

(Updated 6/2/2022)

AGENDA

SOUTHOLD TOWN ZONING BOARD OF APPEALS REGULAR MEETING

THURSDAY, JUNE 2, 2022 at 9:00 AM

The IN-PERSON 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: **864 4190 1490** and Passcode: **254731**

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.
- B. Request from Applicant to withdraw ZBA application – Aldrich #7627

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:

Jennifer and James Maye #7626
Emmanuel and Barbara Caravanos #7628
Keith Hughes and Ellen Hughes #7629
Stella Mallas #7633
Steve and Fortune Mandaro #7635
Karibu, LLC/Pascal Schaary #7638
John M. Carroll and M. Amelia Murphy #7636
JOTAS Corporation #7637
Andriy Lototsky #7667
Samuel and Rebecca Lissner #7639
Janet Mastropolo #7641
Lyle and Kathleen Girandola #7642

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.

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.

No. 1 - 10:00 A.M. - JENNIFER AND JAMES MAYE #7626 – Request for variances from Article XXIII, Section 280-123; Article XXIII, Section 280-124; and the Building Inspector’s November 30, 2021 Notice of Disapproval based on an application for a permit to legalize “as built” alterations (convert screen porch to living space, new heat, waterside deck) to an existing seasonal cottage known as Cottage No. 1 and legalize “as built” alterations (convert screen porch to living space, new heat) to an existing seasonal cottage known as Cottage No. 2, at; 1) Cottage No. 1 & 2, nonconforming uses shall not be enlarged, reconstructed, or structurally altered or moved unless the use of such buildings are changed to a conforming use; 2) Cottage No. 1, located less than the code required minimum side yard setback of 10 feet; located at: 910 Fleetwood Road, (Adj. to East Creek) Cutchogue, NY. SCTM No. 1000-137-4-22.

No. 2 - 10:20 A.M. - EMMANUEL AND BARBARA CARAVANOS #7628 – Request for a variance from Article XXIII, Section 280-124; and the Building Inspector’s December 16, 2021 Notice of Disapproval based on an application for a permit to construct additions to a single family dwelling; 1) located less than the code required minimum rear yard setback of 50 feet; located at: 3575 Stars Road, East Marion, NY. SCTM No. 1000-22-2-24.

No. 3 - 10:30 A.M. - KEITH HUGHES AND ELLEN HUGHES #7629 – Request for a Variance from Article IV, Section 280-18; and Building Inspector’s December 14, 2021 Notice of Disapproval based on an application for a permit to construct a dormer addition to an existing single family dwelling; 1) located less than the code required minimum front yard setback of 50 feet; located at 1325 Broadwaters Road, Cutchogue, NY. SCTM No. 1000-104-11-8.1.

No. 4 - 10:40 A.M. - STELLA MALLAS #7633 – Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and Building Inspector’s December 15, 2021 Notice of Disapproval based on an application for a permit to demolish and construct a single family dwelling, construct an accessory in-ground swimming pool, construct an accessory garage and legalize an “as built” accessory coop at; 1) dwelling located less than the code required minimum rear yard setback of 50 feet; 2) accessory garage located in other than the code permitted rear yard; 3) swimming pool located in other than the code permitted rear yard; 4) coop located less than the code required minimum rear yard setback of 10 feet; 5) coop located less than the code required minimum side yard setback of 10 feet; located at 420 Summit Drive, Mattituck, NY. SCTM No. 1000-106-2-8.

No. 5 - 10:50 A.M. - STEVE AND FORTUNE MANDARO #7635 – Request for variances from Article XXIII, Section 280-123; Article XXIII, Section 280-124; and the Building Inspector’s December 20, 2021 Notice of Disapproval based on an application for a permit to construct a covered porch and screened in porch addition to an existing seasonal cottage; 1) a non-conforming building containing a non-conforming use shall not be enlarged, reconstructed, or structurally altered or moved, unless the use of such building is changed to a conforming use; 2) located less than the code required minimum primary front yard setback of 35 feet; 3) located less than the code required minimum side yard setback of 10 feet; 4) located less than the code required minimum rear yard setback of 35 feet; 5) more than the code permitted maximum lot coverage of 20%; located at: 2370 Bay Avenue, (Adj. to Gardners Bay) East Marion, NY. SCTM No. 1000-31-16-7.

No. 6 - 11:00 A.M. - KARIBU, LLC/PASCAL SCHAARY #7638 – Request for variances from Article III, Section 280-15 and the Building Inspector’s December 9, 2021, Amended January 19, 2022 Notice of Disapproval based on an application for a permit to construct an accessory storage shed, construct an accessory hot tub (jacuzzi), and to legalize the conversion of a storage shed into pool house at; 1) hot tub located in other than the code permitted rear yard; 2) storage shed/pool house located in other than the code permitted rear yard; 3) In addition, the applicant seeks to lift the ZBA Condition (File No. 3902) that states that the existing storage shed can only be used for storage purposes and only have electricity; located at: 90 Kimberly Lane, Southold, NY. SCTM No. 1000-70-13-20.20.

