

**ZONING BOARD OF APEALS  
SPECIAL MEETING AGENDA  
THURSDAY, MAY 19, 2022**

**4:00 PM**

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 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: 889 5209 0052, and Passcode: 323199*

**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.

**IV. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:**

**KATHERINE HUBBARD #7607SE**– (Adjourned from May 5, 2022) 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.

**KIM W. TETRAULT AND KIM M. RANDALL #7625** – (Adjourned from May 5, 2022) Request for a Variance from Article XXII, Section 280-105D(4); and Building Inspector’s January 10, 2022 Notice of Disapproval based on an application for a permit to legalize an “as-built” deer fence at; 1) deer fencing is prohibited in or along the front yard or primary front yard of any property; located at 4650 Horton Lane, Southold, NY. SCTM No. 1000-54-3-21.2.

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

**PEQUOT POINT, LLC #7616** – Request for Variances from Article III, Section 280-15; Article XXII, Section 280-116A(1); and Building Inspector’s October 15, 2021 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling and to construct a new accessory garage, at; 1) dwelling is located less than the code required 100 feet from the top of the bluff; 2) garage is located in other than the code permitted rear yard; located at East End Road/2875 Castle Road, (Adj. to Block Island Sound) Fishers Island, NY. SCTM No. 1000-5-2-10.12.

**GLEN J. NORTON #7624** - Request for Variances from Article XXIII, Section 280-124; and Building Inspector’s December 27, 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 rear yard setback of 60 feet; 2) located less than the code required minimum side yard setback of 20 feet; located at 396 Alpine Avenue, #356, Fishers Island, NY. SCTM No. 1000-9-5-17.

**PAUL LEVI AND RAFFAELLA CERIELLO #7617** – Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector’s November 12, 2021 Notice of Disapproval based on an application for a permit to legalize an existing wood deck with roof covering attached to a single family dwelling, at; 1) located less than the code required minimum side yard setback of 15 feet; located at 405 Arshamomaque Avenue, Southold, NY. SCTM No. 1000-56-2-16.

**CHRISTOS VERVENIOTIS #7640** - Request for a Variance from Article XXII, Section 280-105D(4); and Building Inspector’s January 10, 2022 Notice of Disapproval based on an application for a permit to legalize an “as built” deer fence at; 1) deer fencing is prohibited in or along the front yard or primary front yard of any property; 4960 Horton Lane, Southold, NY. SCTM No. 1000-54-3-21.4.

**KIM W. TETRAULT AND KIM M. RANDALL #7625** – Request for a Variance from Article XXII, Section 280-105D(4); and Building Inspector’s January 10, 2022 Notice of Disapproval based on an application for a permit to legalize an “as-built” deer fence at; 1) deer fencing is prohibited in or along the front yard or primary front yard of any property; located at 4650 Horton Lane, Southold, NY. SCTM No. 1000-54-3-21.2.

**JOY T. SIEGER AND TIMOTHY R. SIEGER #7622** – Request for a Variance from Article III, Section 280-15; and Building Inspector’s December 3, 2021 Notice of Disapproval based on an application for a permit to legalize an as-built accessory wood trellis at; 1) located less than the code required minimum side yard setback of 10 feet; located at 41780 NYS Route 25, Peconic, NY. SCTM No. 1000-86-1-7.

**SAND LENNOX, LLC #7619** - Request for a Variance from Article XXII, Section 280-116A(1) and Building Inspector’s November 19, 2021 Notice of Disapproval based on an application for a permit to demolish an existing dwelling and to construct a new 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 front yard setback of 40 feet; located at 1450 Salt Marsh Lane, (Adj. to Long Island Sound) Peconic, NY. SCTM No. 1000-68-3-1.

**RICHARD AND SUZANNE ROTHWELL #7623** – Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and Building Inspector’s December 5, 2021, Amended December 29, 2021 Notice of Disapproval based on an application for a permit to demolish and construct an accessory garage and construct an accessory in-ground swimming pool at; 1) garage located less than the code required minimum side yard setback of 5 feet; 2) garage located less than the code required minimum rear yard setback of 5 feet; 3) more than the code permitted maximum lot coverage of 20%; located at 1255 Hobart Road, Southold, NY. SCTM No. 1000-64-2-9.

**ESTATE OF CHARLOTTE PENZA #7618** - Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-78-3-56 which has merged with SCTM No. 1000-78-3-57, based on the Building Inspector’s November 9, 2021 Notice of Disapproval, which states that a non-conforming lot shall merge with an adjacent conforming or non-conforming lot held in common ownership with the first lot at any time after July 1, 1983 and that non-conforming lots shall merge until the total lot size conforms to the current bulk schedule requirements (minimum 40,000 sq. ft. in the R-40 Residential Zoning District); located, at 1395 Hiawatha’s Path, Southold, NY. SCTM Nos.1000-78-3-56 and 1000-78-3-57.

**MODERN AGE HOME BUILDERS #7662** – Request for a Variance from Article XXII, Section 280-105C; and Building Inspector’s March 3, 2022 Notice of Disapproval based on an application for a permit to legalize an “as-built” six (6) foot metal fence, at; 1) six (6) foot high fencing is set back less than the permitted minimum 10 feet from the secondary front yard property line, located at 2135 Willow Drive, East Marion, SCTM No. 1000-22-5-1.

#### IV. RESOLUTIONS

- a) Resolution: To authorize advertising of hearings for Regular Meeting to be held on Thursday, June 2, 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 April 21, 2022 Regular Meeting.