

**ZONING BOARD OF APEALS
SPECIAL MEETING AGENDA
THURSDAY, AUGUST 19, 2021**

3:30 PM

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 Annex Conference Room located at 54375 Main Road, (at Young's Avenue) Southold, New York.

The public will **ALSO** 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.

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: 895 4728 8657 and Passcode: 020507

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.

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

ENNO AND HANNAH DE BOER #7516 - Request for Variances from Article XXIII, Section 280-124; and the Building Inspector's March 18, 2021, Amended April 9, 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 minimum required side yard setback of 10 feet; 2) located less than the code minimum required combined side yard setback of 25 feet; 3) more than the code permitted maximum lot coverage of 20%; located at: 1555 Fleetwood Road (Adj. to East Creek), Cutchogue, NY. SCTM No. 1000-137-4-34.

KENNETH MONAGHAN #7517 - Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector's March 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 minimum required side yard setback of 15 feet; located at: 2750 Nassau Point Road, Cutchogue, NY. SCTM No. 1000-104.-12-16.

JOAO CARLOS CUNHA DOS SANTOS AND CLAUDIA M. MAZO MONTOYA #7518 - Request for a Use Variance from Article III, Section 280-13(C) and the Building Inspector's January 21, 2021, Notice of Disapproval based on an application for a permit to construct alterations to an existing accessory garage to convert to an office; at 1) proposed conversion does not constitute a permitted accessory use; located at: 275 Maple Lane, Mattituck, NY. SCTM No. 1000-107-2-10.1.

CHRISTOPHER STOCKER AND JOHN COCUZZO #7519 - Request for Variances from Article III, Section 280-15; and the Building Inspector's April 1, 2021 Notice of Disapproval based on an application for a permit to construct an accessory structure; at 1) located less than the code minimum required rear yard setback of 15 feet; 2) located less than the code minimum required side yard setback of 15 feet; located at: 3375 Depot Lane, Cutchogue, NY. SCTM No. 1000-102-1-6.1.

ANTHEA CARR AND PAUL M. SMITH #7520 - Request for a Variance from Article III, Section 280-15; and the Building Inspector's March 4, 2021 Notice of Disapproval based on an application for a permit to replace an existing accessory shed with a new accessory shed; at 1) located in other than the code required rear yard; located at: 1030 Westview Drive, Mattituck, NY. SCTM No. 1000-139-1-5.

JONNAH HOLLANDER #7522 - Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector's April 26, 2021 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool; at 1) more than the code permitted maximum lot coverage of 20%; located at: 275 Maple Street, Greenport, NY. SCTM No. 1000-42-1-15.

ANDREAS ZOITAS #7525 - Request for a Variance from Article XXII, Section 280-116A(1); and the Building Inspector's April 5, 2021, Amended June 18, 2021 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool; at 1) swimming pool is located less than the code required 100 feet from the top of the bluff; located at: 1470 Grandview Drive, (Adj. to Long Island Sound) Orient, NY. SCTM No.

1000-14-2-3.15.

DAVID GARNER AND JEAN MCGEE #7523 - Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-41-1-33 which has merged with SCTM No. 1000-41-1-34, based on the Building Inspector's February 8, 2021 Notice of Disapproval, which states that a non-conforming lot shall merge with an adjacent conforming or non-conforming lot held in common ownership with the first lot at any time after July 1, 1983 and that non-conforming lots shall merge until the total lot size conforms to the current bulk schedule requirements (minimum 40,000 sq. ft. in the R-40 Residential Zoning District); located, at 810 Washington Avenue, Greenport, NY. SCTM Nos.1000-41-1-33 and 1000-41-1-34.

DANIEL MAZZARINI AND ANDREW GROVER #7524 - Request for Variances from Article IV, Section 280-18; Article XXII, Section 280-116A(1); and the Building Inspector's April 13, 2021 Notice of Disapproval based on an application for a permit to demolish and reconstruct a single family dwelling and construct an accessory in-ground swimming pool located in the Subdivision of Pebble Beach Farms; at 1) located less than the code required minimum side yard setback of 7.5 feet; 2) located less than the code required minimum combined side yard setback of 17.5 feet; 3) swimming pool located less than the code required 100 feet from the top of the bluff; located at: 90 The Strand, (Adj. to Long Island Sound) East Marion, NY. SCTM No. 1000-21-5-8.

YANA WATSON KAKAR #7526 - Request for a Variance from Article XXII, Section 280-105A and the Building Inspector's April 19, 2021 Notice of Disapproval based on an application for a permit to construct a six foot high portion of pool fencing in the front yard of a single family dwelling; at 1) fence is more than the code permitted maximum four (4) feet in height when located in the front yard; located at: 4625 Aldrich Lane Extension, (Adj. to Long Island Sound) Mattituck, NY. SCTM No. 1000-112-1-14.

V. RESOLUTIONS

- A. **Resolution**: To authorize advertising of hearings for Regular Meeting to be held on **Thursday, September 2, 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 August 5, 2021 Regular Meeting.
- C. **Resolution**: To Accept the Final Environmental Impact Statement last revised July 2021 for the Special Exception application of The Enclaves Hotel and Restaurant, located at 56655 Main Road, Southold, NY, SCTM No.1000- 63-3-15.