

## **AGENDA**

### **SOUTHOLD TOWN ZONING BOARD OF APPEALS REGULAR MEETING THURSDAY, JULY 9, 2020 at 10:00 AM**

**Due to public health and safety concerns related to COVID-19, the Zoning Board of Appeals will not be meeting in-person. In accordance with the Governor's Executive Order 202.1, the July 9, 2020 Zoning Board of Appeals meeting will be held via video conferencing, and a transcript will be provided at a later date. The public will have an opportunity to see and hear the meeting live, and will be permitted to speak.**

**Details about how to tune in via video conferencing and make comments during the meeting are on the Town's website agenda under <http://www.southoldtownny.gov/calendar.aspx>. Click the Link to Join the Meeting.**

**If you do not have access to a computer or smartphone, there is an option to listen in via telephone. Join by Telephone: +1 646 558 8656, *Webinar ID: 984 2067 7181, Password: 435764*. Call the ZBA office at (631)765-1809 for help.**

#### **I. EXECUTIVE SESSION:**

- A. Attorney advice
- B. Litigation

#### **II. WORK SESSION:**

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

Agenda

Southold Town Zoning Board of Appeals

**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:

Rhoda M. Urman and Stephen Spiller #7383  
Paul M. Fried and Elizabeth O'Brien Fried #7385SE  
860 Bayview Drive, LLC #7386  
Minton Irrevocable Trust #7388  
Maureen Benic #7389  
Eric Frend #7370  
Anthony Nappa #7406  
Solutions East, LLC #7379  
Alexandra Baumrind #7393  
Alexandra Baumrind #7394  
Rimor Development, LLC, Harvest Point Condominium #7398  
Erik Smith #7400

- B. **RESOLUTION:** WHEREAS, the Southold Town Planning Board declares Lead Agency status for the SEQRA review of the special exception application of HARD CORNERS PROPERTIES, LLC #7387;

THEREFORE BE IT, RESOLVED, the Town of Southold Planning Board performed an uncoordinated review of, HARD CORNERS PROPERTIES, LLC #7387, and determined this Action as Unlisted pursuant to State Environmental Quality Review Act (SEQRA) 6 NYCRR, Part 617, as it does not meet any of the thresholds of a Type 1 Action, nor does it meet any of the criteria on the Type II List of Actions.

**IV. PUBLIC HEARINGS:** 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. - ALEKSANDER MYFTARAGO #7346 – (Adjourned from January 2, 2020) Request for Variances from Article IV, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector’s July 30, 2019, Amended January 17, 2020 Notice of Disapproval based on an application for a permit to legalize an “as built” accessory garage and demolish an existing single family dwelling and construct a new single family dwelling; at, 1) accessory garage located less than the code required minimum rear yard setback of 3 feet; 2) accessory garage located less than the code required minimum side yard setback of 3 feet; 3) construction more than the code permitted maximum lot coverage of 20%; located at 135 Oak Place, Mattituck, NY. SCTM No. 1000-142-1-11.**

**10:10 A.M. - RHODA M. URMAN AND STEPHEN SPILLER #7383 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s December 11, 2019,**

**Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling; at, 1) less than the code required minimum front yard setback of 35 feet; located at: 85 Lake Court, Southold, NY. SCTM No. 1000-59-5-8.3.**

**10:20 A.M. - PAUL M. FRIED AND ELIZABETH O'BRIEN FRIED #7385SE – Request for a Special Exception under Town Code Article III, Section 280-13B(13), the Applicants are the owners of subject property requesting authorization to legalize an Accessory Apartment in an existing accessory structure; located at 1050 Hyatt Road, Southold, NY. SCTM#1000-50-1-13.1.**

**10:30 A.M. - 860 BAYVIEW DRIVE, LLC #7386 - Request for a Variance from Article III, Section 280-15F and the Building Inspector's January 6, 2020 Notice of Disapproval based on an application for a permit to legalize an "as-built" accessory garage; at, 1) less than the code required minimum front yard setback of 40 feet; located at 860 Bayview Drive, (Adj. to Spring Pond) East Marion, NY. SCTM No. 1000-37-5-10.1.**

