

AGENDA

SOUTHOLD TOWN ZONING BOARD OF APPEALS REGULAR MEETING

THURSDAY, JUNE 2, 2022 at 9:00 AM

The IN-PERSON 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: 864 4190 1490 and Passcode: 254731

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:

Jennifer and James Maye #7626
Richard Aldrich #7627
Emmanuel and Barbara Caravanos #7628
Keith Hughes and Ellen Hughes #7629
Stella Mallas #7633
Steve and Fortune Mandaro #7635
Karibu, LLC/Pascal Schaary #7638
John M. Carroll and M. Amelia Murphy #7636
JOTAS Corporation #7637
Andriy Lototsky #7667
Samuel and Rebecca Lissner #7639
Janet Mastropolo #7641
Lyle and Kathleen Girandola #7642

IV. PUBLIC HEARINGS: - **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.

No. 1 - 10:00 A.M. - JENNIFER AND JAMES MAYE #7626 – Request for variances from Article XXIII, Section 280-123; Article XXIII, Section 280-124; and the Building Inspector’s November 30, 2021 Notice of Disapproval based on an application for a permit to legalize “as built” alterations (convert screen porch to living space, new heat, waterside deck) to an existing seasonal cottage known as Cottage No. 1 and legalize “as built” alterations (convert screen porch to living space, new heat) to an existing seasonal cottage known as Cottage No. 2, at; 1) Cottage No. 1 & 2, nonconforming uses shall not be enlarged, reconstructed, or structurally altered or moved unless the use of such buildings are changed to a conforming use; 2) Cottage No. 1, located less than the code required minimum side yard setback of 10 feet; located at: 910 Fleetwood Road, (Adj. to East Creek) Cutchogue, NY. SCTM No. 1000-137-4-22.

No. 2 - 10:10 A.M. - RICHARD ALDRICH #7627 – Request for a Variance from Article III, Section 280-15 and Building Inspector’s November 30, 2021 Notice of Disapproval based on an application for a permit to construct an accessory storage shed at; 1) located in other than the code permitted rear yard; located at 850 Majors Pond Road, Orient, NY. SCTM No. 1000-26-2-39.11.

No. 3 - 10:20 A.M. - EMMANUEL AND BARBARA CARAVANOS #7628 – Request for a variance from Article XXIII, Section 280-124; and the Building Inspector’s December 16, 2021 Notice of Disapproval based on an application for a permit to construct additions to a single family dwelling; 1) located less than the code required minimum rear yard setback of 50 feet; located at: 3575 Stars Road, East Marion, NY. SCTM No. 1000-22-2-24.

No. 4 - 10:30 A.M. - KEITH HUGHES AND ELLEN HUGHES #7629 – Request for a Variance from Article IV, Section 280-18; and Building Inspector’s December 14, 2021 Notice of Disapproval based on an application for a permit to construct a dormer addition to an existing single family dwelling; 1) located less than the code required minimum front yard setback of 50 feet; located at 1325 Broadwaters Road, Cutchogue, NY. SCTM No. 1000-104-11-8.1.

No. 5 - 10:40 A.M. - STELLA MALLAS #7633 – Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and Building Inspector’s December 15, 2021 Notice of Disapproval based on an application for a permit to demolish and construct a single family dwelling, construct an accessory in-ground swimming pool, construct an accessory garage and legalize an “as built” accessory coop at; 1) dwelling located less than the code required minimum rear yard setback of 50 feet; 2) accessory garage located in other than the code permitted rear yard; 3) swimming pool located in other than the code permitted rear yard; 4) coop located less than the code required minimum rear yard setback of 10 feet; 5) coop located less than the code required minimum side yard setback of 10 feet; located at 420 Summit Drive, Mattituck, NY. SCTM No. 1000-106-2-8.

No. 6 - 10:50 A.M. - STEVE AND FORTUNE MANDARO #7635 – Request for variances from Article XXIII, Section 280-123; Article XXIII, Section 280-124; and the Building Inspector’s December 20, 2021 Notice of Disapproval based on an application for a permit to construct a covered porch and screened in porch addition to an existing seasonal cottage; 1) a non-conforming building containing a non-conforming use shall not be enlarged, reconstructed, or structurally altered or moved, unless the use of such building is changed to a conforming use; 2) located less than the code required minimum primary front yard setback of 35 feet; 3) located less than the code required minimum side yard setback of 10 feet; 4) located less than the code required minimum rear yard setback of 35 feet; 5) more than the code permitted maximum lot coverage of 20%; located at: 2370 Bay Avenue, (Adj. to Gardners Bay) East Marion, NY. SCTM No. 1000-31-16-7.

No. 7 - 11:00 A.M. - KARIBU, LLC/PASCAL SCHAARY #7638 – Request for variances from Article III, Section 280-15 and the Building Inspector’s December 9, 2021, Amended January 19, 2022 Notice of Disapproval based on an application for a permit to construct an accessory storage shed, construct an accessory hot tub (jacuzzi), and to legalize the conversion of a storage shed into pool house at; 1) hot tub located in other than the code permitted rear yard; 2) storage shed/pool house located in other than the code permitted rear yard; 3) In addition, the applicant seeks to lift the ZBA Condition (File No. 3902) that states that the existing storage shed can only be used for storage purposes and only have electricity; located at: 90 Kimberly Lane, Southold, NY. SCTM No. 1000-70-13-20.20.

