

**AGENDA**  
**THURSDAY, FEBRUARY 16, 2017**  
**SPECIAL MEETING**  
**5:00 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. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS**

**CAPTAIN RED'S MARINE SALES, INC. #7014 – (Adjourn from February 2, 2017) Request for Variance(s) under Article XI, Section 280-49; Article XVIII, Section 280-78(l); and the Building Inspector's September 19, 2016, amended September 30, 2016, Notice of Disapproval based on an application for a building permit to construct a storage building and to propose boat storage and parking, at: 1) the proposed building is less than the code required front yard minimum setback of 100 feet; 2) the proposed building is less than the code required side yard minimum setback of 25 feet; 3) no off-street parking spaces shall be located in any residence district unless the use to which they are accessory is permitted in such district or upon approval of the Board of Appeals; located, at: 9605 Route 25, Mattituck, NY. SCTM#1000-122-6-12.**

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

**DORIE AND ARI PAPARO #7020** - Request for a Variance under Article III, Section 280-15 and the Building Inspector's November 1, 2016 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool, at: 1) located in other than the code required rear yard; located, at: 6182 Soundview Avenue, Peconic, NY. SCTM#1000-59-8-5.8.

**JAMES HUETTENMOSER #7024** - Request for a Variance under Article XXIII, Section 280-124; and the Building Inspector's November 9 2016, Amended November 23, 2016 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling at: 1) less than the code required minimum front yard setback of 35 feet; located, at: 65 Bayview Drive, East Marion, NY. SCTM#1000-37-1-1.

**KENNETH ZAHLER #7011** - Request for a Variance under Article XXII, Section 280-105 and the Building Inspector's October 14, 2016, Notice of Disapproval based on an application to legalize an "as built" fence, at: 1) more than the code required maximum four (4) feet in height when located in the front yard; located, at: 63735 Suffolk County Route 48, (Adj. to the Long Island Sound) Greenport, NY. SCTM#1000-40-1-20.2.

**BRUCE AND LEONA GOODHEART #7019** - Request for a Variance under Article XXIII, Section 280-124 and the Building Inspector's September 29, 2016, Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling, at: 1) the proposed additions and alteration is less than the code required side yard minimum setback of 10 feet; located, at: 350 Second Avenue, Peconic, NY. SCTM#1000-67-4-24.

**SUSANNAH MCDOWELL #7021** - Request for a Variance under Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's October 26, 2016, Notice of Disapproval based on an application for a permit to demolish and reconstruct an existing non-conforming accessory garage at: 1) less than the code required minimum front yard setback of 40 feet, 2) less than the code required side yard setback of 10 feet; located, at: 180 Strohson Road, (Adj. to the Sheep Pen Channel) Cutchogue, NY. SCTM#1000-103-10-17.

**ALBERT LEUTWYLER #7022** - Request for a Variance under Article XXIII, Section 280-124; and the Building Inspector's November 21, 2016, Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling at: 1) less than the code required minimum front yard setback of 35 feet, 2) less than the code required minimum rear yard setback of 35 feet; located, at: 4573 Wickham Avenue, (Adj. to Long Creek) Mattituck, NY. SCTM# 1000-107-4-5.

**MGH ENTERPRISES, INC., VERIZON WIRELESS #7023** - Request for a Variance under Article XIII, Section 280-56; and the Building Inspector's October 18, 2016 Notice of Disapproval based on an application for a permit to collocate a wireless communications facility on subject property at: 1) less than the code required minimum side yard setback of 25 feet; located, at: 40200 NYS Route 25, (Adj. to Gardeners Bay) Orient, NY. SCTM# 1000-15-9-8.1.

**WILLIAM GREMLER, JR. AND MICHAEL MURPHY #7025-** Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-41-1-30, which has merged with SCTM No. 1000-41-1-24, based on the Building Inspector's September 29, 2016 Notice of Disapproval, which states that a non-conforming lot shall merge with an adjacent conforming or non-conforming lot held in common ownership with the first lot at any time after July 1, 1983 and that non-conforming lots shall merge until the total lot size conforms to the current bulk schedule requirements (minimum 40,000 sq. ft. in the R-40 Residential Zoning District); located, at: 980 Washington Avenue, Greenport, NY. SCTM Nos.1000-41-1-24 and 1000-41-1-30.

**ARETI LAVALLE #7026 -** Request for a Variance under Article XXII, Section 280-116A; and the Building Inspector's November 16 2016, Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling at: 1) proposed additions and alterations located less than the code required 100 feet from the top of the bluff; located, at: 555 Soundview Avenue, (Adj. to Long Island Sound) Orient, NY. SCTM# 1000-15-3-7.

#### **V. RESOLUTIONS**

- A. **Resolution:** to authorize advertising of hearings for Regular Meeting to be held on March 2, 2017 which Regular Meeting will commence at 8:30 A.M., Town Meeting Hall, 53095 Main Road, Southold.
- B. **Resolution:** to approve minutes from February 2, 2017 Regular Meeting.