

**SPECIAL MEETING AGENDA
THURSDAY, APRIL 20, 2023**

4:00 PM

The meeting will be held in the Southold Town Hall Annex Conference Room located at 54375 Main Road, Southold, New York.

The public will have access to view and listen to the meeting as it is happening via ZOOM WEBINAR. However, this meeting is not a public hearing and no testimony will be solicited or received. Just Go to the Calendar Page of our Website, <http://www.southoldtownny.gov>, and Click the Link to “Join Meeting”.

Or if you choose to Join by Telephone, Dial: 1-646 558 8656 and then enter Webinar ID: 814 8600 9656; Passcode: 323199

I. EXECUTIVE SESSION: To begin at 4:00 PM

A. Attorney advice.

II. WORK SESSION: To begin at 5:00 PM

A. Requests from Board Members for future agenda items.

III. POSSIBLE RESOLUTION TO ADJOURN/CLOSE THE FOLLOWING HEARINGS:

ROBERT PAGNOZZI/GREENPORT W. HOLDINGS, INC. #7761SE – (Adjourned from April 6, 2023) Applicant requests a Special Exception under Article III, Section 280-13B(13). The Applicant is the owner of subject property requesting authorization to establish an Accessory Apartment in an existing accessory structure; at: 190 Pheasant Place, Greenport, NY. SCTM#1000-53-4-44.36.

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

FRITZE FISHERS, LLC #7725 – (Adjourned from January 5, 2023) Request for a Variance from Article III, Section 280-14; and the Building Inspector’s July 25, 2022, Notice of Disapproval based on an application for a 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 60 feet; located at: 560 North Hill Road/Crescent Avenue, (adj. to Hay Harbor) Fishers Island, NY. SCTM No. 6-1-4.3.

JOHN RYAN #7753 - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector’s November 18, 2022 Notice of Disapproval based on an application for a permit to demolish an existing accessory shed and construct an accessory in ground swimming pool and an accessory shed, at; 1) construction located in other than the code required rear yard; 2) construction more than the code permitted maximum lot coverage of 20%; located at: 90 Dawn Drive, Greenport, NY. SCTM No. 35-5-11.

NICHOLAS SOURBIS AND KAREN S. LUCIA #7754 - Request for Variances from Article III, Section 280-15 and the Building Inspector’s December 15, 2022 Notice of Disapproval based on an application in conjunction with building permit #46053, to construct an accessory pool house/cabana and to legalize an existing shed, at; 1) pool house located less than the code required minimum side yard setback of 10 feet; 2) shed located less than the code required minimum rear yard setback of 10 feet; 3) shed located less than the code required minimum side yard setback of 10 feet; located at: 200 Green Hill Lane, Greenport, NY. SCTM No. 33-3-13.

170 MOORE’S LANE REALTY CORPORATION #7755 - Request for Variances from Article XI, Section 280-49 and the Building Inspector’s December 8, 2022 Notice of Disapproval based on an application for a permit to construct a storage building, at; 1) located less than the code required minimum rear yard setback of 35 feet; 2) located less than the code required minimum side yard setback of 25 feet; 3) construction more than the code permitted maximum lot coverage of 30%; located at: 170 Moore’s Lane, Greenport, NY. SCTM No. 45-7-3.

NORTH ROAD HOTEL, LLC #7756 - Request for a Variance from Article XXII, Section 280-116A(1) and the Building Inspector’s November 7, 2022 Notice of Disapproval based on an application for a permit to construct a deck addition to an existing building (in conjunction with BP#48244); at 1) located less than the code required 100 feet from the top of the bluff; located at: 62005 County Road 48 (Adj. to the Long Island Sound), Greenport, NY. SCTM No. 40-1-1.

NEIL WILLIAM CURRIE AND KATIE LYNN WATSON #7757 - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector’s December 6, 2022 Notice of Disapproval based on an application for a permit to demolish an existing dwelling, construct a single family dwelling, and to legalize an existing shed (under 100 sq. ft.); at 1) dwelling located less than the code required minimum side yard setback of 20 feet; 2) dwelling less than the code required minimum rear yard setback of 60 feet; 3) “as built” shed located less than the code required minimum rear yard setback of 15 feet; located at: 1175 Champlin Place, Greenport, NY. SCTM No. 34-4-15.

PATRICK BROWNE AND ANN MARIE BROWNE #7758 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector’s December 20, 2022 Notice of Disapproval

based on an application for a permit to demolish (by Southold Town definition) an existing single family dwelling and construct a new two story single family dwelling, at; 1) located less than the code required minimum front yard setback of 40 feet; 2) located less than the code required minimum side yard setback of 15 feet; located at: 1645 Calves Neck Road (Adj. to Town Creek), Southold, NY. SCTM No. 63-7-38.

KAROL FILIPKOWSKI #7759 - Request for a Variance from Article III, Section 280-15; and the Building Inspector's November 7, 2022 Notice of Disapproval based on an application for a permit to construct an accessory building; at 1) located in other than the code permitted rear yard; located at: 450 Dick's Point Road, Cutchogue, NY. SCTM No. 110-5-22.

JENNIFER LAMAINA AND KARYN COOPER/NORTH FORK DISCOVERIES, LLC. #7760SE Applicant requests a Special Exception under Article III, Section 280-13B(4) to establish and operate a Nursery School/Childcare/Early Learning; at: 31095 Main Road, Cutchogue, NY. SCTM#1000-102-2-24.1.

PECONIC COMMUNITY SCHOOL #7775SE - Applicant requests a Special Exception under Article III, Section 280-13B(3) to establish and operate a private school for elementary and middle school age children; at: 27835 Main Road, Cutchogue, NY. SCTM#1000-102-1-18.1.

JOHN COSENZA #7780 - Request for a Variance from Article XXIII, Section 280-116A(1) and the Building Inspector's January 6, 2023 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool, at; 1) located less than the code required 100 feet from the top of the bluff; located at: 1700 Hyatt Road, (Adj. Long Island Sound), Southold, NY. SCTM No. 50-1-5.

CHARLES AND KAVITA VANSANT #7751– (Adjourned from March 2, 2023) Request for Variances from Article IV, Section 280-18; based on an application to change a lot line of two existing lots; 1) Proposed lots A & B at less than the code required lot size of 40,000 sq. ft.; 2) Proposed lots A & B at less than the code required minimum lot depth of 175; located at 1355, aka 1285 Smith Road, Peconic, NY. SCTM Nos. 1000-98-4-12, 1000-98-4-13, 1000-98-4-14.

V. RESOLUTIONS

- a) **Resolution**: To authorize advertising of hearings for Regular Meeting to be held on Thursday, May 4, 2023 which Executive Session will commence at 9:00 A.M and Regular Meeting will commence at 10:00 A.M.
- b) **Resolution**: To approve minutes from the April 6, 2023 Regular Meeting.
- c) **Resolution**: To approve a second One-year extension for #7261, William and Anne Froehlich, 6130 Peconic Bay Blvd, Laurel, SCTM No. 1000-128-2-6.
- d) **Resolution**: To approve an extension for #7327, 460 Oyster Ponds Lane, LLC, Ann Ffolliott, 510 Oyster Ponds Lane, Orient, NY SCTM No. 1000-24-1-4.1.