disapproval based on an application for a permit for a lot line change and the construction of a new single family dwelling; at 1) proposed lot is less than the code required minimum lot area of 40,000 sq. ft.; 2) proposed lot is less than the code required minimum lot width of 150 feet; 3) proposed dwelling located less than the code required minimum front yard setback of 40 feet; 4) proposed construction more than the code permitted maximum lot coverage of 20%; located at: 905 Stephenson Road (Adj. to Long Island Sound), Orient, NY. SCTM No. 1000-17-1-2.2 and 1000-17-1-11.5.

**VI. 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.

**No. 1 - 10:00 A.M. - SALLY HULL #7448** - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's October 13, 2020, Amended October 21, 2020 Notice of Disapproval based on an application for a permit to legalize "as built" alterations to an existing single family dwelling to include an attached front porch not included in the original permit; at 1)

located less than the code required minimum front yard setback of 35 feet; located at: 555 Bridge Street, Greenport, NY. SCTM No. 1000-34-3-52.

**No. 2 - 10:10 A.M. - A.W. FRAME, LLC #7449** - Request for a Variance from Article III, Section 280-15 and the Building Inspector's October 13, 2020 Notice of Disapproval based on an application for a permit to construct an accessory tennis court; at 1) located in other than the code permitted rear yard; located at: 640 Skippers Lane, Orient, NY. SCTM No. 1000-24-1-10.

**No. 3 - 10:20 A.M. - ELIZABETH W. FURSE #7450** - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's September 28, 2020 Notice of Disapproval based on an application for a permit to construct additions and alterations to existing single family dwelling; at 1) located less than the code required minimum front yard setback of 50 feet; located at: 776 Bell Hill Avenue (Adj. to Hay Harbor), Fisher's Island, NY. SCTM No. 1000-9-3-2.2.

**No. 4 - 10:30 A.M. - ADAM D'ACCORDIO #7451** - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's October 6, 2020 Notice of Disapproval based on an application for a permit to construct an accessory swimming pool; at 1) more than the code permitted maximum lot coverage of 20%; located at: 1450 Longview Lane, Southold, NY. SCTM No. 1000-88-4-43.

**No. 5 - 10:40 A.M. - LOUIS A. NARDOLILLO AND ERIN A. NARDOLILLO #7457** - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's October 19, 2020, Amended November 12, 2020 Notice of Disapproval based on an application for a permit to construct additions and alterations to existing accessory garage; at 1) located less than the code required minimum rear yard setback of 15 feet; 2) more than the code permitted maximum lot coverage of 20%; located at: 3850 Camp Mineola Road, Mattituck, NY. SCTM No. 1000-123-5-18.

**No. 6 - 11:00 A.M. - BILL AND JOAN KING/OLD SALT ROAD, LLC #7453** - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's October 13, 2020 Notice of Disapproval based on an application for a permit to legalize an "as built" raised patio; at 1) more than the code permitted maximum lot coverage of 20%; located at: 770 Old Salt Road (Adj. to Great Peconic Bay), Mattituck, NY. SCTM No. 1000-144-5-14.

**No. 7 - 1:00 P.M. - THOMAS RYCKMAN AND PAMELA WILSON #7454** - Request for a Use Variance from Article III, Section 280-13(C) and the Building Inspector's October 27, 2020 Notice of Disapproval based on an application for a permit to alter an existing accessory garage to an artist studio; at 1) proposed improvement does not constitute a permitted accessory use; located at: 1405 Village Lane, Orient, NY. SCTM No. 1000-25-3-1.

**No. 8 - 1:10 P.M. - D. CANNIZZARO QPRT/JOHN MILTAKIS #7455** - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's November 5, 2020 Notice of Disapproval based on an application for a permit to legalize an "as built" deck addition and 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; located at: 1460 Strohson Road (Adj. to Baldwin's Creek), Cutchogue, NY. SCTM No. 1000-103-10-29.1.

**No. 9 - 1:20 P.M. - IRA AND SUSAN AKSELRAD #7456** - Request for a Variance from Article XXII, Section 280-116A(1) and the Building Inspector's September 24, 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 100 feet from the top of the bluff;

**located at: 4125 Nassau Point Road (Adj. to Little Peconic Bay), Cutchogue, NY. SCTM No. 1000-111-9-6.4.**

**VII. RESOLUTIONS:**

- A. Resolution for next Regular Meeting with Public Hearings to be held Thursday, February 4, 2021, 8:30 AM.
- B. Resolution to approve Minutes from Special Meeting held December 22, 2020.