No. 7 - 1:00 P.M. - JOHN M. CARROLL AND M. AMELIA MURPHY #7636 – Request for a variance from Article XXIII, Section 280-124; and the Building Inspector’s December 29, 2021 Notice of Disapproval based on an application for a permit to raise and construct additions and alterations to an existing single family dwelling, at; 1) located less than the code required minimum side yard setback of 15 feet; located at: 230 Inlet Lane, (Adj. to Gardiners Bay) Greenport, NY. SCTM No. 1000-43-5-4.

No. 8 - 1:10 P.M. - JOTAS CORPORATION #7637 – Request for variances from Article X, Section 280-45C(2)(f) (Accessory Uses); Article X, Section 280-46; and the Building Inspector’s January 13, 2022 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing commercial building, at; 1) proposed apartment comprises of more than 50% of the principal building; 2) construction located less than the code required minimum rear yard setback of 25 feet; located at: 1000 Village Lane, Orient, NY. SCTM No. 1000-25-1-18.

No. 9 - 1:20 P.M. – ANDRIY LOTOTSKYY #7667 – Request for a variance from Article III, Section 280-15; and the Building Inspector’s February 23, 2022 Notice of Disapproval based on an application for a permit to construct a single family dwelling, at; 1) located less than the code required minimum front yard setback of 40 feet; located at: 215 Eighth Street, Laurel, NY. SCTM

No. 1000-126-1-7.9.

No. 10 - 1:30 P.M. - SAMUEL AND REBECCA LISSNER #7639 – Request for variances from Article III, Section 280-15; Article XXII, Section 280-116 A(1); and the Building Inspector’s November 22, 2021, Amended December 10, 2021 Notice of Disapproval based on an application for a permit to construct additions to an existing single family dwelling and to legalize an as built accessory shed to be converted to a pool house, at; 1) dwelling located less than the code required 100 feet from the top of the bluff; 2) shed located less than the code required 100 feet from the top of the bluff; 3) shed located less than the code required minimum side yard setback of 15 feet; located at: 3925 Soundview Avenue, (Adj. to Long Island Sound) Mattituck, NY. SCTM No. 1000-94-3-1.10.

No. 11 - 1:40 P.M. - JANET MASTROPOLO #7641 – Request for a variance from Article III, Section 280-15; and the Building Inspector’s January 28, 2022 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: 6015 Peconic Bay Boulevard, Laurel, NY. SCTM No. 1000-128-1-1.

No. 12 - 1:50 P.M. - LYLE AND KATHLEEN GIRANDOLA #7642 – Request for variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector’s December 6, 2021, Amended January 31, 2022 Notice of Disapproval based on an application for a permit to demolish an existing single family dwelling and construct a new single family dwelling and construct additions and alterations to an existing accessory garage, at; 1) dwelling located less than the code required minimum side yard setback of 15 feet; 2) dwelling located less than the code required minimum combined side yard setback of 35 feet; 3) accessory garage located less than the code required minimum side yard setback of 10 feet; located at: 3040 Peconic Bay Boulevard, (Adj. to Great Peconic Bay) Laurel, NY. SCTM No. 1000-128-6-10.

No. 13 - 2:00 P.M. - SV GREENPORT LLC, DBA SOUND VIEW GREENPORT #7630 – (Adjourned from May 5, 2022) Request for a Variance from Article XIX, Section 280-86A(4); and Building Inspector’s January 4, 2022 Notice of Disapproval based on an application for a permit to install a new 28 sq. ft. freestanding sign identifying Parking Area at; 1) as may be authorized as a variance by the Zoning Board of Appeal; located at 59670 County Road 48, Greenport, NY. SCTM No. 1000-44-4-5.1.

No. 14 - 2:00 P.M. - SV GREENPORT LLC, DBA SOUND VIEW GREENPORT #7631 – (Adjourned from May 5, 2022) Request for Variances from Article XIX, Section 280-85D(5) and Section 280-85D(7); and Building Inspector’s October 20, 2021, Amended December 2, 2021 Notice of Disapproval based on an application for a permit to remove an existing freestanding sign and install a new 72 sq. ft. freestanding sign identifying Business Name at; 1) sign shall not be more than 24 sq. ft. in size; 2) sign shall not be located less than 15 feet from the pavement or five feet from the sidewalk and shall not be placed in the Public Right of Way; located at 58855 County Road 48, (Adj. to Long Island Sound) Greenport, NY. SCTM No. 1000-44-2-22.

No. 15 - 2:00 P.M.- SV GREENPORT LLC, DBA SOUND VIEW GREENPORT #7632 – (Adjourned from May 5, 2022) Request for a Variance from Article XIX, Section 280-85D(7); and Building Inspector’s January 4, 2022 Notice of Disapproval based on an application for a permit to install a new 54 sq. ft. freestanding sign identifying Business Logo; 1) sign shall not be more than 24 sq. ft.; located at 59725 County Road 48, (Adj. to Long Island Sound) Greenport, NY. SCTM No. 1000-44-2-23.

VI. RESOLUTIONS:

- A. Resolution for next Regular Meeting with Public Hearings to be held Thursday, July 7, 2022.
8:30 AM.
- B. Resolution to approve Minutes from Special Meeting held Thursday, May 19, 2022.