

ZONING BOARD OF APPEALS
REGULAR MEETING NOTICE OF APRIL 6, 2023

A Regular Meeting has been scheduled for Thursday, April 6, 2023 at 9:00 PM in the Town Hall Meeting Room, 53095 Main Road, Southold, NY in Person and VIA Zoom. The following members of the board will be attending via Zoom:

Patricia Acampora will be attending by Zoom from 3100 S. Ocean Blvd. Highland Beach, Florida

Leslie Kanes Weisman, Chairperson
Zoning Board of Appeals

AGENDA

SOUTHOLD TOWN ZONING BOARD OF APPEALS THURSDAY, APRIL 6, 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: **841 5251 8303**; and Passcode: **254731**

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 Ryan #7753
Nicholas Sourbis and Karen S. Lucia #7754
170 Moore's Lane Realty Corporation #7755
North Road Hotel, LLC #7756
Neil William Currie and Katie Lynn Watson #7757
Patrick Browne and Ann Marie Browne #7758
Karol Filipkowski #7759
Jennifer Lamaina and Karyn Cooper/North Fork Discoveries, LLC
Robert Pagnozzi/Greenport W. Holdings, Inc. #7761se
Veronica Gonzalez #7767
1280 Corey Creek, LLC #7774
Peconic Community School #7775SE
John Cosenza #7780

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

NEENA REDDY AND SAMUEL HOLT #7747 – (Tabled on March 16, 2023) 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.

V. 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.

10:00 A.M. - FRITZE FISHERS, LLC #7725 – (Adjourned from January 5, 2023) Request for a Variance from Article III, Section 280-14; and the Building Inspector's July 25, 2022, 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 minimum front yard setback of 60 feet; located at: 560 North Hill Road/Crescent Avenue, (adj. to Hay Harbor) Fishers Island, NY. SCTM No. 6-1-4.3.

10:10 A.M. - JOHN RYAN #7753 - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's November 18, 2022 Notice of Disapproval based on an application for a permit to demolish an existing accessory shed and construct an accessory in ground swimming pool and an accessory shed, at; 1) construction located in other than the code required rear yard; 2) construction more than the code permitted maximum lot coverage of 20%; located at: 90 Dawn Drive, Greenport, NY. SCTM No. 35-5-11.

10:20 A.M. - NICHOLAS SOURBIS AND KAREN S. LUCIA #7754 - Request for Variances from Article III, Section 280-15 and the Building Inspector's December 15, 2022 Notice of Disapproval based on an application in conjunction with building permit #46053, to

construct an accessory pool house/cabana and to legalize an existing shed, at; 1) pool house located less than the code required minimum side yard setback of 10 feet; 2) shed located less than the code required minimum rear yard setback of 10 feet; 3) shed located less than the code required minimum side yard setback of 10 feet; located at: 200 Green Hill Lane, Greenport, NY. SCTM No. 33-3-13.

10:30 A.M. - 170 MOORE'S LANE REALTY CORPORATION #7755 - Request for Variances from Article XI, Section 280-49 and the Building Inspector's December 8, 2022 Notice of Disapproval based on an application for a permit to construct a storage building, at; 1) located less than the code required minimum rear yard setback of 35 feet; 2) located less than the code required minimum side yard setback of 25 feet; 3) construction more than the code permitted maximum lot coverage of 30%; located at: 170 Moore's Lane, Greenport, NY. SCTM No. 45-7-3.

10:40 A.M. - NORTH ROAD HOTEL, LLC #7756 - Request for a Variance from Article XXII, Section 280-116A(1) and the Building Inspector's November 7, 2022 Notice of Disapproval based on an application for a permit to construct a deck addition to an existing building (in conjunction with BP#48244); at 1) located less than the code required 100 feet from the top of the bluff; located at: 62005 County Road 48 (Adj. to the Long Island Sound), Greenport, NY. SCTM No. 40-1-1.

