AGENDA

SOUTHOLD TOWN ZONING BOARD OF APPEALS
REGULAR MEETING
THURSDAY, NOVEMBER 4, 2021
Public Hearings to begin at 10:00 AM

Due to the expiration of the New York State Governor’s Executive Orders regarding the COVID-19 pandemic, IN PERSON access to the Public WILL NOW BE PERMITTED and the meeting will be held in the Southold Town Meeting Hall located at 53095 Main Road, Southold, New York.

IF YOU INTEND TO APPEAR IN PERSON, YOU MUST WEAR A FACIAL MASK IF YOU HAVE NOT RECEIVED A COVID-19 VACCINATION.

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: 833 7196 9475; and Passcode: 905186

Call to Order by Chairperson Leslie Kanes Weisman.

I. EXECUTIVE SESSION: begin at 9:00 A.M.
   
   A. Attorney advice

II. WORK SESSION: begin at 9:30 A.M.
   
   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:

Philippe Jacquet #7554
Vasilis and Christina Fthenakis #7559
David and Lisa Cifarelli #7551
Petros Mamais #7555
Scott Rosen and Lori Goeders Rosen #7556
Rizos Paliouras #7552SE
Rizos Paliouras #7553
Patrick and Diane Severson #7558
Levent Temiz #7557
Christopher T. Astley and Amy Astley #7561

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

VINCENT BERTAULT #7467 – Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector’s October 22, Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling, and construct an in ground swimming pool; at 1) proposed additions located less than the code required minimum front yard setback of 35 feet; 2) the accessory swimming pool is located in other than the code permitted rear yard; located at: 95 Navy Street, Orient, NY. SCTM No. 1000-26-1-12.2.

VINCENT BERTAULT #7468SE – Applicant requests a Special Exception under Article III, Section 280-13B(13). The Applicant is owner of subject property requesting authorization to establish an Accessory Apartment in an existing accessory structure; at: 95 Navy Street, Orient, NY. SCTM#1000-26-1-12.2.

V. PUBLIC HEARINGS: To Begin 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.

10:00 A.M. - ARETI LAVALLE #7521 – (Adjourned from August 5, 2021) Request for a Variance from Article XXII, Section 280-116A(1); and the Building Inspector’s March 12, 2021, Amended May 12, 2021 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: 555 Sound View Road, (Adj. to Long Island Sound) Orient, NY. SCTM
10:10 A.M. - PHILIPPE JACQUET #7554 - Request for a Variance from Article III, Section 280-15 and the Building Inspector’s May 27, 2021 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: 710 Grandview Drive, Orient, NY. SCTM No. 1000-14-2-3.34.

10:20 A.M. - 420 PAULS LANE, LLC. #7548 – Request for Variances from Article IX, Section 280-42; Article IX, Section 280-42C; Article XI, Section 280-49; and the Building Inspector’s June 7, 2021, Amended August 10, 2021 Notice of Disapproval based on an application for a permit to construct a convenience store, a new woodworking workshop/storage addition to an “as built” conversion of an existing storage building to a woodworking workshop; at 1) located less than the code required minimum front yard setback of 100 feet at two front yards; 2) measuring more than the maximum permitted 60 linear feet of frontage on the street; located at 420 Pauls Lane, Peconic, NY. SCTM No. 1000-74-4-5.

10:30 A.M. - VASILIS AND CHRISTINA FTHENAKIS #7559 - Request for Variances from Article III, Section 280-15; Article XXII, Section 280-116A; and the Building Inspector’s July 16, 2021 Notice of Disapproval based on an application for a permit to demolish an existing dwelling and cottage and to construct a new single family dwelling; at: 1) located less than the code required 100 feet from the top of the bluff; 2) swimming pool located in other than the code required rear yard; located at: 6925 Nassau Point Road, (Adj. to the Peconic Bay) Cutchogue, NY. SCTM No. 1000-111-15-9

10:40 A.M. - DAVID AND LISA CIFARELLI #7551 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s July 11, 2021 Notice of Disapproval based on an application for a permit to demolish an existing dwelling and construct a new single family dwelling; at: 1) located less than the code required minimum side yard setback of 10 feet on two side yards; located at: 2674 Peconic Bay Blvd (Adj. to Peconic Bay), Laurel, NY. SCTM No. 1000-128-6-13.3

10:50 A.M. - PETROS MAMAIS #7555 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s June 11, 2021 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 side yard setback of 10 feet; located at: 990 Central Drive, Mattituck, NY. SCTM No. 1000-106-2-16.

