

# ZONING BOARD OF APPEALS

## SPECIAL MEETING NOTICE OF FEBRUARY 16, 2023

A Special Meeting has been scheduled for Thursday, February 16, 2023 at 5:00 PM in the Annex Conference Room, 2<sup>nd</sup> Floor, located at 54375 Main Road, Southold, NY in Person and VIA Zoom. The following members of the board will be attending via Zoom:

Patricia Acampora will be attending by Zoom from 3100 S. Ocean Blvd. Highland Beach, Florida

Leslie Kanes Weisman, Chairperson  
Zoning Board of Appeals

**ZONING BOARD OF APPEALS  
SPECIAL MEETING AGENDA  
THURSDAY, FEBRUARY 16, 2023**

**4:00 PM**

**The meeting will be held in the Southold Town Hall Annex Conference Room located at 54375 Main Road, Southold, New York.**

The public will have access to view and listen to the meeting as it is happening via ZOOM WEBINAR. However, this meeting is not a public hearing and no testimony will be solicited or received. 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 and then enter Webinar ID: 817 3529 9037; Passcode: 323199**

**I. EXECUTIVE SESSION: To begin at 4:00 PM**

A. Attorney advice.

**II. WORK SESSION: To begin at 5:00 PM**

A. Requests from Board Members for future agenda items.

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

**12425 SOUND, LLC, ANDREW FOHRKOLB #7735** – Request for Variances from Article XV, Section 280-63 and the Building Inspector’s October 4, 2022 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing dwelling to be converted to affordable housing apartments at; 1) located less than the code required minimum rear yard setback of 70 feet; 2) located less than the code required minimum side yard setback of 20 feet; located at: 12425 Sound Avenue, Mattituck, NY. SCTM No. 1000-141-3-39.

**12425 SOUND, LLC, ANDREW FOHRKOLB #7736SE** – Request for a Special Exception pursuant to Article XV, Section 280-62B(11) and Article XXVI, Section 280-138B(6), the applicant is requesting a conversion and expansion of an existing two story residential dwelling to six (6) units of affordable rental housing; located at 12425 Old Sound Avenue, Mattituck, NY SCTM No. 1000-141-3-39.

**PETER AND GRETCHEN LANG #7663** – (Adj. from October 6, 2022) Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector’s January 18, 2022 Notice of Disapproval based on an application for a permit to construct a front porch attached to an existing single family dwelling; at; 1) located less than the code required minimum front yard setback of 35 feet; located at: 865 New Suffolk Road, Cutchogue, NY. SCTM No. 1000-109-7-3.

**MARY AND KENNETH MARISSAEL #7729** – Request for Variances from Article XXIII, Section 280-124; and the Building Inspector’s July 18, 2022 Notice of Disapproval based on an application for a permit to construct roof alterations and dormer additions to an existing 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 minimum secondary front yard of 20 feet; located at: 260 Founders Path, Southold, NY. SCTM No. 1000-64-2-24.

**CVJB, LLC/JACQUELINE SCHNABEL #7730** – Request for a Variance from Article XXII, Section 280-116A(1) and the Building Inspector’s September 6, 2022 Notice of Disapproval based on an application for a permit to construct a deck addition to an existing single family dwelling; at; 1) located less than the code required 100 feet from the top of the bluff; located at: 1390 Demarest Road (Adj. to Long Island Sound), Orient, NY. SCTM No. 1000-13-2-7.7.

**JUDITH SPATES #7744** – Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector’s November 10, 2022 Notice of Disapproval based on an application to construct a garage addition attached to an existing single family dwelling; at; 1) less than the code required minimum front yard setback of 35 feet; located at: 375 Masters Road, Laurel, NY. SCTM No. 1000-126-9-21.

**GIL BEN-AMI AND TRACY BEN-AMI #7731** – Request for a Variance from Article XXII, Section 280-116A(1) and the Building Inspector’s September 27, 2022 Notice of Disapproval based on an application for a permit to demolish and construct a new single family dwelling at; 1) located less than the code required 100 feet from the top of the bluff; located at: 1800 Hyatt Road (Adj. to Long Island Sound), Southold, NY. SCTM No. 1000-50-1-4.

**ANDREAS SERPANOS #7732** – Request for a Variance from Article XXII, Section 280-116A(1) and the Building Inspector’s September 7, 2022 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool with spa at; 1) located less than the code required 100 feet from the top of the bluff; located at: 19105 Soundview Avenue (Adj. to Long Island Sound), Southold, NY. SCTM No. 1000-51-1-17.

**PAUL AND LISA HOLOBIGIAN #7728** – Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector’s August 9, 2022 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 35 feet; located at: 70 Owaissa Avenue, Southold, NY. SCTM No. 1000-87-3-25

**DIANE MULVANEY #7739SE** - Applicant requests a Special Exception under Article III Section 280-13B(14). The Applicant is the owner of subject property requesting authorization to establish an Accessory Bed and Breakfast, accessory and incidental to the residential occupancy in this single-family dwelling, with three (3) bedrooms for lodging and serving of breakfast to the B&B casual, transient roomers. Located at: 225 Marion Lane, East Marion, NY. SCTM#1000-31-8-12.11.

**CHRIS AND MARY STRATAKIS #7723** – Request for Variances from Article XXII, Section 280-116A(1); Article XXIII, Section 280-124; and the Building Inspector’s July 20, 2022 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool and to legalize two “as built” accessory decks with sheds; at; 1) swimming pool located less than the code required 100 feet from the top of the bluff; 2) “as built” accessory deck located in a non-permitted location seaward of the top of the bluff; 3) “as built accessory shed with deck located in a non permitted location seaward of the top of the bluff; 4) construction more than the code permitted maximum lot coverage of 20%; located

at: 800 Sound Drive (Adj. to Long Island Sound), Greenport, NY. SCTM No. 1000-33-4-5.

**THOMAS E. BARNARD #7727** – Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector’s August 26, 2022 Notice of Disapproval based on an application to legalize an “as-built” addition to a deck and “as built” conversion of a screen porch to living space attached to an existing single family dwelling, and an “as-built” accessory deck; at; 1) the deck addition located less than the code required minimum rear yard setback of 60 feet; 2) the screen room conversion located less than the code required minimum rear yard setback of 60 feet; 3) the screen room conversion located less than the code required minimum side yard setback of 20 feet; 4) accessory deck located less than the code required minimum rear yard setback of 15 feet; 5) accessory deck located less than the code required minimum side yard setback of 15 feet; located at: 4240 Paradise Point Road, (Adj. to Southold Bay) Southold, NY. SCTM No. 1000-81-3-7.

**ROSEMARIE J. WAGNER AND ROBERT H. WAGNER, JR. #7742SE** – Applicants request 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 measuring less than the code required 450 sq. ft. in area; at: 8310 Soundview Avenue, Southold, NY. SCTM#1000-59-7-29.6.

#### **IV. RESOLUTIONS**

- a) **Resolution:** To authorize advertising of hearings for Regular Meeting to be held on Thursday, March 2, 2023 which Executive Session will commence at 9:00 A.M and Regular Meeting will commence at 10:00 A.M.
- b) **Resolution:** To approve minutes from the February 2, 2023 Regular Meeting.
- c) **Resolution:** To approve a one year extension for #7290, HC NOFO, 6370 Skunk Lane, Cutchogue, SCTM No. 1000-104-5-33. Extension from August 1, 2022, and to expire August 1, 2023.