

AGENDA

SOUTHOLD TOWN ZONING BOARD OF APPEALS THURSDAY, MARCH 2, 2023 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.

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: **812 8994 3019**; and Passcode: **254731**

Call to Order by Chairperson.

I. EXECUTIVE SESSION: begin at 9:00 A.M.

A. Attorney advice

II. WORK SESSION: Begin at 10:00 AM.

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:

John and Margaret Smyth #7737
Pequot Point, LLC #7763

Paul Tanck #7741
Timothy Quinn/TG3 Holdings, LLC #7743
Ruben and Shannon Silverman #7745
Leonard Williams #7746
Neena Reddy and Samuel Holt #7747
Richard Kelly #7748SE
Richard Kelly #7749
Joseph M. and Joanne Mascia #7750
Charles and Kavita Vansant #7751
Kevin and Anna Kennedy #7752
Charles Salice, C/O North Fork Ventures, Ltd #7738

IV. 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. - 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.

No. 2 - 10:10 A.M. - 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.

No. 3 - 10:20 A.M. - 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.

No. 4 - 10:30 A.M. - 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.

No. 5 - 10:40 A.M. - 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

No. 6 - 10:50 A.M. - 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.

No. 7 - 11:00 A.M. - 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.

No. 8 - 1:00 P.M. - 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.

No. 9 - 1:10 P.M. - 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.

No. 10 - 1:20 P.M. - 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.

No. 11 - 1:30 P.M. - CHARLES AND KAVITA VANSANT #7751 – Request for Variances from Article IV, Section 280-18; based on an application to change a lot line of three existing lots, and convey lands in order to create two less non-conforming lots; 1) Proposed lots A & B at less than the code required lot size of 40,000 sq. ft.; 2) Proposed lots A & B at less than the code required minimum lot depth of 175; located at 1355, aka 1285 Smith Road, Peconic, NY. SCTM Nos. 1000-98-4-12, 1000-98-4-13, 1000-98-4-14.

No. 12 - 1:40 P.M. - 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.

No. 13 - 1:50 P.M. - 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 Street Road, (Adj. to Little Creek) Cutchogue, NY. SCTM No. 1000-104-3-1.

VI. RESOLUTIONS:

- A. **Resolution** for next Regular Meeting with Public Hearings to be held Thursday, April 6, 2023 at 9:00 AM.
- B. **Resolution** to approve Minutes from Special Meeting held February 16, 2023.
- C. **Resolution** to Amend Special Exception #7736 12425 Sound, LLC, Andrew Fohrkolb, 12425 Sound Avenue, Mattituck, NY. SCTM No. 1000-141-3-39.