AGENDA

SOUTHOLD TOWN ZONING BOARD OF APPEALS
ORGANIZATIONAL AND REGULAR MEETING

THURSDAY, FEBRUARY 3, 2022 at 9:00 AM

IN PERSON access to the Public is 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.

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: 837 9661 4401; and Passcode: 441751

Call to Order by Chairperson Leslie Kanes Weisman.

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

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:

   Allan Karen #7582
   Gregory Tuck #7585
   HSA Holdings, LLC #7589
   Amnon and Kathleen Bar-Tur #7593
   David Pugh and Tina Silvestri #7590
   John and Lynn Scott #7594
   11900 Oregon Road, Llc #7591
   Catherine Hovey #7592
   Vincent Bertault #7580
   Fishers Island Community Center #7563se
   Fishers Island Community Center, Inc. #7621

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

**MARC AND SHARI WEISSBACH #7540SE** - Applicants request a Special Exception under Article III, Section 280-13B(13). The Applicants are owners of subject property requesting authorization to establish an Accessory Apartment in an existing accessory structure; at: 350 Paddock Way, Mattituck, NY. SCTM#1000-107-4-2.12.

V. PUBLIC HEARINGS: - 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.

No. 1 - 10:00 A.M. - **ALLAN KAREN #7582** – Request for a Variance from Article III, Section 280-15; and the Building Inspector’s August 23 2021 Notice of Disapproval based on an application for a permit to construct an accessory garage; at 1) located in other than the code permitted rear yard; located at: 350 Richmond Road East, Southold, NY. SCTM No. 1000-135-3-9.

No. 2 - 10:10 A.M. - **GREGORY TUCK #7585** – Request for Variances from Article III, Section 280-15; and the Building Inspector’s July 20, 2021 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool and an accessory pool house; at 1) Swimming Pool is located in other than the code permitted rear yard; 2) Pool House is located in other than the code permitted rear yard; located at: 8402 Soundview Avenue, Southold, NY. SCTM No. 1000-59-7-29.5.

No. 3 - 10:20 A.M. - **HSA HOLDINGS, LLC #7589** – Request for Variances from Article IV, Section 280-18; and the Building Inspector’s August 24, 2021 Notice of Disapproval based on an
application for a permit to demolish and reconstruct a single family dwelling; 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: 2000 Park Avenue, (Adj. to

No. 4 - 10:30 A.M. AMNON AND KATHLEEN BAR-TUR #7593 – Request for a Variance from Article
XXIII, Section 280-124; and the Building Inspector’s August 10, 2021 Notice of Disapproval based
on an application for a permit to demolish an existing accessory garage; and elevate, relocate
and construct additions and alterations to an existing single family dwelling; at 1) located less
than the code minimum required rear yard setback of 35 feet; located at: 170 Bay Lane, (Adj. to Orient

No. 5 - 10:40 P.M. - DAVID PUGH AND TINA SILVESTRI #7590 – Request for a variance from
Article XXIII, Section 280-124; and the Building Inspector’s July 21, 2021 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 required minimum front yard setback of 40 feet; located
at: 545 Ryder Farm Lane, Orient, NY. SCTM No. 1000-15-4-9.1.

No. 6 - 10:50 A.M. - JOHN AND LYNN SCOTT #7594 – Request for a Variance from Article XXIII,
Section 280-124; and the Building Inspector’s August 25, 2021 Notice of Disapproval based on an
application for a permit to demolish (as per Town Code definition) and reconstruct a single family
dwelling; at 1) located less than the code minimum required combined side yard setback of 35
feet; located at: 495 Parish Drive, (Adj to Peconic Bay) Southold, NY. SCTM No. 1000-71-1-5.

No. 7 - 11:00 A.M. - 11900 OREGON ROAD, LLC #7591 – Request for a variance from Article XV,
Section 280-62C; and the Building Inspector’s June 30, 2021, Amended July 13, 2021 Notice of
Disapproval based on an application for a permit to construct alterations to an existing single
family dwelling to create two accessory apartments; at 1) the proposed accessory use is not
permitted; located at: 11900 Oregon Road, Cutchogue, NY. SCTM No. 1000-83-3-5.3.

No. 8 - 1:00 P.M. - CATHERINE HOVEY #7592 – Request for variances from Article XXII, Section
280-116A(1); Article XXIII, Section 280-124; and the Building Inspector’s August 19, 2021 Notice
of Disapproval based on an application for a permit to construct a deck addition, with a partially
recessed hot tub, to an existing single family dwelling; at 1) located less than the code required
100 feet from the top of the bluff; 2) located less than the code required minimum side yard
setback of 15 feet; 3) located less than the code required minimum combined side yard setback
of 35 feet located at: 5775 Nassau Point Road, (Adj. to Little Peconic Bay) Cutchogue, NY. SCTM
No. 1000-111-13-5.

No. 9 - 1:10 P.M. - VINCENT BERTAULT #7580 – Request to reverse a Stop Work Order issued by
the Building Inspector on August 24, 2021, pursuant to Chapter 144, Section 144-8, for
construction beyond the scope of Building Department Permit #44198; located at: 95 Navy Street,
Orient, NY. SCTM No. 1000-26-1-12.2.

No. 10 - 1:20 P.M. - FISHERS ISLAND COMMUNITY CENTER #7563SE – (Adjourned from
December 2, 2021) Request for a Special Exception, pursuant to Town Code Article III, Section
280-13C(15), the applicant is requesting permission for recreational use upon premises
accessory to a community center, and to construct two paddle tennis/pickleball courts; located
at: Fox Lane, Fishers Island, NY. SCTM#1000-12-1-1.2.
No. 11 - 1:30 P.M. – FISHERS ISLAND COMMUNITY CENTER, INC. #7621 – Request for Variances from Article III, Section 280-15; and the Building Inspector’s December 8, 2021 Notice of Disapproval based on an application for a permit to construct two accessory paddle tennis courts; at 1) located in other than the code permitted rear yard; 2) side guard rails and nets exceed the maximum allowed height of 18 feet; 3) more than the code permitted maximum lot coverage of 10%; located at: Fox Lane, Fishers Island, NY. SCTM No. 1000-12-1-1.2.

VI. RESOLUTIONS:

A. Resolution for next Regular Meeting with Public Hearings to be held Thursday, March 3, 2022, 8:30 AM.

B. Resolution to approve Minutes from Special Meeting held January 20, 2020.

C. Resolution: To GRANT a one-year extension to Hound Lane, LLC, Appeal No. 7237, located at 311 Hound Lane Fishers Island NY. SCTM: 1000-12-1-7.1.

D. Resolution: To GRANT a one-year extension to Frank and Paula Doka, Appeal No. 7227, located at 755 Lupton Point Road, Mattituck. SCTM No. 1000-115-11-4.1.

E. Resolution: To GRANT a three (3) month extension to Kevin and Christine Meyers in order to comply with the condition that the applicant obtain a Certificate of Occupancy for "as built" structures. Located at 1985 Peconic Lane, Peconic. SCTM No. 1000-74-5-7