

AGENDA

AUGUST 1, 2019 **REGULAR MEETING** **8:30 A.M.**

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

I. EXECUTIVE SESSION:

- A. Attorney advice

II. WORK SESSION:

- A. Requests from Board Members for future agenda items.
- B. Tentatively August 15, 2019 at 4:00 P.M. Discussion with Heather Lanza, Planning Director relating to the Draft Southold Town Comprehensive Plan.

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:

Patrick Naglieri and Margaret McConnell #7300
Florence Vasilakis, Alexander Vasilakis and Demetrios Vasilakis #7304
Maggi-Meg Reed and Michael Schubert #7301
William Gorman #7302
William Gorman #7303se
Fabrio Granato #7305
Susan Cacchioli #7306

North Fork Haven, LLC #7307
Halsey A. Staples and Janet E. Staples #7299
Halsey A. Staples and Janet E. Staples #7213

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

905 9TH STREET, LLC #7289 – (Tabled from July 18, 2019) –Request for Variances under Article IV, Section 280-18; Article XXIII, Section 280-124; and the Building Inspector’s February 7, 2019 Notice of Disapproval based on an application to approve a two lot subdivision and a permit for the construction of a new single family dwelling and accessory building (lot 10); at 1) proposed two lots will measure less than the minimum lot size of 40,000 sq. ft.; 2) proposed two lots will measure less than the minimum lot width of 150 feet; 3) proposed two lots will measure less than the minimum lot depth of 175 feet; 4) proposed lot no. 9 with existing single family dwelling will have more than the code permitted maximum lot coverage of 20%; 5) proposed lot 10 with proposed single family dwelling will have less than the code required minimum front yard setback of 35 feet; at : 905 9th Street, Greenport, NY SCTM No. 1000-48-2-29.

HC NOFO, LLC/TODD FEUERSTEIN #7290 – Request for Variances under Article XXIII, Section 280-124 and the Building Inspector’s December 26, 2018 Notice of Disapproval based on an application for a permit to demolish an existing dwelling and construct a new single family dwelling and an accessory garage; 1) proposed single family dwelling measuring less than the code required minimum rear yard setback of 50 feet; 2) proposed accessory garage is located in other than the code required rear yard; at: 6370 Skunk Lane, Cutchogue, NY. SCTM#1000-104-5-3.3.

HARUN SINHA AND AUSTIN DOWLING #7294 – (Tabled from July 18, 2019). Request for Variances from Article III Section 280-14 and the Building Inspector’s January 16, 2019 Notice of Disapproval based on an application for a two lot subdivision on a non-conforming .47 acre parcel; 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 width of 150 feet; 3) both proposed lots will be less than the code required lot depth of 175 feet, at: 195 Ninth Street, Greenport, NY. SCTM#1000-48-1-23.

V. 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. - PATRICK NAGLIERI AND MARGARET MCCONNELL #7300 - Request for Variances from Article XXIII, Section 280-124 and Building Inspector’s March 6, 2019, Notice of Disapproval based on an application to demolish an existing dwelling and construct a new single family dwelling; at, 1) located less than the code required minimum front yard setback of 35 feet; 2) located less than the code required rear yard setback of 35 feet; 3) located less than the code required combined side yard setback of 25 feet; 4) more than the code permitted maximum lot coverage of 20%; located, at 9955 Soundview Avenue, Southold, NY. SCTM No. 1000-59-2-5.

9:40 A.M. - FLORENCE VASILAKIS, ALEXANDER VASILAKIS AND DEMETRIOS VASILAKIS #7304 Request for Variances from Article III, Section 280-15, Article XXII, Section 280-116A(1) and Building Inspector’s February 11, 2019, Amended March 14, 2019 Notice of Disapproval based on an application to construct an accessory swimming pool; at, 1) located in other than the code

permitted rear yard; 2) located less than the code required 100 feet from the top of the bluff; located at 21625 Soundview Avenue, (Adj. to the Long Island Sound) Southold, NY. SCTM No. 1000-135-1-6.

9:50 A.M. - MAGGI-MEG REED AND MICHAEL SCHUBERT #7301 – Request for a Variance from Article XXII, Section 280-116A(1) and the Building Inspector’s March 5, 2019 Notice of Disapproval based on an application to construct additions and alterations to a single family dwelling; at, 1) located less than the code required 100 feet from the top of the bluff; located, at 815 Rosenberg Road, (Adj. to the Long Island Sound) East Marion, NY. SCTM No. 1000-21-1-1.3.

10:00 A.M. - WILLIAM GORMAN #7302 – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s March 18, 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); at, 1) located less than the code required minimum front yard setback of 40 feet; located, at 45805 NYS Route 25, Southold, NY. SCTM No. 1000-75-2-14.

10:10 A.M. - WILLIAM GORMAN #7303SE – 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.

10:30 A.M. - FABRIO GRANATO #7305 – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s March 22, 2019 Notice of Disapproval based on an application to demolish an existing dwelling and construct a new single family dwelling; at, 1) located less than the code required minimum rear yard setback of 50 feet; located, at 1725 Nassau Point Road, (Adj. to Hog Neck Bay) Cutchogue, NY. SCTM No. 1000-104-13-2.4.

10:40 A.M. - SUSAN CACCHIOLI #7306 – Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s March 15, 2019 Notice of Disapproval based on an application to construct additions and alterations to an existing single family dwelling; at, 1) located less than the code required minimum side yard setback of 10 feet; 2) located less than the code required minimum combined side yard setback of 25 feet located, at 1040 Holbrook Road (Adj. to Howards Branch of Mattituck Creek) Mattituck, NY. SCTM No. 1000-113-6-13.

11:00 A.M. - NORTH FORK HAVEN, LLC #7307 – Request for a Variance from Article XXII, Section 280-116A(1) and the Building Inspector’s February 27, 2019 Notice of Disapproval based on an application to construct an accessory pergola; at, 1) located less than the code required 100 feet from the top of the bluff; located, at 8871 Oregon Road, (Adj. to the Long Island Sound) Cutchogue, NY. SCTM No. 1000-83-1-34.1.

1:00 P.M. HALSEY A. STAPLES AND JANET E. STAPLES #7299 –Request for a Special Exception pursuant to Article III, Section 280-13B(1), the applicant is requesting to legalize a storage building altered to an “as-built” two-family dwelling; located, at 1100 Wilmarth Avenue, Greenport, NY. SCTM No. 1000-41-1-15.

1:10 P.M. - HALSEY A. STAPLES AND JANET E. STAPLES #7213 – (Adj. from November 1, 2018) Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s January 8, 2018, Amended June 19, 2018, Notice of Disapproval based on an application to legalize a pre-existing storage building that has been altered to an “as built” two-family dwelling; 1) located less than the code required minimum front yard setback of 35 feet; 2) located less than the code required minimum side yard setback of 10 feet; 3) located less than the code required combined

side yard setback of 25 feet; located, at 1100 Wilmarth Avenue, Greenport, NY. SCTM No. 1000-41-1-15.

VI. RESOLUTIONS:

- A. Resolution for next Regular Meeting with Public Hearings to be held Thursday, September 12, 2019, 8:30 AM.
- B. Resolution to approve Minutes from Special Meeting held July 18, 2019.