

LEGAL NOTICE

SOUTHOLD TOWN ZONING BOARD OF APPEALS
THURSDAY, FEBRUARY 25, 2010
PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to Section 267 of the Town Law and Town Code Chapter 280 (Zoning), Town of Southold, the following public hearings will be held by the SOUTHOLD TOWN ZONING BOARD OF APPEALS at the Town Hall, 53095 Main Road, P.O. Box 1179, Southold, New York 11971-0959, on THURSDAY, FEBRUARY 25, 2010:

10:00 A.M. PATRICIA WITZKE #6347. Request for Variances from Code Section 280-124, based on an application for building permit and the Building Inspector's October 13, 2009 Notice of Disapproval concerning proposed demolition and construction of a single family dwelling, (1) less than the code required front yard setback of 35 feet, (2) less than code required rear yard setback of 35 feet, at 280 Laurel Ave., Southold, NY. CTM: 56-3-3. Zone: R-40.

10:10 A.M. ELLIOTT B. & ORA J. HEATH #6351. Request for Variances from Code Section 280-124, based on an application for building permit and the Building Inspector's October 16, 2009 Notice of Disapproval concerning proposed additions and alterations to a single family dwelling, (1) less than the code required front yard setback of 35 feet, (2) less than code required rear yard setback of 35 feet, at 500 Hippodrome Dr., Southold. CTM: 66-2-13. Zone District R-40.

10:20 A.M. CURTIS-HARVEY REVOCABLE TRUST #6348. Request for Variances from Code Section 280-124, based on an application for building permit and the Building Inspector's October 16, 2009 Notice of Disapproval concerning proposed additions and alterations to a single family dwelling, (1) less than the code required front yard setback of 35 feet, at 3 Reservoir Rd., Fishers Island, NY. CTM: 9-8-3.4.

10:40 A.M. ROBERT ANELLO #6370. Request for Variances from Code Sections 280-124 & 280-116A(2) based on an application for building permit and the Building Inspector's January 15, 2010, Notice of Disapproval concerning proposed additions and alteration to a single family dwelling, (1) less than the code required minimum side yard setback of 10 feet, (2) less than the code required total side yard setbacks of 25 feet, (3) less than the code required setback to sounds of 100 feet, (4) proposed second story addition is a deviation from ZBA decision # 6242, at 1980 Leeton Dr., Southold, NY. CTM: 58-2-13.

11:00 A.M. KARNIK & HACI GARIPIAN #6345. Request for Variances from Code Section 280-116A(1) and 280-124, based on an application for building permit and the Building Inspector's September 16, 2009,

amended January 27, 2010 Notice of Disapproval concerning proposed additions and existing deck addition to a single family dwelling, (1) less than the code required set back of 100 feet from a bluff, (2) less than the code required side yard setback of 15 feet, (3) less than the code required rear yard setback of 50 feet, at 54715 Route 48 Southold, NY. CTM: 44-1-1. Zone R-40.

11:20 A.M. CHRISTOPHER M. McCARTHY & PATRICIA F. McCARTHY #6352. Request for Variances from Code Section 280-124, based on an application for building permit and the Building Inspector's November 6, 2009 Notice of Disapproval concerning proposed construction of a second floor addition to a single family dwelling, (1) less than the code required front yard setback of 50 feet, (2) less than the code required side yard setback of 15 feet, at 1460 Peconic bay Blvd., Laurel, NY. CTM: 145-2-14, 15, 16. Zone R-40.

11:40 A.M. TFLC, INC. #6341. Request for Variances from Code Section 280-63, based on an application for building permit and the Building Inspector's March 13, 2009, updated September 14, 2009 Notice of Disapproval concerning proposed one story construction behind existing building on existing contractor's yard, after removal of existing temporary green house. New construction is proposed at: (1) less than the code required side yard setback of 20 feet, (2) less than the code required rear yard setback of 70 feet, at 8405 Cox Ln., Cutchogue, NY. CTM: 83-3-8. Zone LI.

12:00 P.M. HARBES FAMILY FARM, LLC #6106B. The applicant has applied for a proposed change of use from farm buildings to winery/tasting room buildings. Request for Variances from Code Section 280-13A(4)C, based on an application for building permit and the Building Inspector's amended September 25, 2009 Notice of Disapproval concerning the proposed conversion of existing farm buildings to winery buildings is not permitted as winery buildings are required to be setback a minimum of 100 feet from a major road; Buildings 1-4 are at: less than the code required 100 foot setback from Sound Ave., and less than the code required 100 foot setback from Hallock Lane., at 715 Hallock Ln., Mattituck, NY. CTM: 120-1-4.

Carryover Hearings, continued from prior meetings and pending additional information:

1:10 P.M. P. BETANCOURT #6294.

1:30 P.M. M. and D. SOKOL #6318.

The Board of Appeals will hear all persons, or their representatives, desiring to be heard at each hearing, and/or desiring to submit written statements before the conclusion of each hearing. Each hearing will not start earlier than designated above. Files are available for review during regular business hours and *prior* to the day of the hearing. If you have questions, please do not hesitate to contact our office at (631) 765-1809, or by email: Vicki.Toth@Town.Southold.ny.us .

Dated: February 12, 2010

ZONING BOARD OF APPEALS
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