

The regular monthly meeting of the Shelter Island Zoning Board of Appeals was held on April 22, 2015, at 7:30 p.m. prevailing time in the Shelter Island Town Hall, Shelter Island, New York.

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

Members Excused: Chairman Matz

Others Present: Penny Pilkington, David Berridge, Chris Lewis

Vice Chair Shillingburg opened the meeting at 7:30 p.m.

Minutes from April 15, 2015 Work Session were approved.

Resolutions:

Grabelsky 01-15 APPROVED 4 (WJ, PD, PS, NR) - 0-1Absent (DM)

Murphy 02-15 APPROVED 4 (WJ, PD, PS, NR) - 0-1Absent (DM)

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.

PILKINGTON 03-15:

Notice is hereby given for the application of Penelope Pilkington for a variance at 60 Brander Parkway, 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 0700/22/1/60.4. Applicant seeks a variance from Section 133-6(B) (7) to construct a flat roofed house, a portion of which has a height of 34' instead of the required 25'.

Correspondence received:

Letter dated April 14, 2015 from Suffolk County Department of Economic

Development and Planning which indicates that this is a matter for local determination.

Letter dated April 14, 2014 from Cynthia and Rurik Halaby expressing support of the requested application.

Letter dated April 20, 2014 from Morrie Piersol expressing support of the requested application, with the condition that the construction period be limited to October 1 through May 1.

Letter dated April 21, 2014 from Margaret Garrett and Bruce Wolosoff expressing support of the requested application.

Mr. David Berridge introduced himself as the architect representing Ms. Pilkington. He distributed three submissions to the Board: 1) a photo-shopped picture of the proposed house from across the street, 2) a drawing of the house profile if a sloped roof was used, 3) a drawing of roof profile comparisons. He stated that the extended portion would allow safe access to the roof, as well as, helping to ventilate the house and cool it during the summer.

Vic Chair Shillingburg said that she understands the concept, as many homes in the Heights were built that way back in the 1870's for the same purpose. She asked if the door would be open most of the time for this reason.

Mr. Berridge said that there will be a vent above the door for this purpose, which is shown on the plans. He continued to describe the drawings he submitted and then requested permission from the Board to proceed with this project as proposed.

Vice Chair Shillingburg asked if anyone on the Board had any questions.

Member DiOrio asked if any other variances are required beside just the height variance.

Mr. Berridge said the variance requested is just for the height of that one section of the roof so that it can be safely accessed.

Vice Chair Shillingburg asked if anyone in the audience wished to speak.

Ms. Penelope Pilkington said that she loves the idea of the green roof and she realizes that it will require some maintenance and she does not want to climb a ladder to access it. She stated that the reason for the additional height is to allow her to access the green roof safely, without the use of a ladder, to weed and maintain the green roof.

Member DiOrio asked if any type of handrail is required.

Mr. Berridge said yes a 36" handrail is required, and it will be to code. He said there will be a parapet and the handrail will be set back about two feet from the parapet, and will not be visible from the street.

Town Liaison Chris Lewis asked if it is necessary for the applicant to respond to the neighbor's question regarding the timeframe for construction

Ms. Pilkington said that she has already responded to the neighbor via e-mail, stating that the project would not begin until after Labor Day.

Member Johnston III asked for a copy of the correspondence for the record.

Ms. Pilkington said she would forward the correspondence to the clerk.

As there were no further questions or comments, Vice Chair Shillingburg closed the hearing and left it open for written correspondence only until May 6, 2015.

Close: 7:49 PM

Respectfully Submitted,
Danielle LiCausi