

**ZONING BOARD OF APEALS
SPECIAL MEETING AGENDA
THURSDAY, JUNE 16, 2022**

4:00 PM

The meeting will be held in the Southold Town Hall Conference Room located at 53095 Main Road, 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: 847 7883 2696, and Passcode: 323199

I. EXECUTIVE SESSION: To begin at 4:00 PM

A. Attorney advice.

II. WORK SESSION:

A. Requests from Board Members for future agenda items.

B. Extension of conditions of approval: #7576, Keith Kane, 335 Village Lane, Orient, SCTM No. 1000-25-2-4.13.

III. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

KATHERINE HUBBARD #7607SE– (Adjourned from June 2, 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.

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

MARK RIESENFELD #7620 - Request for a Variance from Article X, Section 280-45C and Building Inspector's December 8, 2021 Notice of Disapproval based on an application for a permit to convert an existing accessory barn to an accessory artist studio/workshop at; 1) the proposed use in the accessory building is not a permitted accessory use; located at 800 Village Lane, Orient, NY. SCTM No. 1000-25-1-15.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

V. RESOLUTIONS

- a) **Resolution**: To authorize advertising of hearings for Regular Meeting to be held on Thursday, July 7, 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 May 19, 2022 Regular Meeting.
- c) **Resolution**: To Grant a One Year Extension to **William and Ann Froehlich**, 6130 Peconic Bay Boulevard, Laurel, SCTM No. 1000-128-2-6.
- d) **Resolution**: To approve the issuance of a Certificate of Occupancy by The Southold Town Building Inspector to **Charles and Lisa Howard**, ZBA Appeal No. 7083, 455 North View Drive, Orient, NY, SCTM No. 1000-13-1-9.2.

VI. DEPARTMENT TRAINING – SEMINAR 1, ZONING BOARD OF APPEALS AND THE PLANNING BOARD/DEPARTMENT – To begin at 5:00 PM at the Town Hall Meeting Hall.