

**ZONING BOARD OF APEALS
SPECIAL MEETING AGENDA
THURSDAY, FEBRUARY 17, 2022**

4:00 PM

IN PERSON access to the Public WILL BE PERMITTED and the meeting will be held in the Southold Town Annex Conference Room located at 54375 Main Road, (at Young's Avenue) Southold, New York.

The public will ALSO 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: 841 2222 9790, and Passcode: 764159

I. EXECUTIVE SESSION: Begin at 4:00

A. Attorney advice.

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

A. Requests from Board Members for future agenda items.

III. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

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.

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

IV. RESOLUTIONS

- a) Resolution: To authorize advertising of hearings for Regular Meeting to be held on Thursday, March 3, 2022 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 February 3, 2022 Regular Meeting.
- c) Resolution: to GRANT a Three Month Extension to George Ntavoultzis, Appeal No. 7537, dated October 21, 2021; located at 870 Bayshore Road, Greenport. SCTM No. 1000-53-4-36.
- d) Resolution: to AMEND Appeal No. 7587, Pants View, LLC, located at 2022 Hyatt Road, Southold, SCTM No. 1000-50-1-21.