AGENDA
SOUTHOLD TOWN ZONING BOARD OF APPEALS
REGULAR MEETING
THURSDAY, JULY 7, 2022 at 9:00 AM

The IN-PERSON meeting will be held in the Southold Town Meeting Hall located at 53095 Main Road, Southold, New York.

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: 881 6674 4248, and Passcode: 254731

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.
   B. Extensions and De Minimus approvals
   C. SV GREENPORT LLC, DBA SOUND VIEW GREENPORT – SIGNS - #7630, 7631 & 7632 adjourned from June 2, 2022 to be adjourned without a date.
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:

- Richard George and Laura McGrath #7644
- Melissa Hobley #7645
- Melissa Hobley and Paul Yau #7646SE
- Barbara Bell #7647
- Patrick and Diane Severson #7648
- Kostas Koukoudakis #7650SE
- Tim and Nancy Burke #7651
- Sam Karalis #7643
- Thomas Kennedy #7654
- Further Out East-C/O Tom Dowling #7655

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

**JOTAS CORPORATION #7637** – (Tabled June 16, 2022) Request for variances from Article X, Section 280-45C(2)(f) (Accessory Uses); Article X, Section 280-46; and the Building Inspector’s January 13, 2022 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing commercial building, at: 1) proposed apartment comprises of more than 50% of the principal building; 2) construction located less than the code required minimum rear yard setback of 25 feet; located at: 1000 Village Lane, Orient, NY. SCTM No. 1000-25-1-18.

**KATHERINE HUBBARD #7607SE** – (Closed on June 16, 2022) 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: 2465 Elijahs Lane, Mattituck, NY. SCTM#1000-108-4-7.14.

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. - **RICHARD GEORGE AND LAURA MCGRA TH #7644** – Request for a variance from Article III, Section 280-15; and the Building Inspector’s January 10, 2022 Notice of Disapproval based on an application for a permit to construct an accessory pergola; at 1) located in other than the code permitted rear yard; located at: 3050 Fairway Drive, Cutchogue, NY. SCTM No. 1000-109-5-14.16.
No. 2 - 10:10 A.M. - MELISSA HOBLEY #7645 – Request for variances from Article III, Section 280-15; and the Building Inspector’s February 10, 2022 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing accessory garage; at 1) located less than the code required minimum front yard setback of 40 feet; 2) located less than the code required minimum side yard setback of 15 feet; located at: 2826 Great Peconic Bay Boulevard (Adj. to the Great Peconic Bay), Laurel, NY. SCTM No. 1000-128-6-21.

No. 3 - 10:20 A.M. - MELISSA HOBLEY AND PAUL YAU #7646SE – 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: 2826 Peconic Bay Boulevard (Adj. to the Great Peconic Bay), Laurel, NY. SCTM #1000-128-6-21.

No. 4 - 10:30 A.M. - BARBARA BELL #7647 – Request for Variances from Article XXIII, Section 280-116A(1); Article XXIII, Section 280-124; and the Building Inspector’s February 17, 2022 Notice of Disapproval based on an application for a permit to construct additions 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 (east) setback of 15 feet; 3) located less than the code required combined minimum side yard setback of 35 feet; located at: 1055 Soundview Avenue, (Adj. to Long Island Sound) Mattituck, NY. SCTM No. 1000-94-1-9.

No. 5 - 10:40 A.M. - PATRICK AND DIANE SEVERSON #7648 – Request for Variances from Article III, Section 280-15; Article XXII, Section 280-116A; and the Building Inspector’s January 13, 2022 Notice of Disapproval based on an application for a permit to construct a new accessory Pool House; 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.

No. 6 - 10:50 A.M. - KOSTAS KOUKOUDAKIS #7650SE – 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: 955 Inlet Drive, Mattituck, NY. SCTM #1000-99-2-14.2.

No. 7 - 1:00 P.M. - TIM AND NANCY BURKE #7651 - Request for Variances from Article III, Section 280-13C; and the Building Inspector’s January 4, 2022 Notice of Disapproval based on an application for a permit to legalize an as-built conversion of an existing accessory garage to two (2) recreation rooms; at 1) not a permitted accessory use; located at: 625 Wood Lane, (Adj to Richmond Creek) Peconic, NY. SCTM No. 1000-86-6-7.

No. 8 - 1:10 P.M. - SAM KARALIS #7643 – Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-31-6-2 which has merged with SCTM Nos. 1000-31-6-1 and/or 1000-31-6-3, based on the Building Inspector’s November 9, 2021 Notice of Disapproval, which states that a non-conforming lot shall merge with an adjacent conforming or non-conforming lot held in common ownership with the first lot at any time after July 1, 1983 and that non-conforming lots shall merge until the total lot size conforms to the current bulk schedule requirements (minimum 40,000 sq. ft. in the R-40 Residential Zoning District); located, at 75 Gillette Drive, East Marion, NY. SCTM Nos. 1000-31-6-2, 1000-31-6-1 and 1000-31-6-3.

No. 9 - 1:20 P.M. - THOMAS KENNEDY #7654 – Request for Variances from Article XXIII, Section
280-116A(1); 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 an accessory gazebo and to legalize an “as built” accessory shed; at; 1) gazebo is located in other than the code permitted rear yard; 2) shed is located less than the code required minimum side yard setback of 20 feet; 3) Both gazebo and shed are located less than the code required 100 feet from the top of the bluff; located at: 200 Castle Hill Road (Adj. to Long Island Sound) Cutchogue, NY. SCTM No. 1000-72-1-1.6.

No. 10 - 1:30 P.M. - FURTHER OUT EAST-C/O TOM DOWLING #7655 - Request for Variances from Article XXIII, Section 280-124; and the Building Inspector’s December 20, 2021, Amended January 3, 2022 Notice of Disapproval based on an application for a permit to demolish and reconstruct an existing single family dwelling; at; 1) less than the code required minimum front yard setback of 35 feet; 2) less than the code required minimum rear yard setback of 35 feet; 3) more than the code permitted maximum lot coverage of 20%; located at 860 Rabbit Lane (adj. to Gardners Bay), East Marion, NY SCTR No. 1000-31-18-18.

VI. RESOLUTIONS:

A. Resolution for next Regular Meeting with Public Hearings to be held Thursday, August 4, 2022 at 9:00 AM.

B. Resolution to approve Minutes from Special Meeting held Thursday, June 16, 2022.

C. Resolution: To Grant a One Year Extension to 1050 West Cove Road, LLC, Eugene Burger, 1050 West Cove Road, Cutchogue, Appeal No. 7268, SCTM No. 1000-111-5-1.

D. Resolution: To Grant two consecutive One Year Extensions – Peter and Eileen Psyllos, 2867 Ruth Road Extension, Mattituck, Appeal No. 7124, SCTM No. 1000-105-2-1.

E. Resolution: To Grant a One Year Extension to (Third and Final) – Mattebella Vineyards, 46005 Main Road, Southold, Appeal No. 7041, SCTM No. 1000-51-2-15.1.

F. Resolution: To Adjourn without a Date three public hearings for SV GREENPORT LLC, DBA SOUND VIEW GREENPORT – SIGNS - #7630, 7631 and #7632 for SCTM Nos.1000-44-4-5.1, 1000-44-2-22 and 1000-44-2-23.