

## AGENDA

### SOUTHOLD TOWN ZONING BOARD OF APPEALS ORGANIZATIONAL AND REGULAR MEETING

THURSDAY, FEBRUARY 3, 2022 at 9:00 AM

**IN PERSON** access to the Public is permitted and the meeting will be held in the Southold Town Meeting Hall located at 53095 Main Road, Southold, New York.

***IF YOU INTEND TO APPEAR IN PERSON, YOU MUST WEAR A FACIAL MASK.***

This meeting will **ALSO** be accessible via Zoom Webinar. 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;  
Enter Webinar ID: **837 9661 4401**; and Passcode: **441751**

Call to Order by Chairperson Leslie Kanes Weisman.

**I. EXECUTIVE SESSION:** Begin at 9:00 A.M.

A. Attorney advice

**II. WORK SESSION:**

A. Requests from Board Members for future agenda items.

### **III. 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:

Allan Karen #7582  
Gregory Tuck #7585  
HSA Holdings, LLC #7589  
Amnon and Kathleen Bar-Tur #7593  
David Pugh and Tina Silvestri #7590  
John and Lynn Scott #7594  
11900 Oregon Road, Llc #7591  
Catherine Hovey #7592  
Vincent Bertault #7580  
Fishers Island Community Center #7563se  
Fishers Island Community Center, Inc. #7621

### **IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:**

**MARC AND SHARI WEISSBACH #7540SE** - Applicants request a Special Exception under Article III, Section 280-13B(13). The Applicants are owners of subject property requesting authorization to establish an Accessory Apartment in an existing accessory structure; at: 350 Paddock Way, Mattituck, NY. SCTM#1000-107-4-2.12.

**V. PUBLIC HEARINGS:** - Begin at 10:00 A.M. - 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. - ALLAN KAREN #7582** – Request for a Variance from Article III, Section 280-15; and the Building Inspector’s August 23 2021 Notice of Disapproval based on an application for a permit to construct an accessory garage; at 1) located in other than the code permitted rear yard; located at: 350 Richmond Road East, Southold, NY. SCTM No. 1000-135-3-9.

**No. 2 - 10:10 A.M. - GREGORY TUCK #7585** – Request for Variances from Article III, Section 280-15; and the Building Inspector’s July 20, 2021 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool and an accessory pool house; at 1) Swimming Pool is located in other than the code permitted rear yard; 2) Pool House is located in other than the code permitted rear yard; located at: 8402 Soundview Avenue, Southold, NY. SCTM No. 1000-59-7-29.5.

**No. 3 - 10:20 A.M. - HSA HOLDINGS, LLC #7589** – Request for Variances from Article IV, Section 280-18; and the Building Inspector’s August 24, 2021 Notice of Disapproval based on an

application for a permit to demolish and reconstruct a single family dwelling; at 1) located less than the code required minimum side yard setback of 15 feet; 2) located less than the code required minimum combined side yard setback of 35 feet; located at: 2000 Park Avenue, (Adj. to Great Peconic Bay) Mattituck, NY. SCTM No. 1000-123-8-7.

**No. 4 - 10:30 A.M. AMNON AND KATHLEEN BAR-TUR #7593**– Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector’s August 10, 2021 Notice of Disapproval based on an application for a permit to demolish an existing accessory garage; and elevate, relocate and construct additions and alterations to an existing single family dwelling ; at 1) located less than the code minimum required rear yard setback of 35 feet; located at: 170 Bay Lane, (Adj. to Orient Harbor) Orient, NY. SCTM No. 1000-24-2-26.4.

**No. 5 - 10:40 P.M. - DAVID PUGH AND TINA SILVESTRI #7590** – Request for a variance from Article XXIII, Section 280-124; and the Building Inspector’s July 21, 2021 Notice of Disapproval based on an application for a permit to construct additions and alterations to a single family dwelling; at 1) located less than the code required minimum front yard setback of 40 feet; located at: 545 Ryder Farm Lane, Orient, NY. SCTM No. 1000-15-4-9.1.

