

**SPECIAL MEETING AGENDA  
THURSDAY, MAY 18, 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: 891 1245 4719; 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. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:**

**ROBERT PAGNOZZI/GREENPORT W. HOLDINGS, INC. #7761SE – (Tabled May 4, 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.

**SAND LENNOX, LLC #7762** - Request for a Variance from Article XXIII, Section 280-124 and Building Inspector's November 15, 2022 Notice of Disapproval based on an application for a permit to demolish an existing dwelling and to construct a new single family dwelling at; 1) located less than the code required minimum front yard setback of 40 feet; located at 1450 Salt Marsh Lane, (Adj. to Long Island Sound) Peconic, NY. SCTM No. 1000-68-3-1.

**HOLLANDER JR. LIVING TRUST #7768** – Request for a Variance from Article III, Section 280-15; and the Building Inspector's December 23, 2022 Notice of Disapproval based on an application for a permit to legalize an “as-built” accessory garage addition; at; 1) located less than the code required minimum side yard setback of 10 feet; located at: 485 Old Woods Path, Southold, NY. SCTM No. 1000-87-1-4.

**HOLLANDER JR. LIVING TRUST #7769SE** – 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: 485 Old Woods Path, Southold, NY. SCTM#1000-87-1-4.

**RICHARD C. JENSEN, JR., ESTATE OF RICHARD C. JENSEN #7764** - Request for Variances from Article XXIII, Section 280-124 and Building Inspector's January 4, 2023 Notice of Disapproval based on an application for a permit to demolish an existing dwelling and to construct a new 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; located at 4155 Bay Shore Road (Adj. to Shelter Island Sound) Greenport, NY. SCTM No. 1000-53-6-21.

**JOHN HOCHSTRASSER #7771** - Request for a Variance from Article XXIII, Section 280-124 and Building Inspector's January 13, 2023 Notice of Disapproval based on an application for a permit to demolish an existing deck and patio to an existing single family dwelling and construct a new raised masonry patio and decking at; 1) located less than the code required minimum side yard setback of 15 feet; located at 2855 Nassau Point Road, (Adj. to Hog Neck Bay) Cutchogue, NY. SCTM No. 1000-104-13-9.

**DAVID AND SONDRAS RUSSELL #7765** - Request for Variances from Article XXIII, Section 280-124 and Building Inspector's November 15, 2022 Notice of Disapproval based on an application to demolish (as per Town code definition) and reconstruct a single family dwelling and to construct an accessory garage upon two (2) merged lots, at; 1) located less than the code required minimum front yard setback of 35 feet; 2) located less than the code required minimum rear yard setback of 35 feet; 3) accessory garage located in other than the code permitted rear yard; located at 1325 & 1375 Smith Drive So., Southold, NY. SCTM No. 1000-76-2-34.2 and 1000-76-2-35.

**DAVID AND SONDRAS RUSSELL #7766** - Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-76-2-34.3 which has merged with SCTM Nos. 1000-76-2-34.2 and 1000-76-2-35 based on the Building Inspector's November 15, 2022 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 1325 & 1375 Smith Drive South and 1480 Smith Drive North, Southold, NY. SCTM Nos. 1000-76-2-34.2, 1000-76-2-34.3 and 1000-76-2-35.

**NICHOLAS ALIANO #7770** - Request for Variances from Article XXII, Section 280-116A(1); Article XXIII, Section 280-124; and Building Inspector's January 17, 2023 Notice of Disapproval based on an application for a permit to construct a new single family dwelling at; 1) located less than the minimum code required 100 feet from the top of the bluff; 2) located less than the code required minimum front yard setback of 40 feet; located at 3705 Duck Pond Road, (Adj. to Long Island Sound) Cutchogue, NY. SCTM No. 1000-83-1-12.

**CHRIS CAUFIELD #7772** - Request for a Variances from Article XXIII, Section 280-124 and Building Inspector's November 28, 2022 Notice of Disapproval based on an application for a permit to demolish (as per Town Code definition) and construct a single family dwelling; 1) located less than the code required minimum side yard setback of 20 feet; located at 966 Youngs Road, Orient, NY. SCTM No. 1000-18-2-15.

**REGINA CALCATERRA #7773** - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124 and Building Inspector's November 29, 2022 Notice of Disapproval based on an application for a permit to demolish and construct a new accessory garage and legalize an "as built" deck addition to the single family dwelling; 1) accessory garage is located in other than the code permitted rear yard; 2) deck addition is located less than the code required minimum rear yard setback of 50 feet; located at 7630 Main Bayview Road, Southold, NY. SCTM No. 1000-87-5-16.1

**DOMELUCA, LLC #7778** - Request for a Variance from Article III, Section 280-15 and Building Inspector's January 19, 2023 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool; 1) located in other than the code permitted rear yard; located at 14909 Main Road, (Adj. to Dam Pond) East Marion, NY. SCTM No. 1000-23-1-2.8.

**THOMAS C. BAUER AND JENIFER COURTNEY-BAUER #7779** - Request for Variances from Article XXIII, Section 280-124 and Building Inspector's December 28, 2022 Notice of Disapproval based on an application for a permit to legalize an as-built raised masonry patio attached to an existing single family dwelling; 1) located less than the code required minimum rear yard setback of 35 feet; 2) more than the code permitted maximum lot coverage of 20%; located at 415 Goldin Avenue, Southold, NY. SCTM No. 1000-135-2-12.

**LIANE SCADUTO #7786** - Request for a Variance from Article XXIII, Section 280-124 and Building Inspector's January 31, 2023 Notice of Disapproval based on an application for a permit to construct a wood deck attached to an existing single family dwelling; 1) located less than the code required minimum side yard setback of 15 feet; located at 7845 Skunk Lane, Cutchogue, NY. SCTM No. 1000-104-4-25.

**SOUTHOLD TOWN PLANNING BOARD #7793:** The Southold Town Planning Board has requested that the Southold Town Zoning Board of Appeals make an interpretation determination, pursuant to Article VI, § 280-35B(4) of the Town Code, relating to sewer requirements of transient hotels or motels, resort hotels or motels or conference facility; 1) for the meaning of the phrases "community water and sewer" and public water and sewer" as it relates to the minimum lot area per guest unit for hotels and on-site wastewater treatment systems in the General Business (B) Zoning District.

#### **IV. RESOLUTIONS**

- a) **Resolution**: To authorize advertising of hearings for Regular Meeting to be held on Thursday, June 1, 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 May 4, 2023 Regular Meeting.
- c) **Resolution**: To Grant a One-Year Extension to #7293, Susan Milano, 745 Aquaview Avenue, East Marion, SCTM No. 1000-21-2-9.