

AGENDA

THURSDAY, JULY 6, 2023 at 9:00 AM

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: 881 4322 6244; and Passcode: 254731

I. **EXECUTIVE SESSION**: begin at 9:00 A.M.

A. Attorney advice

II. **WORK SESSION**: Begin at 10:00 AM.

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:

Veronica Gonzalez #7767

Nancy Burke #7792SE

Kenneth and Elizabeth Mcculloch #7799

Patrick Carey #7794
220 Navy St. Trust, Colin Cowley #7796
Matthew and Jill Perry #7798
Katie and Jonathan Vigdorchik #7802
1280 Corey Creek, LLC #7774
RQA Properties, LLC #7800 –
Constance Levy #7801
James Burleigh Morton and Carol DeGraff Morton (Morton JB Living Trust) #7803

IV. PUBLIC HEARINGS: 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. - VERONICA GONZALEZ #7767 – (Adjourned from April 6, 2023) Request for a Variance from Article III, Section 280-15; and the Building Inspector’s January 20, 2023 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: 285 Oyster Ponds Lane, Orient, NY. SCTM No. 1000-25-1-7.

10:10 A.M. - NANCY BURKE #7792SE - 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; located at: 625 Woods Lane, Peconic, NY. SCTM#1000-86-6-7.

10:20 A.M. - KENNETH AND ELIZABETH MCCULLOCH #7799 - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector’s February 17, 2023, Notice of Disapproval based on an application for a permit to demolish (as per Town Code Definition) an existing dwelling and reconstruct a single family dwelling, and construct an accessory in-ground swimming pool, at; 1) pool located in other than the code required rear yard; 2) construction located less than the code required minimum front yard setback of 40 feet; located at 1605 Parish Drive (Adj. to Southold Bay), Southold, NY. SCTM No. 1000-71-1-15.

10:30 A.M. - PATRICK CAREY #7794 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s January 20, 2023, Amended March 16, 2023 Notice of Disapproval based on an application for a permit to demolish an existing garage, construct a porch addition, and build a new garage at; 1) more than the code permitted maximum lot coverage of 20%; located at 1930 Sigsbee Road, Mattituck, NY. SCTM No. 1000-144-1-14.

10:40 A.M. - 220 NAVY ST. TRUST, COLIN COWLEY #7796 - Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector’s March 10, 2023, Notice of Disapproval based on an application for a permit to demolish an existing dwelling and construct a new single family dwelling, 1) located less than the code required minimum front yard setback of 35 feet; located at 220 Navy Street, Orient, NY. SCTM No. 1000-26-1-25.

10:50 A.M. - MATTHEW AND JILL PERRY #7798 - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's January 18, 2023, 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 required rear yard; 2) more than the code permitted maximum lot coverage of 20%; located at 3200 Camp Mineola Road, Mattituck, NY. SCTM No. 1000-123-5-36.2.

11:00 A.M. - KATIE AND JONATHAN VIGDORCHIK #7802 - Request for Variances from Article III, Section 280-15; Article XXII, Section 280-116A(1); and the Building Inspector's February 23, 2023, Amended March 27, 2023 Notice of Disapproval based on an application for a permit to construct an accessory swimming pool; 1) located in other than the code permitted rear yard; 2) located less than the code required 100 feet from the top of the bluff; located at: 17975 Soundview Avenue, Southold, NY. SCTM No. 1000-51-1-7.

11:10 A.M. - 1280 COREY CREEK, LLC #7774 - (Adjourned from May 4, 2023) Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector's November 18, 2022, Amended January 23, 2023 Notice of Disapproval based on an application for a permit to demolish an existing single family dwelling and construct a new two story single family dwelling at; 1) located less than the code required minimum front yard setback of 40 feet; located at: 1280 Corey Creek Lane, (adj. to Corey Creek) Southold, NY. SCTM No. 1000-78-4-17.

1:00 P.M. - RQA PROPERTIES, LLC #7800 - Request for Variances from Article XXIII, Section 280-123A and the Building Inspector's March 15, 2023 Notice of Disapproval based on an application for a permit to legalize several "as built" additions and accessory structures at an existing auto body repair business 1) A nonconforming building containing a nonconforming use shall not be enlarged, or structurally altered or moved, unless the use of such building is changed to a conforming use; 2) "as built" improvements results in increase in floor area greater than prior alternative relief that was previously granted in ZBA File No. 5759 dated December 27, 2005; located at: 29950 Main Road, Cutchogue, NY. SCTM No. 1000-102-3-1.

1:10 P.M. - CONSTANCE LEVY #7801 - Request for Variances from Article III, Section 280-15; Article XXII, Section 280-116A(1); and the Building Inspector's April 11, 2023 Notice of Disapproval based on an application for a permit to construct additions and alterations to existing single family dwelling; at 1) addition located less than the code required 100 feet from the top of the bluff; 2) swimming pool located in other than the code permitted rear yard; located at: 405 Soundview Avenue, Mattituck, NY. SCTM No. 1000-94-1-2.

1:20 P.M. - JAMES BURLEIGH MORTON AND CAROL DEGRAFF MORTON (MORTON JB LIVING TRUST) #7803 - Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector's March 27, 2023 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 minimum front yard setback of 40 feet; located at: 495 North Sea Drive, Orient, NY. SCTM No. 1000-15-6-3.

V. RESOLUTIONS:

- A. **Resolution** for next Regular Meeting with Public Hearings to be held Thursday, August 3, 2023 at 9:00 AM.

- B. **Resolution** to approve Minutes from Special Meeting held June 15, 2023.