

**AGENDA  
THURSDAY, OCTOBER 18, 2018  
SPECIAL MEETING  
4:00 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) Training: Case Law Update – Begin at 4:00 PM**
- c) Training Reminders:
  - November 1, 2018 at 8:30 am – Finding Statement of Southold Gas Station presented by Heather Lanza, Planning Director
  - November 15, 2018 at 4:00 pm – FEMA Regulations presented by Michael Verity, Chief Building Inspector.

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

**PAUL ORLICK #7202 – (Adjourn from October 4, 2018) Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s June 6, 2018, Notice of Disapproval based on an application for a building permit to construct an accessory in-ground swimming pool, at; 1) proposed improvements more than the code permitted maximum lot coverage of 20%; at: 1300 Sound View Road, Orient, NY. SCTM#1000-15-3-23.**

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

**ELIZABETH E. MACEDONIA AND THEODORE N. PAPADOPOULOS #7182** –(Tabled from October 4, 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.

**MELAN LLC #7201** – Request for a Variance from Article IV, Section 280-124 and the Building Inspector’s April 19, 2018, Notice of Disapproval based on an application for a building permit to construct additions and alterations to existing single family dwelling, at; 1) located less than the code required minimum front yard setback of 40 feet; at: 230 Lesters Road, Mattituck, NY. SCTM#1000-114-7-5.1.

**THOMAS CORNELL #7203** – Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-31-4-8 which has merged with SCTM No. 1000-31-4-9, based on the Building Inspector’s June 15, 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 580 Stars Road, East Marion, NY. SCTM Nos.1000-31-4-8 and 1000-31-4-9.

**HALSEY TUTHILL #7204** – Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s June 6, 2018, Amended June 15, 2018 Notice of Disapproval based on an application for a building permit to demolish an existing dwelling and construct a new single family dwelling, at; 1) located less than the code required minimum front yard setback of 35 feet; at: 350 Sylvan Drive, East Marion, NY. SCTM#1000-37-3-19.1.

**KRUPSKI LIMITED FAMILY PARTNERSHIP #7205** – Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-111-13-8 which has merged with SCTM No. 1000-111-13-7, based on the Building Inspector’s June 12, 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 6125 Nassau Point Road, (Adj. to Little Peconic Bay) Cutchogue, NY. SCTM Nos.1000-111-13-7 and 1000-111-13-8.

**MARY ZUPA/PARADISE POINT ASSOCIATION #7186** – (Adjourned from August 2, 2018) Request for a Variance under Article III, Section 280-14 and the Building Inspector’s April 3, 2018, Amended April 16, 2018 Notice of Disapproval based on an application to permit a lot line modification; at: 1) proposed newly created lot having less than the code

**required minimum lot size of 80,000 sq. ft.; located, at: 580 Basin Road, (Adj. to Southold Bay) Southold , NY. SCTM#1000-81-1-16.7.**

**JOHN AND GLORIA SKOBLICKI #7198 – Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s May 18, 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 35 feet; 2) located less than the code required minimum side yard setback of 10 feet; 3) located less than the code required minimum combined side yard setback of 25 feet; at: 560 Youngs Avenue, Southold, NY. SCTM#1000-64-1-3.**

**ROBERT AND CATHERINE HARPER #7200 – Request for a Variance from Article IV, Section 280-18 and the Building Inspector’s June 13, 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) more than the code required maximum allowed two and one-half (2-1/2) stories; at: 2600 New Suffolk Avenue, Mattituck, NY. SCTM#1000-115-9-3.**

**SALVATORE AGOSTA #7199 – Request for Variances from Article III, Section 280-15; Article XXII, Section 280-105 (A) and the Building Inspector’s May 7, 2018, Amended May 21, 2018 Notice of Disapproval based on an application for a building permit to legalize “as built” six (6) feet high fence in the front yard of a single family dwelling, and to demolish an “as built” accessory garage, and to construct a new accessory garage; at 1) proposed garage is located in other than the code required rear yard; 2) “as built” fence more than the code required maximum four (4) feet in height when located in the front yard; at: 1250 Shipyard Lane, East Marion, NY. SCTM#1000-38-7-10.12.**

## **VI. RESOLUTIONS**

A. **Resolution:** To authorize advertising of hearings for Regular Meeting to be held on November 1, 2018 which Regular Meeting will commence at 8:30 A.M., Town Meeting Hall, 53095 Main Road, Southold.

B. **Resolution:** To approve minutes from October 4, 2018 Regular Meeting.