

AGENDA

SOUTHOLD TOWN ZONING BOARD OF APPEALS REGULAR MEETING THURSDAY, DECEMBER 3, 2020 at 9:00 AM

Due to public health and safety concerns related to COVID-19, the Zoning Board of Appeals will not be meeting in-person. In accordance with the Governor's Executive Order 202.1, the DECEMBER 3, 2020 Zoning Board of Appeals Regular Meeting with public hearings will be held via video conferencing, and a transcript will be provided at a later date. The public will have an opportunity to see and hear the meeting live, and will be permitted to speak.

Details about how to tune in via video conferencing and make comments during the meeting are on the Town's website agenda under <http://www.southoldtownny.gov/calendar.aspx>. Click the Link to Join the Meeting.

If you do not have access to a computer or smartphone, there is an option to listen in via telephone. You may join by Telephone: 646-558-8656, Zoom Webinar ID 983 8984 6144, Passcode: 251434.

Call the ZBA office at 631-765-1809 for help.

I. EXECUTIVE SESSION: Beginning 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:

Robert and Kim Cagnazzi #7440
1750 Sterling Lane, LLC #7441
Claudia Cebada-Mora LLC #7442
Kristopher Pilles #7443
Carrie Tintle #7444
Richard and Tara Jernick #7445
AGK RE Management #7446
Robert Kevin Mclean #7447

III. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

AFJG, LLC, ALEXANDER JEDYNSKI #7435 – (Adjourned from November 19, 2020) Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s July 17, 2020 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling; at 1) less than the code required minimum front yard setback of 35 feet; 2) more than the code permitted maximum lot coverage of 20%; located at: 350 Windjammer Drive, (aka 90 Windjammer Drive), Southold, NY. SCTM No. 1000-71-2-20.

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

MICHAEL KREGER #7420 – Request for an Interpretation pursuant to Article III, Section 280-13 and the Building Inspector’s February 25, 2020 Notice of Disapproval based on an application for additions and alterations to a single family dwelling to determine whether the current improvements constitutes as a third floor; located at: 985 Bay Shore road, (Adj. Pipes Creek) Greenport, NY. SCTM No. 1000-53-3-13.1.

SUSAN COHEN WACHTER AND PAUL E. WACHTER #7429 – (Tabled November 19, 2020) Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s June 11, 2020, Notice of Disapproval based on an application for a permit to demolish an existing single family dwelling and construct a new single family dwelling; at 1) located less than the code required minimum front yard setback of 40 feet; 2) located less than the code required minimum single side yard setback of 15 feet; located at: 2295 Bay Shore Road (Adj. to Pipe’s Cove) Greenport, NY. SCTM No. 1000-53-4-15.

- V. PUBLIC HEARINGS: Beginning 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.

No. 1 - 10:00 A.M. - ESTATE OF THOMAS EIRING BY STEPHEN GUTLEBER, EXECUTOR #7427 – (Adjourned from October 1, 2020) Request for a Variance from Article IV, Section 280-18 and the Building Inspector’s March 2, 2020, Notice of Disapproval based on an application for a permit to construct a new single family dwelling; at 1) located less than the code required minimum front yard setback of 50 feet; located at: 4077 Main Bayview Road (Adj. to West Creek), Southold, NY. SCTM No. 1000-78-2-18.4.

No. 2 - 10:10 P.M. - ROBERT AND KIM CAGNAZZI #7440 - Request for a Variance from Article XII, Section 280-18 and the Building Inspector’s August 11, 2020 Notice of Disapproval based on an application for a permit to convert an attic to a third floor habitable area (home office and gym); at 1) more than the code permitted maximum two and one-half (2-1/2) stories; located at: 12700 New Suffolk Avenue, (Adj. to Peconic Bay) Cutchogue, NY. SCTM No. 1000-116-6-14.

No. 3 - 10:20 A.M. - MINI CEDARS, LLC #7428 – (Adjourned from October 1, 2020) Request for Variances from Article IV, Section 280-18; Article XXIII, Section 280-124; and the Building Inspector’s July 31, 2020 Notice of Disapproval based on an application for a permit for a lot line change and the construction of a new single family dwelling; at 1) proposed lot is less than the code required minimum lot area of 40,000 sq. ft.; 2) proposed lot is less than the code required minimum lot width of 150 feet; 3) proposed dwelling located less than the code required minimum front yard setback of 40 feet; 4) proposed construction more than the code permitted maximum lot coverage of 20%; located at: 905 Stephenson Road (Adj. to Long Island Sound), Orient, NY. SCTM No. 1000-17-1-2.2 and 1000-17-1-11.5.

No. 4 - 10:30 A.M. - 1750 STERLING LANE, LLC #7441 - Request for a Variance from Article III, Section 280-14 and the Building Inspector’s September 24, 2020 Notice of Disapproval based on an application for a permit to demolish an existing barn and construct a new barn building; at 1) located less than the code required minimum front yard setback of 60 feet; located at: 830 Sterling Lane, Cutchogue, NY. SCTM No. 1000-96-3-2.1.

No. 5 - 10:40 A.M. - CLAUDIA CEBADA-MORA LLC #7442 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s June 9, 2020 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; 2) located less than the code required minimum single side yard setback of 15 feet; located at: 70 Pine Avenue, Southold, NY. SCTM No. 1000-77-3-12.1.

No. 6 - 10:50 A.M. - KRISTOPHER PILLES #7443 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s August 24, 2020 Amended September 15, 2020 Notice of Disapproval based on an application for a permit to elevate and relocate an existing single family dwelling; at 1) located less than the code required minimum rear yard setback of 50 feet; 2) more than the code permitted maximum lot coverage of 20%; located at: 560 Fisherman’s Beach Road, (Adj. to Haywaters Cove) Cutchogue, NY. SCTM No. 1000-111-1-16.

No. 7 - 11:00 A.M. - CARRIE TINTLE #7444 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s August 17, 2020 Notice of Disapproval based on an application for a permit to legalize “as built” additions and alterations to an existing single family dwelling; at 1) less than the code required minimum rear yard setback of 35 feet; located at: 1235 Luptons Point Road, (Adj. to Deep Hole Creek) Mattituck, NY. SCTM No. 1000-115-11-8.

No. 8 - 1:00 P.M. - RICHARD AND TARA JERNICK #7445 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s Renewed and Amended August 10, 2020

Notice of Disapproval based on an application for a permit to legalize an “as built” covered entry and to construct additions and alterations to an existing single family dwelling; at 1) less than the code required minimum front yard setback (Delmar Drive) of 40 feet; 2) less than the code required minimum front yard setback (Joseph Street) of 40 feet; located at: 2020 Delmar Drive, Laurel, NY. SCTM No. 1000-127-4-21.

No. 9 - 1:10 P.M. - AGK RE MANAGEMENT #7446 - Request for a Variance from Article III, Section 280-15 and the Building Inspector’s October 19, 2020 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: 3655 Pequash Avenue, Cutchogue, NY. SCTM No. 1000-137-2-20.

No. 10 - 1:20 P.M. - ROBERT KEVIN MCLEAN #7447 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s September 14, 2020 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 rear yard setback of 35 feet; 2) more than the code permitted maximum lot coverage of 20%; located at: 1475 Sigsbee Road, Mattituck, NY. SCTM No. 1000-144-2-9.

VI. RESOLUTIONS:

- A. Resolution for next Regular Meeting with Public Hearings to be held Thursday, January 7, 2021 at 9:00 AM.
- B. Resolution to approve Minutes from Special Meeting held on November 19, 2020.