

AGENDA

SOUTHOLD TOWN ZONING BOARD OF APPEALS ORGANIZATIONAL AND REGULAR MEETING

THURSDAY, APRIL 7, 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.

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: 851 6257 3583, and Passcode: 505759**

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:

Christopher Thirkield #7608
Bay Beach, LLC #7609
Michael Kasper #7610
Donna Belvedere #7611
Thomas Annicq #7612
Kim Ulmet #7613
Colleen Krupski #7614
Andres and Marissa Garcia #7615
John Carter and Catherine Samaan #7634
William C. Goggins and Donna M. Goggins #7649
Katherine Hubbard #7607SE
Douglas McGahan #7653

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

JAY P. MANDELBAUM AND LAUREN GORDON #7579 – (Tabled March 17, 2022) Request for Variances from Article IV, Section 280-18 and the Building Inspector’s August 4, 2021 Notice of Disapproval based on an application for a permit to construct a single family dwelling and an accessory raised patio with a hot tub; where, 1) the proposed construction would result in a lot coverage of 31% where the code only permits a maximum lot coverage of 20%, and 2) the proposed raised patio and hot tub would be located partially in the side yard where the code requires accessory structures and buildings must be located in the rear yard; for property located at: 920 Kimberly Lane, Southold, NY. SCTM No. 1000-70-13-20.15. In addition, the property owner seeks to amend Declaration Covenants and Restrictions on the subject property which require the removal of the existing tennis court if a single family dwelling is not constructed within a specific timeframe.

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.

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.

10:00 A.M. – CHRISTOPHER THIRKIELD #7608 – Request for variances from Article III, Section 280-15; Article XXIII, Section 280-124, and the Building Inspector’s September 2, 2021 Notice of Disapproval based on an application for a permit to legalize an accessory garage and roof over rear patio attached to an existing single family; at 1) located less than the code required minimum rear yard setback of 5 feet; 2) located less than the code required minimum side yard setback of 5 feet; 3) more than the code permitted maximum lot coverage of 20%; located at: 705 Captain Kidd Drive, Mattituck, NY. SCTM No. 1000-106-5-8.

10:10 A.M. - BAY BEACH, LLC #7609 – Request for a variance from Article XXIII, Section 280-124; and the Building Inspector’s October 27, 2021 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool; at 1) more than the code permitted maximum lot coverage of 20%; located at: 1055 Bay Home Road, Southold, NY. SCTM No. 1000-56-5-35.

10:20 A.M. - MICHAEL KASPER #7610 – Request for a variance from Article III, Section 280-15; and the Building Inspector’s October 22, 2021 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: 735 Gin Lane, Southold, NY. SCTM No. 1000-88-4-7.

10:30 A.M. - DONNA BELVEDERE #7611 – Request for a variance from Article XXIII, Section 280-124; and the Building Inspector’s November 17, 2021 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool; at 1) more than the code permitted maximum lot coverage of 20%; located at: 605 Eastwood Drive, Cutchogue, NY. SCTM No. 1000-110-3-21.

10:40 A.M. - THOMAS ANNICQ #7612– Request for a Variance from Article III, Section 280-15; and the Building Inspector’s October 5, 2021 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 305 Halls Creek Drive, Mattituck, NY. SCTM No. 1000-116-7-2.

10:50 A.M. - KIM ULMET #7613– Request for Variances from Article XXIII, Section 280-124; and the Building Inspector’s December 7, 2021 Notice of Disapproval based on an application for a permit to construct a covered front porch and screened porch additions to an existing single family dwelling, at; 1) located less than the code required minimum secondary front yard setback of 20 feet; 2) located less than the code required minimum rear yard setback of 35 feet; 3) more than the code permitted maximum lot coverage of 20%; located at 8385 Great Peconic Bay Blvd, Laurel, NY. SCTM No. 1000-126-9-25.

11:00 A.M. - COLLEEN KRUPSKI #7614– Request for a Variance from Article III, Section 280-15; and the Building Inspector’s December 10, 2021 Notice of Disapproval based on an application for a permit to construct a single family dwelling, at; 1) resulting in an existing accessory barn located in other than the code permitted rear yard; 2760 Skunk Lane, Cutchogue, NY. SCTM No. 1000-97-8-31.6.

11:10 A.M. - ANDRES AND MARISSA GARCIA #7615– Request for a Variance from Article III, Section 280-15; and the Building Inspector’s January 11, 2022 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 minimum rear yard setback of 10 feet; located at 380 Garden Court, Southold, NY. SCTM No. 1000-63-7-17.7.

1:00 P.M. – JOHN CARTER AND CATHERINE SAMAAAN #7634 – Request for a variance from Article III, Section 280-15 and the Building Inspector’s January 13, 2022 Notice of Disapproval based on an application for a permit to construct an accessory swimming pool; at 1) located in other than the code permitted rear yard; located at: 125 Broadwaters Road, Cutchogue, NY. SCTM No. 1000-104-12-8.2.

1:10 P.M. – WILLIAM C. GOGGINS AND DONNA M. GOGGINS #7649– Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector’s December 3, 2021 Amended January

11, 2022 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool, at; 1) more than the code permitted maximum lot coverage of 20%; located at: 2000 Jackson Street, New Suffolk, NY. SCTM No. 1000-117-10-17.

1:20 P.M. - KATHERINE HUBBARD #7607SE– 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; at: 2465 Elijahs Lane, Mattituck, NY. SCTM#1000-108-4-7.14.

1:30 P.M. – DOUGLAS MCGAHAN #7653 - Request for a Variance from Article IV, Section 280-15; and the Building Inspector’s February 17, 2022 Notice of Disapproval based on an application for a permit to legalize an “as built” accessory building at; 1) located less than the code required minimum side yard setback of 10 feet; located at: 1820 Stillwater Avenue, Cutchogue, NY. SCTM No. 1000-103-7-11.

VI. RESOLUTIONS:

- A. Resolution for next Regular Meeting with Public Hearings to be held Thursday, May 5, 2022.
8:30 AM.
- B. Resolution to approve Minutes from Special Meeting held Thursday, March 17, 2022.
- C. Resolution to approve a One Year Extension of Appeal #7210 Charlotte Greene and Joanna Lomas, located at 500 Stephenson Road, Orient, NY. SCTM No. 1000-17-1-6.