

AGENDA
THURSDAY, SEPTEMBER 20, 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:

- a) Legal Advice
- b) Litigation

III. WORK SESSION:

- a) Requests from Board Members for future agenda items.
- b) Reminder: Training by Suffolk County Health Department on October 4, 2018 at 9:00 a.m.

IV. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

ANDREAS PFANNER #7192 – Request for a Variance from Article III, Section 280-15 and the Building Inspector’s May 8, 2018, Notice of Disapproval based on an application for a building permit to construct an accessory garage; at; 1) located in other than the code required rear yard; at: 2725 Harbor Lane, Cutchogue, NY. SCTM#1000-136-1-24.2.

R. BRADFORD BURNHAM III #7181 – Request for a Variance from Article III, Section 280-15 and the Building Inspector’s February 15, 2018, Notice of Disapproval based on an application for a building permit to construct an accessory garage; at; 1) less than the code required minimum front yard setback of 40 feet; at: 2464 Peninsula Road, (Adj. to West Harbor) Fishers Island, NY. SCTM#1000-10-3-4.1.

V. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

MARGERY RIFKIN DAVID AND REUBEN J. DAVID #7168 – (Tabled from September 6, 2018) Request for a Variance from Article III, Section 280-13(A)(6)e, and the Building Inspector’s February 13, 2018, Notice of Disapproval based on an application for a building permit to legalize an “as built” accessory apartment in an existing single family dwelling; at; 1) “as built” accessory apartment exceeds 40% of the livable floor area of the existing dwelling unit; at: 1130 Glenn Road, (Adj. to West Creek) Southold NY. SCTM#1000-78-2-29.

PATRICIA C. BOOTH REVOCABLE TRUST #7183 – (Tabled from September 6, 2018) Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-67-4-16 which has merged with SCTM No. 1000-67-4-9, based on the Building Inspector’s April 11, 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 265 Burtis Place, Peconic, NY. SCTM Nos.1000-67-4-9 and 1000-67-4-16.

ALEX FRIEDMAN #7189 – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s April 25, 2018, Notice of Disapproval based on an application for a building permit to demolish a portion of a dwelling and 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: 350 Macdonalds Road, Laurel, NY. SCTM#1000-145-4-14.1.

MICHAEL HARKIN #7190 – Request for Variances from Article III, Section 280-15 and the Building Inspector’s April 24, 2018, Notice of Disapproval based on an application for a building permit to relocate an existing accessory barn and a shed, and to construct a new accessory building at; 1) accessory barn to be relocated in other than the code required rear yard; 2) accessory shed to be relocated in other than the code required rear yard; 3) proposed accessory building to be located in other than the code required rear yard; at: 6175 Sound Avenue, Mattituck, NY. SCTM#1000-121-1-4.3.

PETER HONIG AND SUSAN HONIG #7191 – Request for a Variance from Article III, Section 280-15 and the Building Inspector’s April 10, 2018, Notice of Disapproval based on an application for a building permit to demolish an existing accessory garage and construct a new accessory garage; at; 1) located in other than the code required rear yard; at: 745 Watersedge Way, (Adj. to Hog Neck Bay) Southold, NY. SCTM#1000-88-5-62

ANDREAS PFANNER #7192 – Request for a Variance from Article III, Section 280-15 and the Building Inspector’s May 8, 2018, Notice of Disapproval based on an application for a building permit to construct an accessory garage; at; 1) located in other than the code required rear yard; at: 2725 Harbor Lane, Cutchogue, NY. SCTM#1000-136-1-24.2.

DONALD BRENNAN, COTTAGE ON THIRD, LLC #7193 – Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s April 19, 2018, Notice of Disapproval based on an application for a building permit to demolish an existing

dwelling and to construct a new single family dwelling, accessory pool house and an accessory in-ground swimming pool; at; 1) single family dwelling located less than the code required minimum front yard setback of 35 feet; 2) proposed improvements more than the code permitted maximum lot coverage of 20% at: 850 Third Street, New Suffolk, NY. SCTM#1000-117-8-7.

MARTIN BANCROFT #7194 – Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s April 23, 2018, Amended May 9, 2018 Notice of Disapproval based on an application for a building permit to construct an accessory swimming pool and an accessory garage on a residential parcel; at; 1) accessory in-ground swimming pool located in other than the code required rear yard; 2) proposed accessory garage located less than the code required minimum front yard setback of 40 feet; at: 38099 Main Road (Adj. to the Long Island Sound), Orient, NY. SCTM#1000-15-2-16.

CHRISTIAN AND CAROL ZIMMER #7196 – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s April 16, 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 side yard setback of 15 feet, 7525 Nassau Point Road, (Adj. to Little Peconic Bay) Cutchogue, NY. SCTM#1000-118-4-3.

ELIZABETH E. MACEDONIA AND THEODORE N. PAPADOPOULOS #7182 – (Adjourned from August 2, 2018) Request for Variances from Article III, Section 280-13A; Article III, Section 280-15; and the Building Inspector’s April 10, 2018, Notice of Disapproval based on an application for a building permit to construct an accessory in-ground swimming pool and the conversion of an accessory building to pool house; at; 1) more than the code permitted one dwelling on each lot; pool house by design constitutes as a second dwelling; 2) proposed in-ground swimming pool located in other than the code required rear yard; 3) proposed pool house located in other than the code required rear yard; at: 4175 Old Jule Lane, Mattituck, NY. SCTM#1000-122-5-13.3.

VI. RESOLUTIONS

A. **Resolution:** To authorize advertising of hearings for Regular Meeting to be held on October 4, 2018 which Regular Meeting will commence at 8:30 A.M., Town Meeting Hall, 53095 Main Road, Southold.

B. **Resolution:** To approve minutes from September 6, 2018 Regular Meeting.