

**AGENDA
THURSDAY, AUGUST 15, 2019**

**SPECIAL MEETING
5:00 P.M.**

Call to Order by Chairperson Weisman.

I. STATE ENVIRONMENTAL QUALITY REVIEWS:

New Applications: reviews (pending)

II. EXECUTIVE SESSION:

- a) Attorney advice
- b) Litigation

III. WORK SESSION:

- a) Requests from Board Members for future agenda items.
- b) Proposed changes to accessory apartment code.
- c) ZBA Training Conference October 7, 2019

IV. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

WILLIAM GORMAN #7303SE - (Adj. from August 1,2019) Request for a Special Exception pursuant to Article III, Section 280-13B(1), the applicant is requesting to convert a single family dwelling to a two-family dwelling; located, at 45805 NYS Route 25, Southold, NY. SCTM No. 1000-75-2-14.

HALSEY A. STAPLES AND JANET E. STAPLES/RATSO25 LLC #7299SE - (Adj. from August 1, 2019) Request for a Special Exception pursuant to Article III, Section 280-13B(1), the applicant is requesting to legalize a storage building altered to an “as-built” two-family dwelling; located, at 1100 Wilmarth Avenue, Greenport, NY. SCTM No. 1000-41-1-15.

HALSEY A. STAPLES AND JANET E. STAPLES/RATSO25 LLC #7213 – (Adj. from August 1, 2019) Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s January 8, 2018, Amended June 19, 2018, Notice of Disapproval based on an application to legalize a pre-existing storage building that has been altered to an “as built” two-family dwelling; 1) located less than the code required minimum 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 combined side yard setback of 25 feet; located, at 1100 Wilmarth Avenue, Greenport, NY. SCTM No. 1000-41-1-15.

V. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

MAGGI-MEG REED AND MICHAEL SCHUBERT #7301 – Request for a Variance from Article XXII, Section 280-116A(1) and the Building Inspector’s March 5, 2019 Notice of Disapproval based on an application to construct additions and alterations to a single family dwelling; at, 1) located less than the code required 100 feet from the top of the bluff; located, at 815 Rosenberg Road, (Adj. to the Long Island Sound) East Marion, NY. SCTM No. 1000-21-1-1.3.

WILLIAM GORMAN #7302 – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s March 18, 2019 Notice of Disapproval based on an application to construct a front porch addition to an existing single family dwelling currently under construction (BP#42160); at, 1) located less than the code required minimum front yard setback of 40 feet; located, at 45805 NYS Route 25, Southold, NY. SCTM No. 1000-75-2-14.

FABRIO GRANATO #7305 – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s March 22, 2019 Notice of Disapproval based on an application to demolish an existing dwelling and construct a new single family dwelling; at, 1) located less than the code required minimum rear yard setback of 50 feet; located, at 1725 Nassau Point Road, (Adj. to Hog Neck Bay) Cutchogue, NY. SCTM No. 1000-104-13-2.4.

SUSAN CACCHIOLI #7306 – Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s March 15, 2019 Notice of Disapproval based on an application to construct additions and alterations to an existing 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 setback of 25 feet located, at 1040 Holbrook Road (Adj. to Howards Branch of Mattituck Creek) Mattituck, NY. SCTM No. 1000-113-6-13.

NORTH FORK HAVEN, LLC #7307 – Request for a Variance from Article XXII, Section 280-116A(1) and the Building Inspector’s February 27, 2019 Notice of Disapproval based on an application to construct an accessory pergola; at, 1) located less than the code required 100 feet from the top of the bluff; located, at 8871 Oregon Road, (Adj. to the Long Island Sound) Cutchogue, NY. SCTM No. 1000-83-1-34.1.

HALSEY A. STAPLES AND JANET E. STAPLES/RATSO25 LLC #7299 –Request for a Special Exception pursuant to Article III, Section 280-13B(1), the applicant is requesting to legalize a storage building altered to an “as-built” two-family dwelling; located, at 1100 Wilmarth Avenue, Greenport, NY. SCTM No. 1000-41-1-15.

HALSEY A. STAPLES AND JANET E. STAPLES/RATSO25 LLC #7213 – (Adj. from November 1, 2018) Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s January 8, 2018, Amended June 19, 2018, Notice of Disapproval based on an application to legalize a pre-existing storage building that has been altered to an “as built” two-family dwelling; 1) located less than the code required minimum 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 combined side yard setback of 25 feet; located, at 1100 Wilmarth Avenue, Greenport, NY. SCTM No. 1000-41-1-15.

VI. RESOLUTIONS

- A. **Resolution:** To authorize advertising of hearings for Regular Meeting to be held on **Thursday, September 12, 2019** which Regular Meeting will commence at 8:30 A.M., Town Meeting Hall, 53095 Main Road, Southold.
- B. **Resolution:** To approve minutes from August 1, 2019 Regular Meeting.
- C. **Resolution:** To approve Stipulation of Settlement between Town of Southold Zoning Board of Appeals and Four Crows Inc. d/b/a Croteaux Vineyards