

**ZONING BOARD OF APEALS
SPECIAL MEETING AGENDA
THURSDAY, SEPTEMBER 16, 2021**

4:00 PM

Due to the expiration of the New York State Governor's Executive Orders regarding the COVID-19 pandemic, **IN PERSON** access to the Public **WILL NOW BE PERMITTED** and the meeting will be held in the Southold Town Annex Conference Room located at 54375 Main Road, (at Young's Avenue) Southold, New York.

The public will **ALSO** 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.

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: 868 9036 5232, and Passcode: 616062.

I. EXECUTIVE SESSION: Begin at 4:00

- A. Attorney advice.

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

- A. Requests from Board Members for future agenda items.
- B. The Enclaves Hotel & Restaurant Special Exception hearing opened for October 14, 2021 at 5:00 PM.

III. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

JANE T. KAMINSKI LIVING TRUST #7536 – (Adjourned from September 2, 2021) Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector’s May 18, 2021 Notice of Disapproval based on an application for a permit to demolish and reconstruct a single family dwelling; at; 1) more than the code permitted maximum lot coverage of 20%; located at: 805 Bay Haven Lane, Southold, NY. SCTM No. 1000-88-4-33.

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

TOWN OF SOUTHOLD PLANNING BOARD #7543 – The Southold Town Planning Board in a memorandum dated June 24, 2021 has requested that the Southold Town Zoning Board of Appeals make a determination relating to Article II, § 280-7 *District boundaries*, 280 Attachment 2 *Density and Minimum Lot Size Schedule for Nonresidential Districts* and 280 Attachment 4 *Bulk Schedule for Business, Office and Industrial Districts* of the Southold Town Zoning Code; as to; 1) whether or not a property that is within two or more zoning districts is subject to the bulk schedule for minimum lot size for each zoning district and each proposed use; and 2) whether or not a second building proposed in the LB Zoning District constitutes a second use. Located at 420 Paul’s Lane, Peconic, NY, SCTM No. 1000-74-4-5.

TRACY AND ALEX SUTTON #7527SE - Applicants request a Special Exception under Article III Section 280-13B(14). The Applicants are the owners requesting authorization to establish an Accessory Bed and Breakfast, accessory and incidental to the residential occupancy in this single-family dwelling, with five (5) bedrooms for lodging and serving of breakfast to the B&B casual, transient roomers. Located at: 25500 Main Road, Orient, NY. SCTM#1000-18-6-10.

VALERIE A. CHANDLER AND DIMITRI MESKOURIS #7529 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s May 7, 2021 Notice of Disapproval based on an application for a permit to construct deck additions to an existing single family dwelling; at; 1) located less than the code required minimum front yard setback of 35 feet; located at: 3745 Mill Lane, Peconic, NY. SCTM No. 1000-67-2-10.

STEPHANIE A. KELLER REV. TRUST #7531 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s May 18, 2021 Notice of Disapproval based on an application for a permit to demolish and reconstruct a single family dwelling and to construct an accessory in-ground swimming pool; at; 1) single family dwelling located less than the code required minimum front yard setback of 35 feet; 2) more than the code permitted maximum lot coverage of 20%; located at: 580 Old Shipyard Lane, Southold, NY. SCTM No. 1000-64-2-45.

RONALD AND MARY SANCHEZ #7534 - Request for Variances from Article III, Section 15; Article III, Section 122A; Article XXIII, Section 280-124; and the Building Inspector’s June 1, 2021, Amended July 20, 2021 Notice of Disapproval based on an application for a permit to construct second floor additions to the single family dwelling, additions to an existing

accessory garage and installation of a hot tub; at; 1) Single family dwelling located less than the code required minimum rear yard setback of 50 feet; 2) Not permitted alteration or enlargement of a nonconforming Accessory Garage containing a conforming use resulting in increasing a new nonconformance or increasing the degree of nonconformance; 3) Accessory hot tub located in other than the code permitted rear yard; located at: 515 South Oakwood Road, Laurel, NY. SCTM No. 1000-145-3-9.1

DAVID HAZARD #7532 - Request for a Variance from Article III, Section 280-14 and the Building Inspector's May 19, 2021 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 minimum rear yard setback of 75 feet; located at: 1465 Harbor Lane, (Adj. to East Creek/Eugene's Creek) Cutchogue, NY. SCTM No. 1000-103-2-1.1.

JANE T. KAMINSKI LIVING TRUST #7536 – (Adjourned from September 2, 2021) Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector's May 18, 2021 Notice of Disapproval based on an application for a permit to demolish and reconstruct a single family dwelling; at; 1) more than the code permitted maximum lot coverage of 20%; located at: 805 Bay Haven Lane, Southold, NY. SCTM No. 1000-88-4-33.

ALAN S. BRAVERMAN #7533 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's May 6, 2021 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 front yard setback of 35 feet; 2) located less than the code required minimum side yard setback of 10 feet; located at: 2700 Vanston Road, Cutchogue, NY. SCTM No. 1000-111-5-4.

ARTHUR J. CONNOLLY AND LORRAINE ACARELLI CONNOLLY #7535SE - 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; at: 3505 Wickham Avenue, (Adj. to Long Creek) Mattituck, NY. SCTM#1000-107-9-9.

TRACEY JOSEPH #7538 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's May 4, 2021 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling; at; 1) more than the code permitted maximum lot coverage of 20%; located at: 1330 Sigsbee Road, Mattituck, NY. SCTM No. 1000-144-1-5.2.

DEBORAH COLITTI #7539 - Request for Variances from Section 280-121A; and the Building Inspector's June 24, 2021 Notice of Disapproval based on an application for a permit to legalize "as built" alterations to three (3) existing accessory seasonal cottages, converted to year-round use; at; 1) "as built" alteration of nonconforming use of buildings is not a permitted; located at: 720 Second Street, New Suffolk, NY. SCTM No. 1000-117-8-13.

HARD CORNER PARTNERS, LLC – #7541 – Request for a Variance from Article X, Section 280-46 and the Building Inspector's June 25, 2021 Notice of Disapproval based on an application for a permit to constrict a mixed-use commercial building with accessory apartments and four single family dwellings; at 1) located less than the code required

minimum rear yard setback of 25 feet; located at: 53530 Main Road, Southold, NY. SCTM No. 1000-61-4-1.

V. RESOLUTIONS

- A. **Resolution**: To authorize advertising of a Public Hearing of the Special Exception for The Enclaves Hotel and Restaurant to be held on **Thursday, October 14, 2021** which will commence at 5:00 P.M.
- B. **Resolution**: To authorize advertising of hearings for Regular Meeting to be held on **Thursday, October 7, 2021** which Regular Meeting will commence at 9:00 A.M for Executive Session, and 10:00 AM for Regular Meeting.
- C. **Resolution**: To approve minutes from September 2, 2021 Regular Meeting.
- D. **Resolution**: To Grant a One Year Extension for Appeal No. 7184, **Sigurdsson Baldur, LLC**, 1800 Hyatt Road, Southold, originally granted as Amended with conditions on September 6, 2018. The extension will be valid from September 6, 2021, and will expire on September 6, 2022.