

BOARD MEMBERS
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Patricia Acampora
Eric Dantes
Robert Lehnert, Jr.
Nicholas Planamento



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ZONING BOARD OF APEALS SPECIAL MEETING AGENDA

THURSDAY, JULY 16, 2020
5:00 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. No testimony will be taken during this meeting.

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.southoldtownny.gov/agendacenter>. A link to this video conference meeting can also be found at <http://www.southoldtownny.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, Webinar ID: 929 4048 5481, Password: 621684.

Call to Order by Chairperson Weisman.

I. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

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

II. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

ALEKSANDER MYFTARAGO #7346 – 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.

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.

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.

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.

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.

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.

ERIC FREND #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.

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.

1SOLUTIONS EAST, LLC #7379 – 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.

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.

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.

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.

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.

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**: To authorize advertising of hearings for Regular Meeting to be held on **Thursday, August 6, 2020** which Regular Meeting will commence at 9:00 A.M.
- B. **Resolution**: To approve minutes from July 9, 2020 Regular Meeting.
- C. **Resolution**: To Grant a One Year extension request by Abigail Wickham, Esq. of July 2, 2020, on behalf of Mattebella Vineyards Holding Company for Appeal No. 7041 dated July 7, 2017.