

**AGENDA**  
**THURSDAY, JULY 18, 2019**

**SPECIAL MEETING**  
**5:00 P.M.**

Call to Order by Chairperson Weisman.

**I. STATE ENVIRONMENTAL QUALITY REVIEWS:**

New Applications: reviews (pending)

**II. EXECUTIVE SESSION:**

Litigation

**III. WORK SESSION:**

a) Requests from Board Members for future agenda items.

**IV. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:**

**BRAD AND KATHRYN PIECUCH #7288** – (Adj. from July 3, 2019) Request for a Variance under Article III, Section 280-15 and the Building Inspector’s January 9, 2019 Notice of Disapproval based on an application for a permit to construct an accessory garage; 1) located in other than the code required rear yard; at: 1350 Woodcliff Drive, Mattituck, NY. SCTM#1000-107-8-1.

**RACHEL MURPHY #7295** – (Adj. from July 3, 2019) Request for Variances from Article III, Section 280-15; Article IV, Section 280-18; Article XXII, Section 280-116A(1); and the Building Inspector’s February 14, 2019, Notice of Disapproval based on an application for a building permit to demolish an existing single family dwelling and construct a new single family dwelling and an accessory in-ground swimming pool; at: 1) proposed swimming pool located in other than the code required rear yard; 2) proposed construction is more than the code permitted maximum lot coverage of 20%; 3) proposed construction of the single family dwelling is located less than the code required 100 feet from the top of the bluff; at: 21695 Soundview Avenue, (Adj. to the Long Island Sound), Southold, NY. SCTM#1000-135-1-7.

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

**BRAD AND KATHRYN PIECUCH #7288** - Request for a Variance under Article III, Section 280-15 and the Building Inspector's January 9, 2019 Notice of Disapproval based on an application for a permit to construct an accessory garage; 1) located in other than the code required rear yard; at: 1350 Woodcliff Drive, Mattituck, NY. SCTM#1000-107-8-1.

**HC NOFO, LLC/TODD FEUERSTEIN #7290** - Request for Variances under Article XXIII, Section 280-124 and the Building Inspector's December 26, 2018 Notice of Disapproval based on an application for a permit to demolish an existing dwelling and construct a new single family dwelling and an accessory garage; 1) proposed single family dwelling measuring less than the code required minimum rear yard setback of 50 feet; 2) proposed accessory garage is located in other than the code required rear yard; at: 6370 Skunk Lane, Cutchogue, NY. SCTM#1000-104-5-3.3.

**SANTOSHA AFTER 50, LLC #7291** - Request for Variances under Article XXIII, Section 280-124 and the Building Inspector's February 1, 2019 Notice of Disapproval based on an application for a permit to make additions and alterations to an existing seasonal dwelling; 1) less than the code required minimum front yard setback of 35 feet; 2) less than the code required minimum side yard setback of 15 feet; at: 56155 Route 48, (Adj. to Long Island Sound) Greenport, NY. SCTM#1000-44-1-21.

**MICHAEL MCCARRICK REAL ESTATE, INC. #7292** - Request for a Variance from Article III, Section 280-15; and the Building Inspector's February 21, 2019, Notice of Disapproval based on an application for a building permit to construct an accessory garage; at; 1) located less than the code required minimum front yard setback of 35 feet; at: 415 Lakeside Drive, (Adj. to Pleasant Inlet), Southold, NY. SCTM#1000-90-3-13.

**HARUN SINHA AND AUSTIN DOWLING #7294** - Request for Variances from Article III Section 280-14 and the Building Inspector's January 16, 2019 Notice of Disapproval based on an application for a two lot subdivision on a non-conforming .47 acre parcel; at, 1) both proposed lots will be less than the code required minimum lot area of 40,000 sq. ft.; 2) both proposed lots will be less than the code required minimum lot width of 150 feet; 3) both proposed lots will be less than the code required lot depth of 175 feet, at: 195 Ninth Street, Greenport, NY. SCTM#1000-48-1-23.

**RACHEL MURPHY #7295** - Request for Variances from Article III, Section 280-15; Article IV, Section 280-18; Article XXII, Section 280-116A(1); and the Building Inspector's February 14, 2019, Notice of Disapproval based on an application for a building permit to demolish an existing single family dwelling and construct a new single family dwelling and an accessory in-ground swimming pool; at; 1) proposed swimming pool located in other than the code required rear yard; 2) proposed construction is more than the code permitted maximum lot coverage of 20%; 3) proposed construction of the single family dwelling is located less than the code required 100 feet from the top of the bluff; at: 21695 Soundview Avenue, (Adj. to the Long Island Sound), Southold, NY. SCTM#1000-135-1-7.

**LEWIS TOPPER #7296** - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's March 1, 2019, Notice of Disapproval based on an application for a building permit to construct additions and alterations to existing single family dwelling, legalize "as built" trellis addition over patio and to legalize the "as built" accessory shed; at; 1) proposed addition to the single family dwelling located less than the code required minimum front yard setback of 35 feet; 2) proposed addition to the single family dwelling located less than the code required minimum rear yard setback of 35 feet; 3) proposed construction is more than the code permitted maximum lot coverage of 20%; 4) "as-built" shed located in other than the rear yard; at: 3605 Camp Mineola Road, (Adj. to the Great Peconic Bay), Mattituck, NY. SCTM#1000-123-6-12.4.

**PHILLIP B. CAMMANN #7297** - Request for a Variance from Article III, Section 280-15; and the Building Inspector's March 5, 2019, Notice of Disapproval based on an application for a building permit to construct an accessory swimming pool and raised patio; at; 1) located in other than the rear yard; at: 1500 Deep Hole Drive Road, (Adj. to Deep Hole Creek), Mattituck, NY. SCTM#1000-115-12-21.3.

**TIMOTHY AND NATALIE HOUGH #7298SE** - Request for a Special Exception under Article III, Section 280-13B(13). The Applicants are the owners of subject property requesting authorization to construct an Accessory Apartment in an existing accessory structure, at: 275 Alois Lane, Mattituck, NY. SCTM#1000-123-6-4.7.

**905 9TH STREET, LLC #7289** – (Adjourned from June 6, 2019) Request for Variances under Article IV, Section 280-18; Article XXIII, Section 280-124; and the Building Inspector's February 7, 2019 Notice of Disapproval based on an application to approve a two lot subdivision and a permit for the construction of a new single family dwelling and accessory building (lot 10); at 1) proposed two lots will measure less than the minimum lot size of 40,000 sq. ft.; 2) proposed two lots will measure less than the minimum lot width of 150 feet; 3) proposed two lots will measure less than the minimum lot depth of 175 feet; 4) proposed lot no. 9 with existing single family dwelling will have more than the code permitted maximum lot coverage of 20%; 5) proposed lot 10 with proposed single family dwelling will have less than the code required minimum front yard setback of 35 feet; at : 905 9th Street, Greenport, NY SCTM No. 1000-48-2-29.

## **VI. RESOLUTIONS**

- A. **Resolution**: To authorize advertising of hearings for Regular Meeting to be held on **Thursday August 1, 2019** which Regular Meeting will commence at 8:00 A.M., Town Meeting Hall, 53095 Main Road, Southold.
- B. **Resolution**: To approve minutes from July 3, 2019 Regular Meeting.