

AGENDA

FEBRUARY 6, 2020 **REGULAR MEETING** **8:30 A.M.**

Place of Meeting: Southold Town Meeting Hall, 53095 Main Road, Southold
Call to Order by Chairperson Leslie Kanes Weisman. Pledge of Allegiance.

I. EXECUTIVE SESSION:

- A. Attorney advice
- B. Litigation

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:

Eileen and Roy Schumacher #7372
Panayiotis Basios #7364
Susan Blazowski #7365
Judith Evans #7366
338 Bridge Street, Llc #7367
Roberta Alifano #7368
Barbara Becker #7369
QJSG Properties, LLC #7369
Eric Frend #7370
Kendall Todd #7373

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

VINCENZO AND MARGHERITA POSILLICO #7352 – Request for an interpretation pursuant to Article II, Section 280-10; and the Building Inspector’s August 20, 2019, Amended August 22, 2019 Notice of Disapproval, based on a re-application for a previously denied waiver of merger to determine whether the subject premises is exempt from the merger provision; at: 650 West Road & 719 Southern Cross Road, Cutchogue, NY. SCTM#’s1000-110-5-42 & 1000-110-5-43.

VINCENZO AND MARGHERITA POSILLICO #7353 – Request for Variances from Article III Section 280-14; Article XXIII, Section 280-124; and the Building Inspector’s August 20, 2019, Amended August 22, 2019 Notice of Disapproval based on an application for a two lot subdivision of merged lots, and to legalize “as built” additions and alterations to an existing single family dwelling; at, 1) both proposed lots will be less than the code required minimum lot area of 40,000 sq. ft.; 2) both proposed lots will be less than the code required minimum lot depth of 175 feet; 3) “as built” additions to the dwelling on Lot 1 is located less than the code required rear yard setback of 50 feet; 4) “as built” additions to the dwelling is located less than the code required side yard setback of 15 feet, at: 650 West Road & 719 Southern Cross Road, Cutchogue, NY. SCTM#’s1000-110-5-42 & 1000-110-5-43.

JUSTIN AND ELIZABETH MIRRO #7350 – (Tabled January 23, 2020) Request for a Variance from Article III, Section 280-15; and the Building Inspector’s July 3, 2019, Notice of Disapproval based on an application for a permit to maintain an existing accessory garage; at, 1) located in other than the code permitted rear yard; located at 2455 Nassau Point Road, (Adj. to Neck Bay) Cutchogue, NY. SCTM No. 1000-104-13-6.

IV. 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.

9:30 A.M. – ROBERT YEDID #7309 – (Adjourned from October 10, 2019) Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and Building Inspector’s March 22, 2019, Notice of Disapproval based on an application to legalize an “as built” accessory swimming pool and an “as built” accessory shed; at, 1) accessory shed located less than the code required side yard setback of 5 feet; 2) accessory shed located less than the code required rear yard setback of 5 feet; 3) “as built” construction is more than the code permitted maximum lot coverage of 20%; located, at 230 Hippodrome Drive, Southold, NY. SCTM No. 1000-66-2-25.

9:50 A.M. - EILEEN AND ROY SCHUMACHER #7372 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s October 24, 2019 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 front yard setback of 35 feet (Holden Avenue); 2) located less than the code required front yard setback of 35 feet (Southern Cross Road); located at 980 Southern Cross Road, Cutchogue, NY. SCTM#1000-110-5-49.

10:00 A.M. - PANAYIOTIS BASIOS #7364 - Request for a Variance from Article XXII, Section 280-116A(1) and the Building Inspector’s September 25, 2019 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool at, 1) located less than the code required 100 feet from the top of the bluff; located at 2505 Soundview Avenue, (Adj. to the Long Island Sound) Mattituck, NY. SCTM#1000-94-1-12.2.

10:10 A.M. - SUSAN BLAZOWSKI #7365 - Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-70-8-41 which has merged with SCTM No. 1000-70-8-40, based on the Building Inspector's October 18, 2019 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 75 Clearview Avenue, Southold, NY. SCTM Nos.1000-70-8-40 & 1000-70-8-41.