11:00 A.M. - SCOTT ROSEN AND LORI GOEDERS ROSEN #7556 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s June 14, 2021 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling; at: 1) more than the code permitted maximum lot coverage of 20%; located at: 850 Lupton Point Road, (Adj. to Deep Hole Creek) Mattituck, NY. SCTM No. 1000-115-11-16.

1:00 P.M. - RIZOS PALIOURAS #7552SE - Request for a Special Exception pursuant to Article III, Section 280-13 B(17), the applicant is requesting permission to convert second story space of an existing two family dwelling into two (2) units of affordable rental housing; located at 65795 County Road 48, Greenport, NY SPCM No. 1000-40-2-6.4.

1:10 P.M. - RIZOS PALIOURAS #7553 - Request for a Use Variance pursuant to Article III, Section 280-13 B(17), the applicant is requesting permission to convert second story space of an existing
two family dwelling into two (2) units of affordable rental housing for premises not located within a designated hamlet locus (HALO) zone; not a permitted use; located at 65795 County Road 48, Greenport, NY SCTM No. 1000-40-2-6.4.

1:20 P.M. - PATRICK AND DIANE SEVERSON #7558 - Request for Variances from Article III, Section 280-15; Article XXII, Section 280-116A; and the Building Inspector’s June 18, 2021 Notice of Disapproval based on an application for a permit to construct a new accessory building; at 1) located less than the code required 100 feet from the top of the bluff; 2) located less than the code required minimum front yard setback of 50 feet; located at: 9202 Bridge Lane, (Adj. to Long Island Sound) Cutchogue, NY. SCTM No. 1000-73-2-3.1.

1:30 P.M. - LEVENT TEMIZ #7557 – Request for Variances from Article IV, Section 280-18; and the Building Inspector’s June 17, 2021 Notice of Disapproval based on an application for a permit to construct additions and alterations to a single family dwelling and attached deck; at 1) located less than the code required minimum side yard setback of 15 feet; 2) located less than the code required minimum combined side yard setback of 35 feet; located at: 57305 County Road 48, (Adj. to Long Island Sound) Greenport, NY. SCTM No. 1000-44-2-3.

1:40 P.M. - CHRISTOPHER T. ASTLEY AND AMY ASTLEY #7561 - Request for Variances from Article III, Section 280-15; Article XXII, Section 280-116A; and the Building Inspector’s August 3, 2021 Notice of Disapproval based on an application for a permit to merge two properties, construct an accessory in-ground swimming pool and convert an existing single family dwelling into a cabana/pool house/shed with an attached deck; at 1) swimming pool located in other than the code required rear yard; 2) cabana/pool house/shed located in other than the code required rear yard; 3) swimming pool is located less than the code required 100 feet from the top of the bluff; located at: 480 and 320 North View Drive, (Adj. to the Long Island Sound) Orient, NY. SCTM No. 1000-13-1-5.2 and 1000-13-1-6.

The Board of Appeals will hear all persons or their representatives, desiring to be heard at each hearing, and/or desiring to submit written statements before the conclusion of each hearing. Each hearing will not start earlier than designated above. Files are available for review on The Town’s Weblink/Laserfiche under Zoning Board of Appeals (ZBA)\Board Actions\Pending. Click Link: http://24.38.28.228:2040/weblink/Browse.aspx?dbid=0. Contact our office at (631) 765-1809, or by email: kimf@southoldtownny.gov

V. RESOLUTIONS:

A. Resolution for next Regular Meeting with Public Hearings to be held on Thursday, December 2, 2021, at 9:00 AM.

B. Resolution to approve Minutes from Special Meeting held on October 21, 2021.