

AGENDA

THURSDAY, AUGUST 3, 2023 at 9:00 AM

The 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: 848 4000 5529; and Passcode: 254731

I. **EXECUTIVE SESSION**: begin at 9:00 A.M.

A. Attorney advice

II. **WORK SESSION**: Begin at 10:00 AM.

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:

Pantelis and Dorothy Scoufaras #7797

Edna J. Acquaviva, Boni D. Fash, Vincent J. Quatroche, Jr. #7805

Chanet Tisdell #7806

Michele Sasso and Jaqueline Jones #7807

Megan Barron, Cottage #15 Breezey Shores #7810
Thomas and Kathleen Burke #7811SE
Agustin and Melissa Romo #7812
Lawrence C. and Jeanne M. Provenzano #7813
9450 Main Bayview LLC/Daniel Marra #7804
Mary Kathleen Martin and Philippe Vaillancourt #7815

IV. POSSIBLE RESOLUTION TO ADJOURN/CLOSE THE FOLLOWING HEARINGS:

RQA PROPERTIES, LLC #7800 – (Adjourned from July 20, 2023) Request for Variances from Article XXIII, Section 280-123A and the Building Inspector’s March 15, 2023 Notice of Disapproval based on an application for a permit to legalize several “as built” additions and accessory structures at an existing auto body repair business 1) A nonconforming building containing a nonconforming use shall not be enlarged, or structurally altered or moved, unless the use of such building is changed to a conforming use; 2) “as built” improvements results in increase in floor area greater than prior alternative relief that was previously granted in ZBA File No. 5759 dated December 27, 2005; located at: 29950 Main Road, Cutchogue, NY. SCTM No. 1000-102-3-1.

V. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

RQA PROPERTIES, LLC #7800 – Request for Variances from Article XXIII, Section 280-123A and the Building Inspector’s March 15, 2023 Notice of Disapproval based on an application for a permit to legalize several “as built” additions and accessory structures at an existing auto body repair business 1) A nonconforming building containing a nonconforming use shall not be enlarged, or structurally altered or moved, unless the use of such building is changed to a conforming use; 2) “as built” improvements results in increase in floor area greater than prior alternative relief that was previously granted in ZBA File No. 5759 dated December 27, 2005; located at: 29950 Main Road, Cutchogue, NY. SCTM No. 1000-102-3-1.

CONSTANCE LEVY #7801 – (Tabled on July 20, 2023) Request for Variances from Article III, Section 280-15; Article XXII, Section 280-116A(1); and the Building Inspector’s April 11, 2023 Notice of Disapproval based on an application for a permit to construct additions and alterations to existing single family dwelling; at 1) addition located less than the code required 100 feet from the top of the bluff; 2) swimming pool located in other than the code permitted rear yard; located at: 405 Soundview Avenue, Mattituck, NY. SCTM No. 1000-94-1-2.

VI. PUBLIC HEARINGS: 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.

10:00 A.M. - PANTELIS AND DOROTHY SCOUFARAS #7797 - Request for a Variance from Article III, Section 280-15; and the Building Inspector's January 23, 2023 Notice of Disapproval based on an application for a permit to construct a raised patio with gable roof attached to a single family dwelling which will place the existing accessory garage in a non-permitted side yard; at 1) accessory garage located in other than the code permitted rear yard; located at: 305 Ole Jule Lane, Mattituck, NY. SCTM No. 1000-114-12-14.2.

10:10 A.M. - EDNA J. ACQUAVIVA, BONI D. FASH, VINCENT J. QUATROCHE, JR. #7805 - Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-33-4-69 which has merged with SCTM No. 1000-33-4-70, based on the Building Inspector's February 21, 2023 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, 130 Sunset Lane, Greenport, NY. SCTM Nos.1000-33-4-69 and 1000-33-4-70.

10:20 A.M. - CHANET TISDEL #7806 - Request for a Variance from Article III, Section 280-15; and the Building Inspector's April 13, 2023 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: 905 Ninth Street, Greenport, NY. SCTM No. 1000-48-2-29.

10:30 A.M. – MICHELE SASSO AND JAQUELINE JONES #7807 - Request for Variances from Article IV, Section 280-18; Article XXIII, Section 280-124; and the Building Inspector's April 24, 2023, Amended May 2, 2023 Notice of Disapproval based on an application for a permit to construct alterations and additions to an existing single family dwelling; at 1) located less than the code required minimum front yard property line setback of 35 feet; 2) located less than the code required minimum side yard property line setback of 10 feet; 3) more than the code permitted maximum lot coverage of 20%; located at: 4525 South Harbor Road, Southold, NY. SCTM No. 1000-87-1-6.4.

10:40 A.M. - MEGAN BARRON, COTTAGE #15 BREEZEY SHORES #7810 - Request for a Variance from Article XXIII, Section 280-123; and the Building Inspector's April 28, 2023 Notice of Disapproval based on an application for a permit to construct a dormer addition to an existing seasonal cottage; 1) a nonconforming building containing a nonconforming use shall not be enlarged, reconstructed, structurally altered or moved, unless such building is changed to a conforming use, located at: #15 Breezy Shores, 65490 Main Road (adj. to Shelter Island Sound) Greenport, NY. SCTM#1000-53-5-12.6

10:50 A.M. - THOMAS AND KATHLEEN BURKE #7811SE - Applicants request a Special Exception under Article III, Section 280-13B(13). The Applicant is owner of the subject property requesting authorization to establish an Accessory Apartment in an existing accessory structure; at: 780 Deep Hole Drive, Mattituck NY. SCTM#1000-115-12-11.

11:00 A.M. - AGUSTIN AND MELISSA ROMO #7812 - Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector's April 25, 2023 Notice of Disapproval based on an application for a permit to construct a deck addition with a canopy attached to an existing single family dwelling; 1) located less than the code required minimum secondary front yard property line setback of 25 feet; located at: 1820 Wells Avenue, Southold, NY. SCTM#1000-70-3-20.

11:10 A.M. - LAWRENCE C. AND JEANNE M. PROVENZANO #7813 - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; Article XXXVI, Section 280-207; and the Building Inspector's April 10, 2023 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool, and construct additions and alterations to a single family dwelling including a second story addition, and a 31.5 sq. ft. outdoor shower; at 1) pool located in other than the code permitted rear yard; 2) additions more than the code permitted maximum lot coverage of 20%; 3) additions located less than the code required minimum rear yard setback of 35 feet; 4) gross floor area exceeding permitted maximum square footage for lot containing up to 20,000 square feet in area; located at: 555 Three Waters Lane, Orient, NY. SCTM No. 1000-15-7-10.

1:00 P.M. - 9450 MAIN BAYVIEW LLC/DANIEL MARRA #7804 - Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector's March 30, 2023 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 50 feet; located at: 9450 Main Bayview Road, Southold, NY. SCTM No. 1000-87-5-22.

1:10 P.M. - MARY KATHLEEN MARTIN AND PHILIPPE VAILLANCOURT #7815 - Request for a Variance from Article III, Section 280-15 and the Building Inspector's May 11, 2023 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; 375 Mill Road, Mattituck, NY. SCTM No. 1000-113-3-7.3.

VII. RESOLUTIONS:

- a. **Resolution** for next Regular Meeting with Public Hearings to be held Thursday, September 7, 2023 at 9:00 AM.
- b. **Resolution** to approve Minutes from Special Meeting held July 20, 2023.