

The regular monthly meeting of the Shelter Island Zoning Board of Appeals was held on March 25, 2015, at 7:30 p.m. prevailing time in the Shelter Island Town Hall, Shelter Island, New York.

Board Members Present: Chairman Matz, William Johnston III, Patricia Shillingburg, Phil DiOrio, Neal W. Raymond

Others Present: Town Attorney Laury Dowd, Julie Lane, Chris Lewis, Sam Case, Stella Lagudis, Amy Grabelsky, Wade Badger, Scott Murphy, Mary Wilson, Cathy Discoll, Brett Poleshuk

Chairman Matz opened the meeting at 7:30 p.m.

Minutes from January 28, 2015 Hearing were approved.

Applications:

These minutes contain materials which paraphrase and or summarize statements made during this hearing. Only text enclosed in quotation marks report a speakers exact words.

GRABELSKY 01-15:

Town Attorney: Notice is hereby given for the application of Glen and Amy Grabelsky for a variance at 6 Sandpiper Lane, Shelter Island, New York, which is Zone "A-Residential" on the Shelter Island Zoning Map, and specifically described on the Suffolk County Tax Map as 0700/23/01/45. Applicant seeks a variance from Section 133-6(B) (5) to construct an addition 20' from the side yard line instead of the required 25'.

Correspondence received:

Letter dated February 19, 2015 from Suffolk County Department of Economic Development and Planning which indicates that this is a matter for local determination. Letter dated March 25, 2014 from Eileen Levine expressing support of the requested application.

Mr. Sam Case for Sherman Engineering introduced himself as the representative for the Gabelsky family. He stated that this application is very straight forward so he does not have very much to present.

Laury Dowd asked if the addition could be fit into the building envelope.

Mr. Case stated that the lot is 100' wide and they are proposing to construct an additional 87 square feet with 34 square feet outside the building envelope. They want to create a laundry room and bathroom and believe this is the only logical place for it.

Mary Wilson stated that this is a preexisting, nonconforming lot and a very modest proposed addition that would be next to the existing kitchen and this would be the third bathroom on the first floor.

Laury Dowd asked if there are any other homes in the neighborhood that intruded into the setback.

Mr. Case stated that this is a small preexisting, nonconforming house in a neighborhood of other preexisting nonconforming houses.

Chairman Matz asked if the reason for the addition is the laundry or the bathroom.

Mr. Case said both.

Chairman Matz asked if anyone in the audience had any other questions.

Ms. Amy Grabelstky said the house is 1190 square feet and noted that the existing den already intrudes 5' into the setback and the new addition would continue that line. She said the house will be 1650 square feet when completed. She said they need this addition because they need more room because this is a very small two bedroom house.

Mr. Brett Poleshuk, the general contractor, said the house is very small and the laundry room is now in a closet in the center, and if they can make the addition they will have more room in the kitchen.

As there were no further questions or comments, Chairman Matz closed the hearing and left it open for written correspondence only until April 8, 2015.

Murphy 02-15:

Town Attorney: Notice is hereby given for the application of Scott L. Murphy for a variance at 8 Chequit Avenue, Shelter Island, New York, which is Zone "AA-Residential/Near Shore Overlay" on the Shelter Island Zoning Map, and specifically described on the Suffolk County Tax Map as 0700/5/03/3. Applicant seeks a variance from Section 133-7(B) (5) to construct an addition and deck 42' from the northerly front yard line instead of the required 50'.

Correspondence received:

Letter dated March 11, 2015 from Suffolk County Department of Economic Development and Planning which indicates that this is a matter for local determination.

Letter dated March 20, 2015 from Shelter Island Property Owners Corporation expressing support of the requested application.

Letter dated March 25, 2015 from Eileen Levine expressing support of the requested application.

Mr. Scott Murphy introduced himself to the Board and stated that he wants to add one additional bedroom and bath to the existing house, which would add 537 square feet plus 117 square feet of decking. He stated that new deck is to change the entrance to the house from the water side. He said the current house is 1500 square feet with two bedroom and two bathrooms. He said he has two growing boys and needs more room.

Mr. Murphy said that the “AA” zoning is tough with the 15,000 square foot lot size. He said that he needs an 8’ variance. He also said that he feels the new design will be in keeping with the current house and he is sensitive to his neighbor’s views and that’s why he is proposing a single story addition. He stated that the existing house is nonconforming.

Mr. Murphy also said that they plan to do some interior upgrades.

Member Johnston III asked if he would consider the condition of permanently limiting the house to a single story.

Mr. Murphy said yes he would.

Ms. Stella Lagudis stated that the letter submitted to the Zoning Board represents the SIH Roads Committee and their board stands behind them.

Chairman Matz asked that future letters come from the POC with names of whoever is standing behind the letter.

As there were no further questions or comments, Chairman Matz closed the hearing and left it open for written correspondence only until April 8, 2015.

There being no further business, this meeting was adjourned at 7:51 PM

Training Session: Building Inspector Determinations & the ZBA

Close: 8:30 PM

Respectfully Submitted,
Danielle LiCausi
Clerk to the Zoning Board