

## **AGENDA**

### **MARCH 5, 2020** **REGULAR MEETING** **8:30 A.M.**

**Place of Meeting: Southold Town Meeting Hall, 53095 Main Road, Southold  
Call to Order by Vice-Chairperson Nicholas Planamento. 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:

Paul Reinckens #7359  
Paul Reinckens #7361se  
Mileva Gobic and Dragana Gobic #7374  
Joseph Mitchell #7375  
Solutions East, LLC #7379  
Mildred David #7376  
Edward D. Franco #7377

925 Youngs Road, LLC #7378  
Beachwood Road 22, LLC #7380  
Marley McDermott and Traulane Agrusa #7381  
Jeffrey R. Lemler and Anca Lemler #7382

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

**WILLIAM GORMAN #7302** – 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 additions to an existing single family dwelling currently under construction (BP#42160) and to alter an existing accessory building to an accessory storage building; at, 1) dwelling is located less than the code required minimum front yard setback of 40 feet; 2) dwelling is located less than the code required minimum rear yard setback of 50 feet; 3) Expansion of the existing single family dwelling is more than the permitted 25% for an accessory apartment in the principal dwelling; 4) 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.

**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.

**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.

**9:40 A.M. - PAUL REINCKENS #7359** - Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector’s October 1, 2019, Amended October 3, 2019 Notice of Disapproval based on an application for a permit to construct a porch addition attached to an existing single family dwelling; 1) located less than the code required minimum combined side yard setback of 25 feet; located at 1065 Hummel Avenue, Southold, NY. SCTM#1000-63-2-26.

**9:50 A.M. - PAUL REINCKENS #7361SE** - Request for a Special Exception under Article III, Section 280-13B(13), the Applicant is the owner of subject property requesting authorization to legalize an Accessory Apartment in an existing accessory structure; and request for a Variance from Article III, Section 280-15; and the Building Inspector’s October 1, 2019, Amended October 3, 2019 Notice of Disapproval based on an application for a permit to legalize “as built” additions and alterations to an accessory garage converted in to an “as built” accessory apartment; at, 1) located less than the code required minimum side yard setback of 5 feet; located at 1065 Hummel Avenue, Southold, NY. SCTM#1000-63-2-26.

**10:00 A.M. - MILEVA GOBIC AND DRAGANA GOBIC #7374** - Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-70-9-35 which has merged with SCTM No. 1000-70-9-36, based on the Building Inspector’s October 7, 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 465 Mailler Court, Southold, NY. SCTM Nos.1000-70-9-35 & 1000-70-9-36.

**10:10 A.M. - JOSEPH MITCHELL #7375** - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's November 13, 2019, Notice of Disapproval based on an application for a permit to legalize an "as-built" front portico and roof alteration attached to an existing single family dwelling; at, 1) located less than the code required minimum front yard setback of 40 feet; located at 1380 Corey Creek Lane (Adj. to Corey Creek), Southold, NY. SCTM No. 1000-78-4-18.3.

**10:20 A.M. - SOLUTIONS EAST, LLC #7379** - Request for a Variance from Article III, Section 280-15 and the Building Inspector's November 19, 2019, 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 1055 North View Drive, Orient, NY. SCTM No. 1000-13-3-1.

**10:30 A.M. - MILDRED DAVID #7376** - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's October 25, 2019, 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 side yard setback of 15 feet; located at 3825 Stillwater Avenue (Adj. to Eugene Creek), Cutchogue, NY. SCTM No. 1000-137-1-3.1.

**10:40 A.M. - EDWARD D. FRANCO #7377** - Request for Variances from Article III, Section 280-15; Article XXII, Section 280-105(A); and the Building Inspector's October 18, 2019, Amended October 30, 2019 Notice of Disapproval based on an application for a permit to legalize an "as built" six (6) foot high fence in the front yard of a single family dwelling and to construct accessory mounted solar panels; at, 1) proposed solar panels located in other than the code required rear yard; 2) "as built" fence is more than the code permitted maximum four (4) feet in height when located in the front yard; located at 15919 Route 25, (Adj. to the Long Island Sound) East Marion, NY. SCTM No. 1000-23-1-8.1.

**1:00 P.M. - 925 YOUNGS ROAD, LLC #7378** - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's October 17, 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 minimum rear yard setback of 50 feet; 2) located less than the code required minimum side yard setback of 15 feet; located at 925 Youngs Road, Orient, NY. SCTM No. 1000-18-1-4.

**1:10 P.M. - BEACHWOOD ROAD 22, LLC #7380** - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's November 12, 2019, Notice of Disapproval based on an application for a permit to demolish an existing single family dwelling and build a new single family dwelling; at, 1) located less than the code required minimum total side yard setback of 25 feet; 2) more than the code permitted maximum lot coverage of 20%; located at 545 Beachwood Road (Adj. to the Great Peconic Bay), Cutchogue, NY. SCTM No. 1000-116-4-22.

**1:20 P.M. - MARLEY MCDERMOTT AND TRAUANE AGRUSA #7381** - Request for Variances from Article III, Section 280-15 and the Building Inspector's December 2, 2019, Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool and to legalize an "as-built" accessory deck; at, 1) swimming pool located in other than the code

required rear yard; 2) “as built” accessory deck located in other than the code required rear yard; located at 275 Majors Path, Southold, NY. SCTM No. 1000-54-1-26.1.

**1:30 P.M. - JEFFREY R. LEMLER AND ANCA LEMLER #7382 - Request for a Variance from Article III, Section 280-15 and the Building Inspector’s November 19, 2019, Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling resulting in a swimming , 1) located in other than the code required rear yard; located at 320 Broadwaters Road, (Adj. to Broadwaters Cove) Cutchogue, NY. SCTM No. 1000-104-10-6.**

**1:40 A.M. - CONO CIMINO #7338 – (Adjourned from December 19, 2019) Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s June 12, 2019, Amended October 4, 2019 and Notice of Disapproval based on an application for a permit to construct additions and alterations to a single family dwelling; at, 1) less than the code required minimum front yard setback of 40 feet; 2) less than the code required minimum rear yard setback of 50 feet; located at 155 West Shore Road, Southold, NY. SCTM No. 1000-80-2-25.**

**V. RESOLUTIONS:**

- A. Resolution for next Regular Meeting with Public Hearings to be held Thursday, April 2, 2020, 8:30 AM.
- B. Resolution to approve Minutes from Special Meeting held on February 20, 2020.