AGENDA
THURSDAY, OCTOBER 20, 2016
SPECIAL MEETING
6:00 P.M.

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

Call to Order by Chairperson Weisman.

I. STATE ENVIRONMENTAL QUALITY REVIEWS:

New Applications: reviews (pending)

II. EXECUTIVE SESSION:

Legal Advice

III. WORK SESSION:

1. Requests from Board Members for future agenda items

IV. RESOLUTION TO ACCEPT AN APPLICATION:

THEODORA TSATSOS– Request by Michael A. Kimack, on behalf of his client, to reapply for waiver of merger. Prior petition for a waiver of merger of adjacent nonconforming lots held in common ownership since 1983 was denied under Appeal # 4865 on October 19, 2000. In accordance with New York State Town Law 267 Board of Appeals procedures, the Board shall make a determination as to whether the matter is subject to another appeal.

V. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

PLANNING BOARD OF THE TOWN OF SOUTHOLD #6976 - Request from the Southold Town Planning Board dated May 31, 2016 and June 17, 2016, for an interpretation, Pursuant to Town Code Article XXVI, Section 280-146(D)(1) as to whether the proposed uses, as applied for, on a site plan application from Sports East Fitness Club proposing to construct an "annual membership club", meet the definition of a Membership Club as defined by the Town Code in Article III, Section 280-13(B)(7) Uses Permitted by Special

Exception in a Residential Zone District, and Article I, Section 280-4 Definitions: Club, Membership or Country or Golf; Recreational Facilities; and Recreation Facility, Commercial. Proposed location at: 9300 NYS Route 25 (Main Road), Mattituck, NY. SCTM#1000-122-7-9

VIRGINIA & MICHAEL BONTJE #6982 - Request for Variance(s) from Article XXIII, Section 280-124, and the Building Inspector's April 22, 2016, amended and renewed June 30, 2016 Notice of Disapproval based on an application for a building permit to demolish and construct a new single family dwelling, at; 1) proposed single family dwelling is less than the code required front yard setback of 35 feet; 2) proposed single family dwelling is less than the code required rear yard setback of 35 feet, located at: 805 Island View Drive, Greenport, NY. SCTM#1000-57-2-23.

VI. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

LAUREN BECK #6994 – Request for Variance(s) from Article XXIII, Section 280-124 and the Building Inspector's July 12, 2016 Notice of Disapproval based on an application for building permit to construct additions and alterations to an existing single family dwelling, at; 1) proposed addition located at less than the code required minimum side yard setback of 20 feet; located at: 250 Pine Tree Court, Cutchogue, NY. SCTM# 1000-98-1-7.11

PETER AND MEREDITH RUGG #6989 - Request for Variance(s) from Article XXIII, Section 280-122 and the Building Inspector's May 6, 2016, amended July 28, 2016 Notice of Disapproval based on an application for building permit to construct additions and alterations to an existing nonconforming accessory building with a conforming use by adding a second floor, at; 1) proposed additions to the accessory building will constitute an increase in the degree of non-conformance; located at: Munnatawket Avenue, Fisher's Island, NY SCTM # 1000-6-3-8.2.

MARC AND DEIRDRE SOKOL #6992 - Request for Variance(s) from Article III, Section 280-15; Article XXII, Section 280-105C(3), and the Building Inspector's July 8, 2016, Notice of Disapproval based on an application for building permit to construct accessory structures and erect a deer fence, at; 1) proposed additions located in other than the code required rear yard, 2) proposed deer fence located in other than the code permitted side or rear yards; located at: 308 Park Avenue, (Adj. to Great Peconic Bay) Mattituck, NY SCTM # 1000-123-7-7.3.

ABSOLUTE IMPROVEMENTS INC./JOHN COSTANZO #6988 - Request for Variance(s) from Article XXIII Section 280-124 and the Building Inspector's June 10, 2016, Notice of Disapproval based on an application for building permit to construct additions and alterations to an existing single family dwelling, at; 1) proposed additions located at less than the code required minimum rear yard setback of 35 feet; 2) proposed additions located at less than the code required minimum side yard setback of 10 feet; and 3) proposed additions more than the code permitted maximum lot coverage of 20%, located at: 80 Dogwood Lane (3200 Kenneys Road), Southold, NY SCTM # 1000-59-2-2.

VIRGINIA & MICHAEL BONTJE #6982 - Request for Variance(s) from Article XXIII, Section 280-124, and the Building Inspector's April 22, 2016, amended and renewed June 30, 2016 Notice of Disapproval based on an application for a building permit to demolish

and construct a new single family dwelling, at; 1) proposed single family dwelling is less than the code required front yard setback of 35 feet; 2) proposed single family dwelling is less than the code required rear yard setback of 35 feet, located at: 805 Island View Drive, Greenport, NY. SCTM#1000-57-2-23.

IRA AND SUSAN AKSELRAD #6986 – (Adj. from September 15, 2016) Request for Variance(s) from Article III, Section 280-15; Article IV, Section 280-18; Article XXII, Section 280-116A(1), and the Building Inspector's June 21, 2016, Notice of Disapproval based on an application for a building permit to construct new and legalize "as-built" additions and alterations to single family dwelling and legalize "as-built" accessory in-ground swimming pool, at; 1) as built accessory in-ground swimming pool located in other than the code required rear yard, 2) "as-built" deck addition less than the code required minimum side yard setback of 15 feet, 3) proposed additions and alterations located less than the code required 100 feet from the top of the bluff, located at: 4125 Nassau Point Road, (Adj. to Little Peconic Bay) Cutchogue, NY. SCTM#1000-111-9-6.4.

MAX AND JIMENA FAERBER #6991 - Request for Variance from Article XII, Section 280-53 of the Southold Town Code and the Building Inspector's April 7, 2016, amended August 8, 2016, Notice of Disapproval based on an application for building permit to construct additions and alterations to an existing nonconforming building with a nonconforming use to be converted to a conforming single family dwelling, at; 1) proposed addition located at less than the code required minimum side yard setback of 20 feet, located at: 2072 Village Lane, (adj. to Orient Harbor) Orient, NY SCTM # 1000-24-2-27

VII. RESOLUTIONS

A. **Resolution**: to authorize advertising of hearings for Regular Meeting to be held November 3, 2016, which Regular Meeting will commence at 8:30 A.M., Town Meeting Hall, 53095 Main Road, Southold.

B. **Resolution**: to approve minutes from October 6, 2016 Regular Meeting.