**10:40 A.M. - MINTON IRREVOCABLE TRUST #7388 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's January 17, 2020 Notice of Disapproval based on an application for a permit to legalize "as-built" additions and alterations to an existing single family dwelling; at 1) less than the code required minimum rear yard setback of 35 feet; located at: 5194 Great Peconic Bay Blvd, Laurel, NY. SCTM No. 1000-128-2-20.**

**10:50 A.M. - MAUREEN BENIC #7389 - Request for a Variance from Article III, Section 280-15 and the Building Inspector's November 21, 2019 Notice of Disapproval based on an application for a permit to legalize an "as-built" accessory pergola; at 1) located in other than the code required rear yard; located at: 375 North Parish Drive, (Adj. to Southold Bay) Southold, NY. SCTM No. 1000-71-1-4.**

**11:00 A.M. - ERIC FRENED #7370 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's October 7, 2019, Amended October 30, 2019 Notice of Disapproval based on an application for a permit to construct an accessory shed at, 1) more than the code permitted maximum lot coverage of 20%, located at 3690 Great Peconic Bay Blvd. Laurel, NY. SCTM#1000-128-6-6.**

**11:10 A.M. – ANTHONY NAPPA #7406 - Request for a Variance from Article III, Section 280-15 and the Building Inspector's January 28, 2020, 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 required rear yard; located at: 425 Jacobs Lane, Southold, NY. SCTM No. 1000-88-1-1.5.**

**1:00 P.M. - SOLUTIONS EAST, LLC #7379 – (Adj. from March 5, 2020) Request for a Variance from Article III, Section 280-15 and the Building Inspector's November 19, 2019, 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 1055 North View Drive, Orient, NY. SCTM No. 1000-13-3-1.**

**1:10 P.M. - ALEXANDRA BAUMRIND #7393 - Request for a Variance from Article XXII, Section 280-105 and the Building Inspector's January 2, 2020, Notice of Disapproval**

based on an application to construct an 8 foot deer fence; at, 1) more than the code permitted maximum four (4) feet in height when located in the front yard; located at 1965 Mulberry Street, Cutchogue, NY. SCTM No. 1000-83-2-12.1.

**1:20 P.M. - ALEXANDRA BAUMRIND #7394** - Request for a Variance from Article XXII, Section 280-105 and the Building Inspector's January 2, 2020, Notice of Disapproval based on an application to construct an 8 foot deer fence; at, 1) more than the code permitted maximum four (4) feet in height when located in the front yard; located at 2215 Mulberry Street, Cutchogue, NY. SCTM No. 1000-83-2-12.2.

**1:30 P.M. - RIMOR DEVELOPMENT, LLC, HARVEST POINT CONDOMINIUM #7398** - Request for a Variance from Article XXII, Section 280-105A and the Building Inspector's January 23, 2020 Notice of Disapproval based on an application for a permit to construct a 10 foot high fence surrounding a tennis court; at 1) more than the code permitted four (4) feet in height when located in the front yard; located at: 51 Millstone Lane (Harvest Point Lane), Cutchogue, NY. SCTM No. 1000-102-1-33.8.

**1:50 P.M. - ERIK SMITH #7400** - Request for a Variance from Article III, Section 280-15 and the Building Inspector's January 31, 2020 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 required rear yard; located at: 280 Homestead Way, Greenport, NY. SCTM No. 1000-40-2-11.

**2:00 P.M. - HARD CORNERS PROPERTIES, LLC #7387** - Request for a Variance from Article X, Section 280-46 and the Building Inspector's January 14, 2020 Notice of Disapproval based on an application to construct a mixed-use commercial building with accessory apartments and four single family dwellings upon a 99,208 sq. ft. parcel; at, 1) one commercial and four residential uses upon a single parcel measuring less than the minimum allowed 100,000 sq. ft. in total area; located at: 53530 Main Road, Southold, NY SCTM NO. 1000-61-4-1

#### **V. RESOLUTIONS:**

- A. Resolution for next Regular Meeting with Public Hearings via Zoom Webinar Video Conferencing to be held Thursday, August 6, 2020, 10:00 AM.
- B. Resolution to approve Minutes from Special Meeting held on June 25, 2020.