

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. If you do not have access to a computer or smartphone, there is an option to listen in via telephone.

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.

You may also 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.

III. STATE ENVIRONMENTAL QUALITY REVIEWS;

New Applications:

Agenda

Southold Town Zoning Board of Appeals

- 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 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.

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 to be held Thursday, August 6, 2020, 8:30 AM.
- B. Resolution to approve Minutes from Special Meeting held on June 25, 2020.