**No. 6 - 10:50 A.M. - JOHN AND LYNN SCOTT #7594**– Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector’s August 25, 2021 Notice of Disapproval based on an application for a permit to demolish (as per Town Code definition) and reconstruct a single family dwelling; at 1) located less than the code minimum required combined side yard setback of 35 feet; located at: 495 Parish Drive, (Adj to Peconic Bay) Southold, NY. SCTM No. 1000-71-1-5.

**No. 7 - 11:00 A.M. - 11900 OREGON ROAD, LLC #7591** – Request for a variance from Article XV, Section 280-62C; and the Building Inspector’s June 30, 2021, Amended July 13, 2021 Notice of Disapproval based on an application for a permit to construct alterations to an existing single family dwelling to create two accessory apartments; at 1) the proposed accessory use is not permitted; located at: 11900 Oregon Road, Cutchogue, NY. SCTM No. 1000-83-3-5.3.

**No. 8 - 1:00 P.M. - CATHERINE HOVEY #7592** – Request for variances from Article XXII, Section 280-116A(1); Article XXIII, Section 280-124; and the Building Inspector’s August 19, 2021 Notice of Disapproval based on an application for a permit to construct a deck addition, with a partially recessed hot tub, to an existing single family dwelling; at 1) located less than the code required 100 feet from the top of the bluff; 2) located less than the code required minimum side yard setback of 15 feet; 3) located less than the code required minimum combined side yard setback of 35 feet located at: 5775 Nassau Point Road, (Adj. to Little Peconic Bay) Cutchogue, NY. SCTM No. 1000-111-13-5.

**No. 9 - 1:10 P.M. - VINCENT BERTAULT #7580**– Request to reverse a Stop Work Order issued by the Building Inspector on August 24, 2021, pursuant to Chapter 144, Section 144-8, for construction beyond the scope of Building Department Permit #44198; located at: 95 Navy Street, Orient, NY. SCTM No. 1000-26-1-12.2.

**No. 10 - 1:20 P.M. - FISHERS ISLAND COMMUNITY CENTER #7563SE** – (Adjourned from December 2, 2021) Request for a Special Exception, pursuant to Town Code Article III, Section 280-13C(15), the applicant is requesting permission for recreational use upon premises accessory to a community center, and to construct two paddle tennis/pickleball courts; located at: Fox Lane, Fishers Island, NY. SCTM#1000-12-1-1.2.

**No. 11 - 1:30 P.M. – FISHERS ISLAND COMMUNITY CENTER, INC. #7621 – Request for Variances from Article III, Section 280-15; and the Building Inspector’s December 8, 2021 Notice of Disapproval based on an application for a permit to construct two accessory paddle tennis courts; at 1) located in other than the code permitted rear yard; 2) side guard rails and nets exceed the maximum allowed height of 18 feet; 3) more than the code permitted maximum lot coverage of 10%; located at: Fox Lane, Fishers Island, NY. SCTM No. 1000-12-1-1.2.**

**VI. RESOLUTIONS:**

- A. Resolution for next Regular Meeting with Public Hearings to be held Thursday, March 3, 2022, 8:30 AM.
- B. Resolution to approve Minutes from Special Meeting held January 20, 2020.
- C. Resolution: To GRANT a one-year extension to Hound Lane, LLC, Appeal No. 7237, located at 311 Hound Lane Fishers Island NY. SCTM: 1000-12-1-7.1.
- D. Resolution: To GRANT a one-year extension to Frank and Paula Doka, Appeal No. 7227, located at 755 Lupton Point Road, Mattituck. SCTM No. 1000-115-11-4.1.
- E. Resolution: To GRANT a three (3) month extension to Kevin and Christine Meyers in order to comply with the condition that the applicant obtain a Certificate of Occupancy for “as built” structures. Located at 1985 Peconic Lane, Peconic. SCTM No. 1000-74-5-7