

## AGENDA

SOUTHOLD TOWN ZONING BOARD OF APPEALS  
REGULAR MEETING  
THURSDAY, JULY 1, 2021  
Public Hearings to begin at 10:00 AM

Due to the expiration of the New York State Governor's Executive Orders regarding the COVID-19 pandemic, IN PERSON access to the Public WILL NOW BE PERMITTED and the 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: 837 7817 7574; and Passcode: 171760.

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.

**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:

Philip Loria #7498  
Richard Kalich #7505  
Mark Hoffman and John Pierce #7507SE  
Linda Dambassis #7509  
Jacob Wylie #7512  
Michael A. Boyd and Lisa T. Boyd #7511  
Neil P. Stronski #7513  
Andreas Pfanner #7501  
Andreas Pfanner #7502  
Julia Kiely #7508

**IV. PUBLIC HEARINGS: To 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.

**10:00 A.M. - PHILIP LORIA #7498** - Request for Variances from Article XII, Section 280-18; Article XIII, Section 280-56; and the Building Inspector's February 5, 2021 Notice of Disapproval based on an application for a permit to construct a three story single family dwelling; at 1) located less than the code required front yard setback of 35 feet; 2) located less than the code required rear yard setback of 35 feet; 3) located less than the minimum side yard setback of 25 feet; 4) more than the code permitted maximum two stories; located at: 1090 First Street, New Suffolk, NY. SCTM No. 1000-117-7-31.

**10:10 A.M. - RICHARD KALICH #7505** - Request for Variances from Article III, Section 280-15; Article IV, Section 280-18; and the Building Inspector's March 8, 2021 Notice of Disapproval based on an application for a permit to construct a single family dwelling and an accessory spa; at; 1) dwelling is located less than the code required minimum combined side yard of 35 feet; 2) accessory spa is located in other than the code permitted rear yard; located at: 4660 Blue Horizon Bluffs, (Adj. to Long Island Sound) Peconic, NY. SCTM No. 1000-74-1-35.52

**10:20 A.M. - MARK HOFFMAN AND JOHN PIERCE #7507SE** - Applicant requests 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 four (4) bedrooms for lodging and serving of breakfast to the B&B casual, transient roomers. Located at: 47100 NYS Route 25 & South Harbor Lane, Southold, NY. SCTM#1000-69-6-11.

**10:30 A.M. - LINDA DAMBASSIS #7509** - Request for Variances from Article XXII, Section 280-116A(1) and the Building Inspector's October 22, 2020 Notice of Disapproval based on an application for a permit to legalize as built additions/alterations to an existing single family dwelling and to legalize two (2) as built accessory decks; at; 1) dwelling is located less than the code required 100 feet from the top of the bluff; 2) accessory decks are located seaward of the

top of the bluff; located at: 2430 Dignans Road, (Adj. to Long Island Sound) Cutchogue, NY. SCTM No. 1000-83-2-7.2.

**10:40 A.M. - JACOB WYLIE #7512** - 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 additions and alterations to an existing single family dwelling; at; 1) located less than the code required front yard setback of 35 feet; 2) ) located less than the code required minimum side yard setback of 10 feet; 3) located less than the code required rear yard setback of 35 feet; 4) more than the code permitted maximum lot coverage of 20%; located at: 140 Mechanic Street, Southold, NY. SCTM No. 1000-61-4-34.

**10:50 A.M. - MICHAEL A. BOYD AND LISA T. BOYD #7511** - Request for a Variance from Article III, Section 280-15; and the Building Inspector's February 19, 2021 Notice of Disapproval based on an application for a permit to construct an in-ground swimming pool; at; 1) located in other than the code required rear yard; located at: 12950 Oregon Road, Cutchogue, NY. SCTM No. 1000-83-3-3.1.

**11:00 A.M. - NEIL P. STRONSKI #7513** - Request for a Variance from Article XXII, Section 280-116A(1) and the Building Inspector's April 12, 2020 Notice of Disapproval based on an application for a permit to demolish and reconstruct a single family dwelling; at; 1) located less than the code required 100 feet from the top of the bluff; located at: 7025 Nassau Point Road, (Adj. to Little Peconic Bay) Cutchogue, NY. SCTM No. 1000-111-15-10.

**1:00 P.M. - ANDREAS PFANNER #7501** –Request for Variances from Article III, Section 280-15; and the Building Inspector's January 21, 2021, Amended February 9, 2021 Notice of Disapproval based on an application for a permit to legalize two (2) “as built” existing sheds; at 1) both sheds located in other than the code required rear yard; located at: 2725 Harbor Lane, Cutchogue, NY. SCTM No. 1000-136-1-24.2.

**1:10 P.M. - ANDREAS PFANNER #7502** – Request for a Use Variance from Article III, Section 280-13(C) and the Building Inspector's January 21, 2021, Amended February 9, 2021 Notice of Disapproval based on an application for a permit to construct alterations to an existing accessory garage to convert to an office/workshop; at 1) proposed conversion does not constitute a permitted accessory use; located at: 2725 Harbor Lane, Cutchogue, NY. SCTM No. 1000-136-1-24.2.

**1:20 P.M. - JULIA KIELY #7508** - 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: 16045 NYS Route 25, Mattituck, NY. SCTM#1000-115-1-7.

## **V. RESOLUTIONS:**

- A. Resolution for next Regular Meeting with Public Hearings to be held Thursday, August 5, 2021, at 9:00 AM.
- B. Resolution to approve Minutes from Special Meeting held June 17, 2021.