

**ZONING BOARD OF APEALS  
SPECIAL MEETING AGENDA  
THURSDAY, MAY 20, 2021**

**3:00 PM**

**This Special Meeting will be held virtually via the Zoom online platform. Pursuant to Executive Order 202.1 of New York Governor Andrew Cuomo in-person access by the public will not be permitted.**

The public will have access to view and listen to the meeting as it is happening via Zoom. However, this meeting is not a public hearing and no testimony will be solicited or received.

Details about how to tune in to the meeting are on the Town's website agenda for this meeting which may be viewed at <http://www.southholdtownny.gov/agendacenter>. A link to this video conference meeting can also be found at <http://www.southholdtownny.gov/calendar>. Scroll and click on the date of meeting, and click on "*Link: **Join Meeting***".

If you do not have access to a computer or smartphone, there is an option to listen in via telephone: Dial (646) 558-8656. Meeting ID: 934 0164 9800; Password: 005173

Call to Order by Chairperson Weisman.

**I. EXECUTIVE SESSION:** Begin at 3:00

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:**

**KONSTANTINOS DIAKOVASILIS #7465SE** – (Adjourned from April 1, 2021) 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: 2095 Ruth Road, Mattituck, NY. SCTM#1000-106.-7-6.

**LEON PETROLEUM LLC (BP Mattituck) #7493** - Request for Variances from Article XIX, Section 280-85D(7) and Section 280-87A; and the Building Inspector's March 1, 2021 Notice of Disapproval based on an application for a permit to replace three (3) existing roof signs and one (1) existing freestanding sign; at 1) four (4) signs proposed to be internally lit, which is not permitted; a sign may only be lit from an external source; 2) freestanding sign is more than the maximum size permitted of 24 sq. ft. feet in area; 3) freestanding sign is more than the maximum height permitted of 15 feet above the ground; located at: 16900 NYS Route 25, Mattituck, NY. SCTM No. 1000-115-3-9.

**LEON PETROLEUM LLC (BP Peconic) #7494** - Request for Variances from Article XIX, Section 280-85D(7) and Section 280-87A; and the Building Inspector's March 1, 2021 Notice of Disapproval based on an application for a permit to replace three (3) existing roof signs and one (1) existing freestanding sign; at 1) four (4) signs proposed to be internally lit, which is not permitted; a sign may only be lit from an external source; 2) freestanding sign is more than the maximum size permitted 24 sq. ft. feet in area; 3) freestanding sign is more than the maximum height permitted 15 feet above the ground; located at: 32400 County Road 48, Peconic, NY. SCTM No. 1000-74-4-7.1.

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

**CHARLES SCHWAB AND TAMMY SCHWAB #7486** - Request for a Variance from Article III, Section 280-15; and the Building Inspector's February 16, 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: 4370 No. Bayview Road, Southold, NY. SCTM No. 1000-79-2-4.3.

**PETRA AND VINCENT BENIC #7487SE** - 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 storage structure; at: 1375 Pine Neck Road, Southold, NY. SCTM#1000-70-5-39.

**WILLIAM A. PRYDATKO, JANE MARIE PRYDATKO, ET AL #7488** - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's December 22, 2020, Amended January 19, 2021 Notice of Disapproval based on an application for a permit to construct a single family dwelling and an accessory in-ground swimming pool ; at 1) proposed dwelling is located less than the code required front yard setback of 40 feet 2) proposed swimming pool located in other than the code permitted rear yard; located at: 230 Wiggins Lane, Greenport, NY. SCTM No. 1000-35-4-28.41.

**ARGYRIS DELLAPORTAS #7489SE** - Applicant requests a Special Exception under Article III Section 280-13B(14). The Applicant is the owner requesting authorization to establish an Accessory Bed and Breakfast, accessory and incidental to the residential occupancy in this single-family dwelling, with four (4) bedrooms for lodging and serving of breakfast to the B&B casual, transient roomers. Located at: 9625 Route 25, East Marion, NY. SCTM#1000-31-3-21.

**JOSEPH AND BARBARA ORLANDO #7490** - Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector's February 25, 2021 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 side yard setback of 10 feet; located at: 900 Goose Creek Lane, (Adj. to Goose Creek) Southold, NY. SCTM No. 1000-78-8-2.

**CATHERINE AND PETER MELLY #7491** - Request for Variances from Article XXIII, Section 280-124; and the Building Inspector's February 5, 2021 Notice of Disapproval based on an application for a permit to construct a new single family dwelling; at 1) located less than the code required front yard setback of 35 feet; 2) more than the code permitted maximum lot coverage of 20%; located at: 1375 Sterling Road, Cutchogue, NY. SCTM No. 1000-104-2-24.

**STICKS & STONES OUTDOORS – IAN ZUHOSKI #7492** - Request for Variances from Article XXIII, Section 280-124; and the Building Inspector's March 1, 2021 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 front yard setback of 40 feet; 2) located less than the code required minimum side yard setback of 15 feet; located at: 3995 Wells Avenue (Adj. to Jockey Creek), Southold, NY. SCTM No. 1000-70-4-1.

**HARVEST INN – STACY AND STEVEN ISAACS #7504SE** - Applicants request a Special Exception under Article III Section 280-13B(14). The Applicants are the owners requesting authorization to establish an Accessory Bed and Breakfast, accessory and incidental to the residential occupancy in this single-family dwelling, with five (5) bedrooms for lodging and serving of breakfast to the B&B casual, transient roomers; located at 40300 Main Road, Peconic, NY. SCTM No. 1000-86-4-1.4.

## **V. RESOLUTIONS**

- A. **Resolution**: To authorize advertising of hearings for Regular Meeting to be held on **Thursday, June 3, 2021** which Regular Meeting will commence at 9:00 A.M for Executive Session, and 10:00 AM for Regular Meeting.
- B. **Resolution**: To approve minutes from May 6, 2021 Regular Meeting.