No. 8 - 1:00 P.M. - JOHN M. CARROLL AND M. AMELIA MURPHY #7636 – Request for a variance from Article XXIII, Section 280-124; and the Building Inspector’s December 29, 2021 Notice of Disapproval based on an application for a permit to raise and construct additions and alterations to an existing single family dwelling, at; 1) located less than the code required minimum side yard setback of 15 feet; located at: 230 Inlet Lane, (Adj. to Gardiners Bay) Greenport, NY. SCTM No. 1000-43-5-4.

No. 9 - 1:10 P.M. - JOTAS CORPORATION #7637 – Request for variances from Article X, Section 280-45C(2)(f) (Accessory Uses); Article X, Section 280-46; and the Building Inspector’s January 13, 2022 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing commercial building, at; 1) proposed apartment comprises of more than 50% of the principal building; 2) construction located less than the code required minimum rear yard setback of 25 feet; located at: 1000 Village Lane, Orient, NY. SCTM No. 1000-25-1-18.

No. 10 - 1:20 P.M. – ANDRIY LOTOTSKYY #7667 – Request for a variance from Article III, Section 280-15; and the Building Inspector’s February 23, 2022 Notice of Disapproval based on an application for a permit to construct a single family dwelling, at; 1) located less than the code required minimum front yard setback of 40 feet; located at: 215 Eighth Street, Laurel, NY. SCTM

No. 1000-126-1-7.9.

No. 11 - 1:30 P.M. - SAMUEL AND REBECCA LISSNER #7639 – Request for variances from Article III, Section 280-15; Article XXII, Section 280-116 A(1); and the Building Inspector’s November 22, 2021, Amended December 10, 2021 Notice of Disapproval based on an application for a permit to construct additions to an existing single family dwelling and to legalize an as built accessory shed to be converted to a pool house, at; 1) dwelling located less than the code required 100 feet from the top of the bluff; 2) shed located less than the code required 100 feet from the top of the bluff; 3) shed located less than the code required minimum side yard setback of 15 feet; located at: 3925 Soundview Avenue, (Adj. to Long Island Sound) Mattituck, NY. SCTM No. 1000-94-3-1.10.

No. 12 - 1:40 P.M. - JANET MASTROPOLO #7641 – Request for a variance from Article III, Section 280-15; and the Building Inspector’s January 28, 2022 Notice of Disapproval based on an application for a permit to construct an accessory garage, at; 1) located in other than the code permitted rear yard; located at: 6015 Peconic Bay Boulevard, Laurel, NY. SCTM No. 1000-128-1-1.

No. 13 - 1:50 P.M. - LYLE AND KATHLEEN GIRANDOLA #7642 – Request for variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector’s December 6, 2021, Amended January 31, 2022 Notice of Disapproval based on an application for a permit to demolish an existing single family dwelling and construct a new single family dwelling and construct additions and alterations to an existing accessory garage, at; 1) dwelling located less than the code required minimum side yard setback of 15 feet; 2) dwelling located less than the code required minimum combined side yard setback of 35 feet; 3) accessory garage located less than the code required minimum side yard setback of 10 feet; located at: 3040 Peconic Bay Boulevard, (Adj. to Great Peconic Bay) Laurel, NY. SCTM No. 1000-128-6-10.

No. 14 - 2:00 P.M. - SV GREENPORT LLC, DBA SOUND VIEW GREENPORT #7630 – (Adjourned from May 5, 2022) Request for a Variance from Article XIX, Section 280-86A(4); and Building Inspector’s January 4, 2022 Notice of Disapproval based on an application for a permit to install a new 28 sq. ft. freestanding sign identifying Parking Area at; 1) as may be authorized as a variance by the Zoning Board of Appeal; located at 59670 County Road 48, Greenport, NY. SCTM No. 1000-44-4-5.1.

No. 15 - 2:00 P.M. - SV GREENPORT LLC, DBA SOUND VIEW GREENPORT #7631 – (Adjourned from May 5, 2022) Request for Variances from Article XIX, Section 280-85D(5) and Section 280-85D(7); and Building Inspector’s October 20, 2021, Amended December 2, 2021 Notice of Disapproval based on an application for a permit to remove an existing freestanding sign and install a new 72 sq. ft. freestanding sign identifying Business Name at; 1) sign shall not be more than 24 sq. ft. in size; 2) sign shall not be located less than 15 feet from the pavement or five feet from the sidewalk and shall not be placed in the Public Right of Way; located at 58855 County Road 48, (Adj. to Long Island Sound) Greenport, NY. SCTM No. 1000-44-2-22.

No. 16 - 2:00 P.M.- SV GREENPORT LLC, DBA SOUND VIEW GREENPORT #7632 – (Adjourned from May 5, 2022) Request for a Variance from Article XIX, Section 280-85D(7); and Building Inspector’s January 4, 2022 Notice of Disapproval based on an application for a permit to install a new 54 sq. ft. freestanding sign identifying Business Logo; 1) sign shall not be more than 24 sq.

ft.; located at 59725 County Road 48, (Adj. to Long Island Sound) Greenport, NY. SCTM No. 1000-44-2-23.

V. RESOLUTIONS:

- A. Resolution for next Regular Meeting with Public Hearings to be held Thursday, July 7, 2022.
8:30 AM.

- B. Resolution to approve Minutes from Special Meeting held Thursday, May 19, 2022.