

**ZONING BOARD OF APEALS
SPECIAL MEETING AGENDA
THURSDAY, JUNE 17, 2021**

3:30 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: 986 8304 5502; Password: 530985.

I. EXECUTIVE SESSION: Begin at 3:30

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:

VINCENT BERTAULT #7467 – (Adjourned from June 3, 2021) Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector’s October 22, Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling, and construct an in ground swimming pool; at 1) proposed additions located less than the code required minimum front yard setback of 35 feet; 2) the accessory swimming pool is located in other than the code permitted rear yard; located at: 95 Navy Street, Orient, NY. SCTM No. 1000-26-1-12.2.

VINCENT BERTAULT #7468SE – (Adjourned from June 3, 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: 95 Navy Street, Orient, NY. SCTM#1000-26-1-12.2.

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

KONSTANTINOS DIAKOVASILIS #7465SE –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.

HEATHER LANZA #7500 - Request for a Variance from Article III, Section 280-15; and the Building Inspector’s March 19, 2021 Notice of Disapproval based on an application for a permit to reconstruct a deck addition to an existing single family dwelling; at; 1) resulting in an existing accessory garage located in other than the code permitted rear yard; located at: 2200 Yennecott Drive, Southold, NY. SCTM No. 1000-55-4-32.1.

WILLIAM R. AHMUTY AND JOELLEN AHMUTY #7495 - Request for Variances from Article XXIII, Section 280-124; and the Building Inspector’s March 5, 2021 Notice of Disapproval based on an application for a permit to construct a deck addition to a single family dwelling; at 1) located less than the code required minimum side yard setback of 10 feet; 2) located less than the code required minimum combined side yard of 25 feet; 3) more than the code permitted maximum lot coverage of 20%; located at: 3405 Bay Shore Road, Greenport, NY. SCTM No. 1000-53-6-10.

PETROS AND PENNY TSEKOURAS #7499 - Request for a Variance from Article III, Section 280-15; and the Building Inspector’s March 15, 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: 1852 North Bayview Road, (Adj. to Goose Creek) Southold, NY. SCTM No. 1000-70-12-39.4.

F. I. WEATHERVANE ENTERPRISE, LLC #7496 - Request for Variances from Article III, Section 280-14; and the Building Inspector’s March 7, 2021 Notice of Disapproval based on an application for a permit for a lot line change; at 1) Lot 1 measuring less the

minimum code required lot size of 120,000 sq. ft.; 2) Lot 2 measuring less than the minimum code required lot size of 120,000 sq. ft.; 3) Lot 1 measuring less than the code required minimum lot width of 200 feet; located at: Off East End Road, Fishers Island, NY. SCTM No. 1000-2-1-8.1 and 1000-2-1-8.2.

CLAUDIA KING RAMONE #7497 - Request for Variances from Article XXIII, Section 280-124; and the Building Inspector's February 24, 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 rear yard setback of 35 feet; 2) more than the code permitted maximum lot coverage of 20%; located at: 130 Village Lane, Orient, NY. SCTM No. 1000-18-5-6.

CECILIA OTT AND ENDRE MESZAROS #7510 - Request for Variances from Article III, Section 280-15; and the Building Inspector's April 6, 2021 Notice of Disapproval based on an application for a permit to legalize an as built shed and an as built hot tub; at; 1) shed is located in other than the code permitted rear yard; 2) hot tub is located in other than the code permitted rear yard; located at: 1225 Arrowhead Lane, Peconic, NY. SCTM No. 1000-98-3-8.

DAVID ROHDE #7503 - Request for a Variance from Article III, Section 280-15; and the Building Inspector's February 22, 2021 Notice of Disapproval based on an application for a permit to install an accessory generator; at; 1) located in other than the code permitted rear yard; located at: 1615 Anchor Lane, (Adj. to Shelter Island Sound) Southold, NY. SCTM No. 1000-79-4-6.1.

PETER TORKELSEN #7506 - Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector's March 25, 2021 Notice of Disapproval based on an application for a permit to legalize an "as-built" deck addition to an existing single family dwelling; at 1) located less than the code required rear yard setback of 35 feet; located at: 800 Summer Lane, Southold, NY. SCTM No. 1000-78-9-18.

JONATHAN BABKOW AND MAIA RUBIN #7514 - Request for a Variance from Article XXIII, Section 280-105; and the Building Inspector's April 15, 2021 Notice of Disapproval based on an application for a permit to construct an eight (8) feet fence surrounding a tennis court in the front yard; at; 1) more than the code required maximum four (4) feet in height when located in the front yard; located at: 360 Private Road #8, (Adj. to Dam Pond) East Marion, NY. SCTM No. 1000-23-1-18.1.

MARCEL AND SHELLEY DZAMA #7515- Request for Variances from Article III, Section 280-15; and the Building Inspector's April 19, 2021 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool and to legalize an existing accessory greenhouse; at; 1) pool is located in other than the code permitted rear yard; 2) greenhouse is located in other than the code permitted rear yard; located at: 1620 Koke Drive (Adj. to Dam Pond) Southold, NY. SCTM No. 1000-87-5-19.3.

V. RESOLUTIONS

- A. **Resolution**: To authorize advertising of hearings for Regular Meeting to be held on **Thursday, July 1, 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 June 3, 2021 Regular Meeting.