

**AGENDA
THURSDAY, JULY 19, 2018
SPECIAL MEETING
5:00 P.M.**

Place of Meeting: Southold Town Hall Annex, 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:

- a) Requests from Board Members for future agenda items.
- b) Review June 28,, 2018 Letter re: R. Bradford Burnham, Appeals No. 4612 & 4632, and recorded covenants and restrictions, SCTM No. 1000-10-4-9.3.

IV. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

KENNETH RICHERT #7188 – (Adjourn from July 5, 2018) Request for a Variance from Article III, Section 280-14 and the Building Inspector’s April 17, 2018, Notice of Disapproval based on an application for a lot line modification; at; 1) proposed lot measures less than the code required minimum lot area of 80,000 sq. ft.; located at: 25705 County Road 48, Cutchogue, NY. SCTM#1000-84-2-2.2 & 1000-84-2-2.3.

V. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

INTERPRETATION REQUEST FROM THE SOUTHOLD TOWN PLANNING BOARD: (Tabled from July 5, 2018) Interpretations regarding the density and minimum lot size bulk schedules for Residential Districts (Chapter 280, Attachment 1 and 3) and to determine whether a proposed affordable housing project “Vineyard View” consisting of multiple

dwelling (50 units) on 17.9 acres of land is a permitted use in the Hamlet Density Residential District (HD). Located on County Road 48, Greenport, SCTM No. 1000-40-3-1.

ARTHUR AND GWEN PIER #7167 – Request for a Variance from Article XXIII, Section 280-124, and the Building Inspector’s February 6, 2018, Notice of Disapproval based on an application for a building permit to construct additions and alterations to an existing single family dwelling; at; 1) located less than the code required minimum front yard setback of 40 feet; at: 25 East Side Avenue, Mattituck, NY. SCTM#1000-99-3-18.

MARK VOLPE #7169 – Request for a Variance from Article XXIII, Section 280-124, and the Building Inspector’s March 5, 2018, Notice of Disapproval based on an application for a building permit to construct additions and alterations to an existing single family dwelling; at; 1) located less than the code required minimum rear yard setback of 35 feet; at: 10896 Great Peconic Bay Boulevard, Laurel, NY. SCTM#1000-126-6-13

JUSTIN AND ELIZABETH MIRRO #7171 – Request for a Variance from Article IV, Section 280-18 and the Building Inspector’s February 26, 2018, Notice of Disapproval based on an application for a building permit to demolish and construct a new single family dwelling; at; 1) less than the code required minimum front yard setback of 50 feet; at: 2455 Nassau Point Road, (adj. to Hog Neck Bay/Little Peconic Bay) Cutchogue, NY. SCTM#1000-104-13-6.

STACIA M. REMPE #7178 – Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-53-6-39 which has merged with SCTM No. 1000-53-6-40, based on the Building Inspector’s March 19, 2018 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 3080 Bayshore Road, Southold, NY. SCTM Nos.1000-53-6-39 and 1000-53-6-40.

LAURIS G. L. RALL #7175 – Request for a Variance from Article IV, Section 280-18 and the Building Inspector’s March 22, 2018 Notice of Disapproval based on an application for a building permit to construct additions and alterations to an existing single family dwelling; at; 1) less than the code required minimum rear yard setback of 50 feet; 2) less than the code required minimum side yard setback of 15 feet; at: 5400 Peconic Bay Boulevard (Adj. to Great Peconic Bay), Laurel, NY. SCTM#1000-128-2-12.

JOHN AND MARGARET HOCHSTRASSER #7176 – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s March 12, 2018 Notice of Disapproval based on an application for a building permit to construct additions and alterations to an existing single family dwelling; at; 1) less than the code required minimum side yard setback of 15 feet; at: 2855 Nassau Point Road, (adj. to Little Peconic Bay), Cutchogue, NY. SCTM#1000-104-13-9.

MICHAEL GERACI #7173 – Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s March 15, 2018, Amended March 20, 2018, Notice of Disapproval based on an application for a building permit to construct additions and alterations to an existing single family dwelling; at; 1) less than the code required minimum front yard

setback of 40 feet; 2) less than the code required minimum rear yard setback of 50 feet; at: 525 Old Salt Road (adj. to James Creek), Mattituck, NY. SCTM#1000-144-5-17.

KENNETH RICHERT #7188 – Request for a Variance from Article III, Section 280-14 and the Building Inspector’s April 17, 2018, Notice of Disapproval based on an application for a lot line modification; at; 1) proposed lot measures less than the code required minimum lot area of 80,000 sq. ft.; located at: 25705 County Road 48, Cutchogue, NY. SCTM#1000-84-2-2.2 & 1000-84-2-2.3.

VI. RESOLUTIONS

B. **Resolution**: To authorize advertising of hearings for Regular Meeting to be held on August 2, 2018 which Regular Meeting will commence at 8:30 A.M., Town Meeting Hall, 53095 Main Road, Southold.

C. **Resolution**: To approve minutes from July 5, 2018 Regular Meeting.