

**AGENDA  
THURSDAY, JANUARY 17, 2019  
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. WORK SESSION:**

a) Requests from Board Members for future agenda items.

**III. EXECUTIVE SESSION:**

a) Legal Advice

b) Litigation

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

**MICHAEL MCCARRICK REAL ESTATE, INC. #7231** – (Adj. from January 3, 2019) Request for a Variance from Article III, Section 280-15; and the Building Inspector's August 1, 2018, 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.

**HARVEST INN – DAROLYN AND CHRISTOPHER AUGUSTA #7257SE** – (Adj. from January 3, 2019) Applicants request a Special Exception under Article III Section 280-13B(14). The Applicants are the owners requesting authorization to establish an Accessory Bed and Breakfast, accessory and incidental to the residential occupancy in this single-family

**dwelling, with five (5) bedrooms for lodging and serving of breakfast to the B&B casual, transient roomers; located at 40300 Main Road, Peconic, NY. SCTM No. 1000-86-4-1.4.**

**HARVEST INN – CRISTINA ILLA (CONTRACT VENDEE) #7258SE - (Adj. from January 3, 2019) Applicant requests a Special Exception under Article III Section 280-13B(14). The Applicants is the contract vendee requesting authorization to establish an Accessory Bed and Breakfast, accessory and incidental to the residential occupancy in this single-family dwelling, with five (5) bedrooms for lodging and serving of breakfast to the B&B casual, transient roomers; located at 40300 Main Road, Peconic, NY. SCTM No. 1000-86-4-1.4.**

**WILLIAM A. PENNEY, III AND SUKRU ILGIN (CV) (SOUTHOLD GAS STATION) #6839 – (Adj. from January 3, 2019) Request for Special Exception under Article XI Section 280-48B(12) to construct a gasoline service station with a convenience store. Located at 45450 County Road 48 (aka North Road, corner Young’s Avenue) Southold, NY. SCTM#1000-55-5-2.2.**

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

**FRANK AND PAULA DOKA #7227 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s July 24, 2018, Notice of Disapproval based on an application for a building permit to legalize “as built” addition and alterations to an existing single family dwelling and legalize “as built” accessory apartment in an accessory garage; at; 1) less than the code required minimum rear yard setback of 50; at: 755 Lupton Point Road, (Adj. to Deep Hole Creek), Mattituck, NY. SCTM#1000-115-11-4.1.**

**FRANK AND PAULA DOKA #7229SE – : Request for a Special Exception under Article III, Section 280-13B(13). The Applicants are the owners of subject property requesting authorization to legalize an “as built” Accessory Apartment in an existing accessory structure, at: 755 Lupton Point Road, (Adj. to Deep Hole Creek) Mattituck, NY. SCTM#1000-115-11-4.1.**

**KEVIN S. MCLEOD AND CHUN Y CHEUNG #7230 - Request for a Variance from Article XXII, Section 280-116A(1) and the Building Inspector’s August 13, 2018, Notice of Disapproval based on an application for a building permit to make additions and alterations to an existing single family dwelling; at; 1) located less than the code required 100 feet from the top of the bluff; at: 605 Sound View Avenue, (Adj. to Long Island Sound), Mattituck, NY. SCTM#1000-94-1-4.**

**MICHAEL MCCARRICK REAL ESTATE, INC. #7231 - Request for a Variance from Article III, Section 280-15; and the Building Inspector’s August 1, 2018, 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.**

**GOLDSMITH’S INLET, LLC #7232 - Request for a Variance from Article III, Section 280-15; and the Building Inspector’s August 28, 2018, Notice of Disapproval based on an application for a building permit to build a deck addition to be attached to an existing single family dwelling; at; 1) existing accessory garage will be located in other than the**

**code required rear yard; at: 2700 Mill Road, (Adj. to Goldsmith's Inlet), Peconic, NY. SCTM#1000-67-5-2.**

**ANN AGUANNO AND GERALD GLEASON #7233 - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's August 17, 2018, Notice of Disapproval based on an application for a building permit to construct an accessory shed; at; 1) located in other than the code required rear yard; 2) more than the code permitted maximum lot coverage of 20%; at: 2085 Bay Avenue, (Adj. to Marion Lake), East Marion, NY. SCTM#1000-31-17-3.**

**HENRY HINTZE, LYNN MCMAHON, AND MARIE BASILE #7234 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's July 12, 2018, Amended July 13, 2018, Notice of Disapproval based on an application for a building permit to make additions and alterations to an existing single family dwelling; at; 1) located less than the code required minimum side yard setback of 10 feet; 2) located less than the code required minimum combined side yard setback of 25 feet; 3) more than the code permitted maximum lot coverage of 20%; at: 590 Brooks Road, (Adj. to Pipes Neck Creek), Greenport, NY. SCTM#1000-53-1-15.**

**JOHNNY S. DONADIC AND STEVE DONADIC #7235 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's September 4, 2018, Notice of Disapproval based on an application for a building permit to reconstruct an accessory in-ground swimming pool; at; 1) more than the code permitted maximum lot coverage of 20%; at: 325 Willow Point Road, (Adj. Budd's Pond/Canal), Southold, NY. SCTM#1000-56-5-26.**

**MARCO MAIDA AND ALEXIS EILEEN NORRIS MAIDA #7222SE – Applicants request a Special Exception under Article III Section 280-13B(14). The Applicants are the owners requesting authorization to establish an Accessory Bed and Breakfast, accessory and incidental to the residential occupancy in this single-family dwelling, with one (1) bedroom for lodging and serving of breakfast to the B&B casual, transient roomers. Located at: 29745 Main Road, Cutchogue, NY. SCTM#1000-102-2-13.**

**ALEJANDRO AZCONA AND DANIEL DEVITO #7197SE – Applicants request a Special Exception under Article III Section 280-13B(14). The Applicants are the owners requesting authorization to establish an Accessory Bed and Breakfast, accessory and incidental to the residential occupancy in this single-family dwelling, with four (4) bedrooms for lodging and serving of breakfast to the B&B casual, transient roomers. Located at: 565 South Harbor Road, Southold, NY. SCTM#1000-75-4-1.**

**HARVEST INN – DAROLYN AND CHRISTOPHER AUGUSTA #7257SE Applicants request a Special Exception under Article III Section 280-13B(14). The Applicants are the owners requesting authorization to establish an Accessory Bed and Breakfast, accessory and incidental to the residential occupancy in this single-family dwelling, with five (5) bedrooms for lodging and serving of breakfast to the B&B casual, transient roomers; located at 40300 Main Road, Peconic, NY. SCTM No. 1000-86-4-1.4.**

## **VI. RESOLUTIONS**

A. **Resolution**: To authorize advertising of hearings for Regular Meeting to be held on February 7, 2019 which Regular Meeting will commence at 8:30 A.M., Town Meeting Hall, 53095 Main Road, Southold.

B. **Resolution**: To approve minutes from January 3, 2019 Regular Meeting.