

AGENDA

NOVEMBER 7, 2019 **REGULAR MEETING** **8:30 A.M.**

Place of Meeting: Southold Town Meeting Hall, 53095 Main Road, Southold
Call to Order by Chairperson Leslie Kanés Weisman. Pledge of Allegiance.

I. EXECUTIVE SESSION:

- A. Attorney advice
- B. Litigation

II. WORK SESSION:

- A. Requests from Board Members for future agenda items.
- B. Reminder: November 21, 2019 Training: Case Law by William Duffy, Town Attorney at 4:00 pm.

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:

Phillip and Linda Kermanshahchi #7330
Alvaro Martinez-Fonts #7332
Daniel J. Pacella and Catherine A. Pacella #7333

Steven and Jaci Osdoby #7331
John and Kimberly Keiserman #7334
Jean and Robert Rogers #7335
Elias and Jeannine Kassapidis #7336
John Mccall #7337
Thomas Geise and Paulette Garafalo #7339
Gregory and Barbara Wood #7354
Paul Pawlowski #7349
Susan and Timothy Milano #7293

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.

9:30 A.M. - PHILLIP AND LINDA KERMANS SHAHCHI #7330 - Request for a Variance from Article IV, Section 280-14 and the Building Inspector's May 17, 2019, Notice of Disapproval based on an application for a permit to legalize an "as built" second story on an existing single family dwelling; at, 1) less than the code required front yard setback of 60 feet; located at 7213 Great Peconic Bay Blvd., Laurel, NY. SCTM No. 1000-126-10-1.2.

9:40 A.M. - ALVARO MARTINEZ-FONTS #7332 - Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-111-6-5 which has merged with SCTM No. 1000-111-6-6, based on the Building Inspector's May 2, 2019 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 2405 and 2495 Vanston Road, Southold, NY. SCTM Nos. 1000-111-6-5 & 1000-111-6-6.

9:50 A.M. - DANIEL J. PACELLA AND CATHERINE A. PACELLA #7333 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's May 30, 2019, 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 rear yard setback of 50 feet; located at 25 Moose Trail, Cutchogue, NY. SCTM No. 1000-103-4-3.

10:00 A.M. - STEVEN AND JACI OSDOBY #7331 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's June 11, 2019, Notice of Disapproval based on an application for a permit to reconstruct a deck attached to an existing single family dwelling; at, 1) less than the code required side yard setback of 15 feet; located at 605 Bay Shore Road, (Adj. to Pipes Creek) Greenport, NY. SCTM No. 1000-53-3-8.

10:10 A.M. - JOHN AND KIMBERLY KEISERMAN #7334 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's June 19, 2019, Notice of Disapproval based on an application for a permit to make additions and alterations to an existing single family dwelling; at, 1) more than the code permitted maximum lot coverage of 20%; located; at: 1170 Willow Terrace Lane, (Adj. to Orient Harbor), Orient, NY. SCTM No. 1000-26-2-23.

10:20 A.M. - JEAN AND ROBERT ROGERS #7335 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's May 9, 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 rear yard setback of 50 feet; located; at: 420 Schooner Drive, (Adj. to canal connected to the Long Island Sound) Southold, NY. SCTM No. 1000-71-2-9.

10:30 A.M. - ELIAS AND JEANNINE KASSAPIDIS #7336 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's May 24, 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 side yard setback of 15 feet; 2) less than the code required combined side yard setback of 35 feet; 3) more than the code permitted maximum lot coverage of 20%; located at: 1055 Sound View Road (Adj. to Long Island Sound), Orient, NY. SCTM No. 1000-15-3-13.

10:50 A.M. - JOHN MCCALL #7337 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's April 18, 2019, Notice of Disapproval based on an application for a permit to legalize an "as built" deck addition to an existing single family dwelling; at, 1) less than the code required side yard setback of 10 feet; located at: 1073 Montauk Avenue, Fishers Island, NY. SCTM No. 1000-10-8-1.1.

1:00 P.M. – GREGORY AND BARBARA WOOD #7354 - Request for Variances from Article XXIII, Section 280-124; and the Building Inspector's September 3, 2019 Notice of Disapproval based on an application for a permit to construct a patio roof; at 1) located less than the code required rear yard setback of 50 feet; 2) more than the code permitted maximum lot coverage of 20%; located at 840 Marlene Drive, Mattituck, NY SCTM No. 1000-143-2-20.1.

1:10 P.M. – THOMAS GEISE AND PAULETTE GARAFALO #7339 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's June 20, 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 side yard setback of 15 feet; located at: 2195 Nassau Point Road, (Adj. to Hog Neck Bay) Cutchogue, NY. SCTM No. 1000-104-13-4.

1:20 P.M. – PAUL PAWLOWSKI #7349 - Request for Variances from Article X, Section 280-46; Article XXIII, Section 280-127; and the Building Inspector's August 7, 2019 Notice of Disapproval based on an application for a permit to alter an existing single family dwelling into offices with an accessory apartment and for the pre-existing accessory cottage to be converted into a single family dwelling; at 1) more than one use proposed upon a lot measuring less than 20,000 sq. ft. in area, not permitted; 2) single family dwelling located less than the code required side yard setback of 15 feet; 3) single family dwelling located less than the code required rear yard setback of 35 feet; located at 715 Pike Street, Mattituck, NY SCTM No. 1000-140-2-22.

1:30 P.M. – SUSAN AND TIMOTHY MILANO #7293 - Request for Variances from Article III, Section 280-15; Article IV, Section 280-18; Article XXII, Section 280-116A(1) and the Building Inspector's February 11, 2019, Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling and construct an accessory swimming pool; at, 1) swimming pool located in other than the code required rear yard; 2) additions located less than the code permitted side yard setback of 15 feet; 3) additions located less than the code required 100 feet from the top of the bluff; located at 745 Aquaview Avenue, (Adj. to Long Island Sound) East Marion, NY. SCTM No. 1000-21-2-9.

V. WORK SESSION:

- A. Meet with Carrie O'Farrell of Nelson Pope & Voorhis re: to Public Hearings scheduled to begin at 5:00 pm for the Enclaves Hotel & Restaurant Draft Environmental Impact Statement and Special Exception.

VI. PUBLIC HEARINGS - continued

5:00 P.M. – Request for Special Exception and the Draft Environmental Impact Statement (DEIS) prepared for The Enclaves Hotel and Restaurant #7046 - The project is 6.75 acres and is located on the north side of Main Road +/-90 feet west of the intersection of Main Road and Town Harbor Lane. The property address is 56655 Main Road, Southold. Plans include the conversion of an existing two-story home into a 74-seat restaurant and construction of a 44-unit hotel, including four detached cottages upon a parcel located at 56655 Main Road, Southold, NY, particularly known as Suffolk County Tax Map No. 1000-63-3-15.

VII. RESOLUTIONS:

- A. Resolution for next Regular Meeting with Public Hearings to be held Thursday, December 5, 2019, 8:30 AM.
- B. Resolution to approve Minutes from Special Meeting held October 24, 2019.