

## AGENDA

### SOUTHOLD TOWN ZONING BOARD OF APPEALS REGULAR MEETING THURSDAY, SEPTEMBER 3, 2020 at 9:30 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 September 3, 2020 Zoning Board of Appeals meeting 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, *Webinar ID*: 951 9798 4464, *Password*: 262136. Call the ZBA office at 631-765-1809 for help.

#### I. EXECUTIVE SESSION: Beginning at 9:30 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

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review pursuant to State Environmental Quality Review (SEQR) 6 NYCRR, Part 617.5 (c) including the following:

North Fork One, LLC, Geoffrey M. Prisco #7399  
5645 Aldrich Lane, LLC #7412SE  
Timothy Frost #7413  
Eric Baiz #7414  
Susan Ambrosio #7415  
Richard R. Vanderbeek, Jr., Paul B. Vanderbeek, Et Al #7416  
Michael Kreger #7420  
Barbara J. Cohen #7419  
David and Jennifer Collins #7422  
Gail Barlow and Charles Squire #7417  
Gail Barlow and Charles Squire #7418

**IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:**

**1925 GRANDVIEW INC., PATRICK TREANOR, PRESIDENT #7390** - Request for a Variance from Article III, Section 280-13 and the Building Inspector’s January 6, 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) more than the code permitted maximum two and one-half (2-1/2) stories; located at: 1925 Grandview Drive, Orient, NY. SCTM No. 1000-14-2-3.21.

**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. NORTH FORK ONE, LLC, GEOFFREY M. PRISCO #7399** - Request for a Variance from Article III, Section 280-15 and the Building Inspector’s January 14, 2020 Notice of Disapproval based on an application for a permit to construct an accessory garage; at 1) located in other than the code required rear yard; located at: 290 Windward Road, Orient, NY. SCTM No. 1000-19-1-12.3.

**No. 2 - 10:10 A.M. - 5645 ALDRICH LANE, LLC #7412SE** – Request for a Special Exception, pursuant to Town Code Article III, Section 280-13 B (9), the applicant is requesting permission construct a Farm Labor Camp to accommodate up to ten (10) seasonal workers in an existing storage building currently situated upon agricultural property; located at: 5645 Aldrich Lane, Mattituck. SCTM#1000-120-3-11.13.

**No. 3 - 10:20 A.M. - TIMOTHY FROST #7413** – Request for Variances from Article III, Section 280-15 and the Building Inspector’s February 19, 2020 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool and an accessory pool house and garage; at 1) swimming pool located in other than the code required rear yard; 2) accessory pool house/garage located in other than the code required rear yard; located at: 1995 Village Lane, Orient, NY. SCTM No. 1000-25-3-12.1.

**No. 4 - 10:30 A.M. - ERIC BAIZ #7414** – Request for a Variance from Article III, Section 280-15 and the Building Inspector’s February 24, 2020 Notice of Disapproval based on an application to legalize as built additions to an existing single family dwelling; at 1) existing accessory garage located in other than the code required rear yard; located at: 870 Bay Home Road, Southold, NY. SCTM No. 1000-56-5-2.

**No. 5 - 10:40 A.M - SUSAN AMBROSIO #7415** – Request for Variances from Article III, Section 280-15 and the Building Inspector’s February 21, 2020, Amended July 22, 2020 Notice of Disapproval based on an application to construct an accessory garage and two accessory sheds; at 1) accessory garage located in other than the code required rear yard; 2) accessory shed located in other than the rear yard; 3) accessory shed located less than the code required front yard setback of 50 feet; located at: 1940 Mason Drive, (Adj. to Broadwaters Cove) Cutchogue, , NY. SCTM No. 1000-104-7-16.1.

**No. 6 - 10:50 A.M. - RICHARD R. VANDERBEEK, JR., PAUL B. VANDERBEEK, ET AL #7416** – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s November 21, 2019 Notice of Disapproval based on an application to legalize an “as built” deck addition attached to an existing single family dwelling; at 1) located less than the code required total side yard setback of 25 feet; located at: 1150 Ruch Lane, (Adj. to Hashamomuck Pond) Greenport, NY. SCTM No. 1000-52-2-35.

**No. 7 - 11:00 A.M. - 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.

**No. 8 - 11:20 A.M. - BARBARA J. COHEN #7419** - Request for a Variance from Article XXII, Section 280-105C(3 ) and the Building Inspector’s June 5, 2020 Notice of Disapproval based on an application for a permit to construct a deer fence; at 1) more than the code permitted maximum four (4) feet in height when located in the front yard; located at: 3100 Indian Neck Lane, Peconic, NY. SCTM No. 1000-98-1-2.14.

**No. 9 - 1:00 P.M. - DAVID AND JENNIFER COLLINS #7422** – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s June 16, 2020 Notice of Disapproval based on an application to construct a front porch addition to an existing single family dwelling; at, 1) located less than the code required front yard setback of 40 feet; located at: 6685 Oregon Road, Cutchogue , NY. SCTM No. 1000-95-1-6.

**No. 10 - 1:10 P.M. - GAIL BARLOW AND CHARLES SQUIRE #7417** – Request for a Variance from Article XXIII, Section 280-121 A and the Building Inspector’s February 5, 2020 Notice of Disapproval based on an application to construct additions and alterations to an existing non-conforming accessory garage; at 1) located in other than the rear yard; located at: 3480 Orchard Street, Orient , NY. SCTM No. 1000-27-3-3.3.

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**No. 11 - 1:20 P.M. - GAIL BARLOW AND CHARLES SQUIRE #7418 – Request for a Use Variance from Article III, Section 280-13 C and the Building Inspector’s February 5, 2020 Notice of Disapproval based on an application to construct additions and alterations to an existing non-conforming accessory garage to be converted into habitable space; at 1) proposed improvement does not constitute a permitted accessory use; at: 3480 Orchard Street, Orient , NY. SCTM No. 1000-27-3-3.3.**

**VI. RESOLUTIONS:**

- A. Resolution for next Regular Meeting with Public Hearings to be held Thursday, October 1, 2020, 9:30 AM.
- B. Resolution to approve Minutes from Special Meeting held on August 20, 2020.