10:20 A.M. - JUDITH EVANS #7366 - Request for a Variance from Article III, Section 280-15 and the Building Inspector's September 18, 2019 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 required rear yard; located at 1120 Willow Drive, Greenport, NY. SCTM#1000-40-2-6.8.

10:30 A.M. - BRYAN NICHOLSON AND SCOTT BOGER #7367 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's August 27, 2019, Amended December 6, 2019 Notice of Disapproval based on an application for a permit to construct a single family dwelling at, 1) located less than the code permitted side yard setback of 10 feet; 2) located less than the code permitted combined side yard setback of 25 feet, located at 155 Bridge Street, Greenport, NY. SCTM#1000-34-3-45.

10:40 A.M. - ROBERTA ALIFANO #7368 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's October 16, 2019 Notice of Disapproval based on an application for a permit to construct additions and alterations to a single family dwelling at, 1) located less than the code permitted rear yard setback of 35 feet; 2) located less than the code permitted side yard setback of 10 feet, located at 1500 Grand Avenue, Mattituck, NY. SCTM#1000-107-3-13.

1:00 P.M. - BARBARA BECKER #7369 - Request for a Variance from Article XXII, Section 280-105C(3) and the Building Inspector's October 18, 2019 Notice of Disapproval based on an application for a permit to construct a deer fence at, 1) more than the code required maximum four (4) feet in height when located in the front yard, located at 38015 NYS Route 25, (Adj. to the Long Island Sound) Orient, NY. SCTM#1000-15-2-15.8.

1:10 P.M. QJSG PROPERTIES, LLC #7371 - Request for a Variance from Article XXII, Section 280-105C(3) and the Building Inspector's October 18, 2019 Notice of Disapproval based on an application for a permit to construct a deer fence at, 1) more than the code required maximum four (4) feet in height when located in the front yard, located at 38015 NYS Route 25, (Adj. to the Long Island Sound) Orient, NY. SCTM#1000-15-2-15.7.

1:20 P.M. - ERIC FREND #7370 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's October 7, 2019, Amended October 30, 2019 Notice of Disapproval based on an application for a permit to construct an accessory shed at, 1) more than the code permitted maximum lot coverage of 20%, located at 3690 Great Peconic Bay Blvd., Laurel, NY. SCTM#1000-128-6-6.

1:30 P.M. - KENDALL TODD #7373 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's November 6, 2019 Notice of Disapproval based on an application for a permit to demolish an existing dwelling and construct a single family dwelling at, 1) located less than the code required front yard setback of 35 feet); 2) located less than the code required rear yard setback of 35 feet; located at 670 Bayview Drive, (Adj. to Spring Pond) East Marion, NY. SCTM#1000-37-5-3.

1:40 P.M. – WILLIAM GORMAN #7303SE – (Adjourned from December 5, 2019) Request for a Special Exception pursuant to Article III, Section 280-13B(1), the applicant is requesting to convert a single family dwelling to a two-family dwelling; located, at 45805 NYS Route 25, Southold, NY. SCTM No. 1000-75-2-14.

1:50 P.M. - WILLIAM GORMAN #7302 – (Re-opened on December 19, 2019) Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s March 18, 2019, Amended December 2, 2019 Notice of Disapproval based on an application to construct a front porch addition to an existing single family dwelling currently under construction (BP#42160) and to alter an existing building to an accessory storage building; at, 1) Dwelling is located less than the code required minimum front yard setback of 40 feet; 2) Accessory structure is located in other than the code permitted rear yard, located, at 45805 NYS Route 25, Southold, NY. SCTM No. 1000-75-2-14.

2:00 P.M. JOAN COOKE #7342 – (Adjourned from December 5, 2019) Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s June 11, 2019, Notice of Disapproval based on an application for a permit to amend an existing building permit #42432Z for additions and alterations to a single family dwelling; at, 1) less than the code required front yard setback of 35 feet; located at 2205 Bay Avenue, East Marion, NY. SCTM No. 1000

V. RESOLUTIONS:

- A. Resolution for next Regular Meeting with Public Hearings to be held Thursday, March 5, 2020, 8:30 AM.
- B. Resolution to approve Minutes from Special Meeting held on January 23, 2020.
- C. Resolution to Adjourn the public hearing of Donna M. Wexler, Donna M. Wexler Revocable Trust and Rodney T. Quarty #7364.