10:50 A.M. - NEIL WILLIAM CURRIE AND KATIE LYNN WATSON #7757 - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's December 6, 2022 Notice of Disapproval based on an application for a permit to demolish an existing dwelling, construct a single family dwelling, and to legalize an existing shed (under 100 sq. ft.); at 1) dwelling located less than the code required minimum side yard setback of 20 feet; 2) dwelling less than the code required minimum rear yard setback of 60 feet; 3) "as built" shed located less than the code required minimum rear yard setback of 15 feet; located at: 1175 Champlin Place, Greenport, NY. SCTM No. 34-4-15.

11:00 A.M. - PATRICK BROWNE AND ANN MARIE BROWNE #7758 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's December 20, 2022 Notice of Disapproval based on an application for a permit to demolish (by Southold Town definition) an existing single family dwelling and construct a new two story single family dwelling, at; 1) located less than the code required minimum front yard setback of 40 feet; 2) located less than the code required minimum side yard setback of 15 feet; located at: 1645 Calves Neck Road (Adj. to Town Creek), Southold, NY. SCTM No. 63-7-38.

1:00 P.M. - KAROL FILIPKOWSKI #7759 - Request for a Variance from Article III, Section 280-15; and the Building Inspector's November 7, 2022 Notice of Disapproval based on an application for a permit to construct an accessory building; at 1) located in other than the code permitted rear yard; located at: 450 Dick's Point Road, Cutchogue, NY. SCTM No. 110-5-22.

1:10 P.M. JENNIFER LAMAINA AND KARYN COOPER/NORTH FORK DISCOVERIES, LLC. #7760SE Applicant requests a Special Exception under Article III, Section 280-13B(4) to establish and operate a Nursery School/Childcare/Early Learning; at: 31095 Main Road, Cutchogue, NY. SCTM#1000-102-2-24.1.

1:20 P.M. - ROBERT PAGNOZZI/GREENPORT W. HOLDINGS, INC. #7761SE - Applicant requests a Special Exception under Article III, Section 280-13B(13). The Applicant is the owner of subject property requesting authorization to establish an Accessory Apartment in an existing accessory structure; at: 190 Pheasant Place, Greenport, NY. SCTM#1000-53-4-44.36.

1:30 P.M. - VERONICA GONZALEZ #7767 - Request for a Variance from Article III, Section 280-15; and the Building Inspector's January 20, 2023 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool; at 1) located in other than the code permitted rear yard; located at: 285 Oyster Ponds Lane, Orient, NY. SCTM No. 25-1-7.

1:40 P.M. – 1280 COREY CREEK, LLC #7774 - Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector's November 18, 2022, Amended January 23, 2023 Notice of Disapproval based on an application for a permit to demolish an existing single family dwelling and construct a new two story single family dwelling at; 1) located less than the code required minimum front yard setback of 40 feet; located at: 1280 Corey Creek Lane, (adj. to Corey Creek) Southold, NY. SCTM No. 78-4-17.

1:50 P.M. – PECONIC COMMUNITY SCHOOL #7775SE - Applicant requests a Special Exception under Article III, Section 280-13B(3) to establish and operate a private school for elementary and middle school age children; at: 27835 Main Road, Cutchogue, NY. SCTM#1000-102-1-18.1.

2:00 P.M. – JOHN COSENZA #7780 - Request for a Variance from Article XXIII, Section 280-116A(1) and the Building Inspector's January 6, 2023 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool, at; 1) located less than the code required 100 feet from the top of the bluff; located at: 1700 Hyatt Road, (Adj. Long Island Sound), Southold, NY. SCTM No. 50-1-5.

2:10 P.M. - CHARLES AND KAVITA VANSANT #7751– (Adjourned from March 2, 2023) Request for Variances from Article IV, Section 280-18; based on an application to change a lot line of two existing 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.

VI. RESOLUTIONS:

- A. **Resolution** for next Regular Meeting with Public Hearings to be held Thursday, May 4, 2023 at 9:00 AM.

- B. **Resolution** to approve Minutes from Special Meeting held March 16, 2023.