

**ZONING BOARD OF APEALS  
SPECIAL MEETING AGENDA**

**TUESDAY, FEBRUARY 18, 2021**

**4:30 PM**

**This Special Meeting will be held virtually via the Zoom online platform. Pursuant to Executive Order 202.1 of New York Governor Andrew Cuomo in-person access by the public will not be permitted.**

The public will have access to view and listen to the meeting as it is happening via Zoom. However, this meeting is not a public hearing and no testimony will be solicited or received.

Details about how to tune in to the meeting are on the Town's website agenda for this meeting which may be viewed at <http://www.southholdtownny.gov/agendacenter>. A link to this video conference meeting can also be found at <http://www.southholdtownny.gov/calendar>. Scroll and click on the date of meeting, and click on "*Link: Join Meeting*".

If you do not have access to a computer or smartphone, there is an option to listen in via telephone: Dial (646) 558-8656. Meeting ID: 941 3594 7660, Password: 422055

Call to Order by Chairperson Weisman.

- I. **EXECUTIVE SESSION:** Begin at 4:30
  - A. Attorney advice.

## **II. WORK SESSION:**

- A. Requests from Board Members for future agenda items.

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

**GEORGE CAVAGNARO #7452** - Request for a variance from Article XXIII, Section 280-124; and the Building Inspector's October 28, 2020 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 front yard setback of 35 feet; located at: 265 Racketts Court, Orient, NY. SCTM No. 1000-17-6-9.1.

**PEDRO RIVAS AND YIRA TEJADA #7458** - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's September 11, 2020 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling and to legalize an "as built" accessory shed; at 1) proposed dwelling is located less than the code required front yard setback of 35 feet; 2) proposed dwelling is located less than the code required rear yard setback of 35 feet; 3) proposed construction more than the code permitted maximum lot coverage of 20%; 4) "as built" shed located in other than the code permitted rear yard; located at: 305 Flint Street, Greenport, NY. SCTM No. 1000-48-2-7.1.

**MARI SHEA #7460** - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's December 1, 2020 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 front yard setback of 40 feet; located at: 1350 Smith Road, Peconic, NY. SCTM No. 1000-98-3-25.1.

**PETER AND VALERIE SAKAS (BREEZY SHORES COTTAGE #16) #7461** - Request for a Variance from Article XXIII, Section 280-123 and the Building Inspector's December 8, 2020 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing seasonal cottage; at 1) a non-conforming building containing a non-conforming use shall not be enlarged, reconstructed, structurally altered or moved, unless such building is changed to a conforming use; at: 65490 Route 25, (Breezy Shores Cottage #16, Adj. to Shelter Island Sound) Greenport, NY. SCTM#1000-53-5-12.6.

**CHARLES AND HELEN SZARKA (BREEZY SHORES COTTAGE #17) #7462** - Request for a Variance from Article XXIII, Section 280-123 and the Building Inspector's December 8, 2020 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing seasonal cottage; at 1) a non-conforming building containing a non-conforming use shall not be enlarged, reconstructed, structurally altered or moved, unless such building is changed to a conforming use; at: 65490 Route 25, (Breezy Shores Cottage #17, Adj. to Shelter Island Sound) Greenport, NY. SCTM No. #1000-53-5-12.6.

**MATTHEW KAELIN AND KATHRYN COLLINS #7464 - Request for Variances from Article XXIII, Section 280-124; and the Building Inspector's October 22, 2020 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling; at 1) proposed dwelling is located less than the code required front yard setback of 35 feet; 2) more than the code permitted maximum lot coverage of 20%; located at: 328 Avenue B, Fishers Island, NY. SCTM No. 1000-6-2-13.1.**

#### **IV. RESOLUTIONS**

- A. **Resolution:** To authorize advertising of hearings for Regular Meeting to be held on **Thursday, March 4, 2021** which Regular Meeting will commence at 9:00 A.M for Executive Session, and 10:00 AM for Regular Meeting.
  
- B. **Resolution:** To approve minutes from February 4, 2021 Regular Meeting.