

## AGENDA

THURSDAY JANUARY 21, 2016  
SPECIAL MEETING  
5:00 P.M.

Place of Meeting: Southold Town Hall Annex, Capitol One Bank Building, First Floor Conference Room, 54375 Main Road at Youngs Avenue, Southold.

Call to Order by Chairperson Weisman.

### I. STATE ENVIRONMENTAL QUALITY REVIEWS:

- A. New Applications: reviews (pending)

### II. EXECUTIVE SESSION:

- A. Attorney/Client advice

### III. WORK SESSION:

- A. Requests from Board Members for future Agenda items

### IV. POSSIBLE BOARD RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

**BARBARA RUBENSTEIN #6906** - Request for Variance from Article XXIII Section 280-124 and the Building Inspector's October 1, 2015 Notice of Disapproval based on an application for building permit to construct a garage addition to existing single family dwelling, at; 1) less than the minimum code required front yard setback of 35 feet, located at: 2735 Beebe Drive (corner Emory Road) Cutchogue, NY. SCTM#1000-103-4-37.2

**V. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:**

**DAVID A. ROSENBAUM #6904** - Request for Variance from Article III Section 280-14 and the Building Inspector's November 9, 2015 Notice of Disapproval based on an application for building permit for conversion of an attic to "as built" habitable space to an existing dwelling at: 1) more than the code required number of stories of two and a half, located at: 145 Brown Street (aka 726 Brown Street) Greenport, NY. SCTM#1000-48-3-26

**PATRICIA A. MISTRETTA #6905** - Applicant requests a Special Exception under Article III Section 280-13B(14). The Applicant is the owner requesting authorization to establish an Accessory Bed and Breakfast, accessory and incidental to the residential occupancy in this single-family dwelling, with two (2) bedrooms for lodging and serving of breakfast to the B&B casual, transient roomers. Location of Property: 26755 Main Road, Cutchogue, NY. SCTM#1000-109-2-14

**BARBARA RUBENSTEIN #6906** - Request for Variance from Article XXIII Section 280-124 and the Building Inspector's October 1, 2015 Notice of Disapproval based on an application for building permit to construct a garage addition to existing single family dwelling, at: 1) less than the minimum code required front yard setback of 35 feet, located at: 2735 Beebe Drive (corner Emory Road) Cutchogue, NY. SCTM#1000-103-4-37.2

**JOHN MAXWELL and BERKELEY BAYNE SOPER #6910** - Request for Variance from Article III Section 280-15 and the Building Inspector's December 1, 2015 Notice of Disapproval based on an application for building permit for accessory garage, at: 1) proposed in location other than the code required rear yard, located at: 274 Top of the World (aka Private Road No. 7) Fishers Island, NY. SCTM#1000-4-5-5.7

**L., D., A., R. SUTER #6908** - Request for Variance from Article XXIII Section 280-124 and the Building Inspector's November 23, 2015 Notice of Disapproval based on an application for building permit to legalize "as built" deck addition to existing single family dwelling, at: 1) more than the code maximum allowable lot coverage of 20%, located at: 545 Beachwood Road (adj. to Great Peconic Bay) Cutchogue, NY. SCTM#1000-116-4-22

**GEORGE and LISA WALLACE #6909** - Request for Variance from Article XXIII Section 280-124 and the Building Inspector's November 25, 2015 Notice of Disapproval based on an application for building permit to construct a hot tub and deck addition to existing single family dwelling, at: 1) less than the code required rear yard setback of 50 feet, located at: 430 Bailie Beach Road Mattituck, NY. SCTM#1000-99-3-4.14

**VI. RESOLUTIONS**

A. **Resolution**: to authorize advertising of hearings for Regular Meeting to be held February 4, 2016 which Regular Meeting will commence at 8:30 A.M., Town Meeting Hall, 53095 Main Road, Southold.

B. **Resolution**: to approve minutes from January 7, 2016 Regular Meeting.