

AGENDA

THURSDAY, JUNE 1, 2023 at 9:00 AM

The meeting will be held in the Southold Town Meeting Hall located at 53095 Main Road, Southold, New York.

This meeting will ALSO be accessible via Zoom Webinar. 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;
Enter Webinar ID: 821 3088 6282 and Passcode: 254731

I. **EXECUTIVE SESSION**: begin at 9:00 A.M.

A. Attorney advice

II. **WORK SESSION**: Begin at 10:00 AM.

A. Requests from Board Members for future agenda items.

III. **STATE ENVIRONMENTAL QUALITY REVIEWS**;

New Applications:

A. **RESOLUTION** declaring applications that are setback/dimensional/lot waiver/accessory apartment/bed and breakfast requests as Type II Actions and not subject to environmental review pursuant to State Environmental Quality Review (SEQR) 6 NYCRR, Part 617.5 (c) including the following:

Gwen Hyman and Andrew Carmellini #7776
Susan A. Forbes #7782
Henry and Ambriel Bostic #7777
Lucy Wohltman #7787
The Endless Round, LLC/7785 Main Road Realty, LLC #7795SE
Pablo Peg, LLC #7781
Nora Tuthill Glueck #7784
Timothy Pumillo #7791
Eric H. Dorf #7783
Mary Mckay #7788
Felicia Tenedios #7785
Melanie Belkin #7789
Maria Maroni #7790SE

V. PUBLIC HEARINGS: All testimony shall be limited to zoning issues properly before the Board. Each speaker is requested to speak for five minutes, and to submit testimony in writing when possible.

10:00 A.M. - GWEN HYMAN AND ANDREW CARMELLINI #7776 - Request for Variances from Article XXII, Section 280-116A(1); Article XXIII, Section 280-124; and Building Inspector's January 31, 2023 Notice of Disapproval based on an application for a permit to construct alterations and additions to an existing single family dwelling at; 1) located less than the code required 100 feet from the top of the bluff; 2) located less than the code required minimum side yard setback of 15 feet; 3) located less than the code required minimum combined side yard setback of 35 feet; located at 4565 Nassau Point Road, (Adj. to Little Peconic Bay) Cutchogue, NY. SCTM No. 1000-111-9-8.

10:10 A.M. - SUSAN A. FORBES #7782 - Request for Variances from Article III, Section 280-14; Article XXIII, Section 280-124; and the Building Inspector's February 13, 2023 Notice of Disapproval based on an application for a lot line modification (conveyance of land) and to maintain a dwelling subsequent to a lot line modification; at; 1) lot measuring less than the minimum code required lot size of 80,000 sq. ft.; 2) lot measuring less than the code required minimum lot width of 175 feet; 3) lot measuring less than the minimum lot depth of 250 feet; 4) dwelling is located less than the code required minimum rear yard setback of 35 feet; located at 1075 Narrow River Road and 1455 Narrow River Road, Orient, NY. SCTM No. 1000-27-3-6.2 & 1000-27-3-5.

10:20 A.M. - HENRY AND AMBRIEL BOSTIC #7777 - Request for a Variance from Article III, Section 280-15; and Building Inspector's December 15, 2022 Notice of Disapproval based on an application for a permit to legalize two (2) "as built" accessory sheds at; 1) located in other than the code permitted rear yard; located at 5305 Narrow River Road, Orient, NY. SCTM No. 1000-27-2-2.3.

10:30 A.M. - LUCY WOHLTMAN #7787 - Request for a Variance from Article III, Section 280-15 and the Building Inspector's February 15, 2023 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool at; 1) located in other than the code required rear yard; located at 4955 Moores Lane, Cutchogue, NY. SCTM No. 1000-116-2-3.

10:40 A.M. - THE ENDLESS ROUND, LLC/7785 MAIN ROAD REALTY, LLC #7795SE - Applicant requests a Special Exception under Article III, Section 280-48B(6) to establish and operate a fully enclosed commercial recreation facility; at: 7785 Main Road, Mattituck, NY. SCTM No. 1000-122-6-29.1.

10:50 A.M. - PABLO PEG, LLC #7781 - Request for Variances from Article III, Section 280-15; and Building Inspector's February 8, 2023 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool and to legalize an existing shed (under 100 sq. ft.) at; 1) swimming pool located in other than the code permitted rear yard; 2) as built shed located in other than the code permitted rear yard; located at 375 Reydon Drive Southold, NY. SCTM No. 1000-79-5-23.1.

11:00 A.M. - NORA TUTHILL GLUECK #7784 - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's December 2, 2022 Notice of Disapproval based on an application for a permit to construct additions and alterations to a pre-existing seasonal yacht club, and to legalize an "as built" accessory shed at; 1) proposed construction located less than the code required minimum rear yard setback of 50 feet; 2) proposed construction located less than the code required minimum side yard setback of 15 feet; 3) as-built accessory shed located in the non-permitted side yard; located at 1400 Old Harbor Road (Adj. to Cutchogue Harbor), New Suffolk NY. SCTM No. 1000-117-5-14.1.

11:10 A.M. - TIMOTHY PUMILLO #7791 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's March 7, 2023 Notice of Disapproval based on an application for a permit to demolish a porch and rebuild as new living space in an existing single family dwelling; at; 1) located less than the code required minimum front yard setback of 35 feet; located at 835 Legion Avenue, Mattituck, NY. SCTM No. 1000-142-2-3.

1:00 P.M. - ERIC H. DORF #7783 - Request for a Variance from Article IV, Section 280-18 and the Building Inspector's February 2, 2023 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 side yard setback of 15 feet; located at 620 North Drive, (Adj. to Mattituck Creek) Mattituck, NY. SCTM No. 1000-106-6-27.1.

1:10 P.M. - MARY MCKAY #7788 - Request for Variances from Article III, Section 280-15; Article XXII, Section 280-116A(1); and the Building Inspector's December 27, 2022, Amended January 3, 2023 and February 15, 2023 Notice of Disapproval based on an application for a permit to reconstruct an accessory in-ground swimming pool with deck,

and to install an accessory solar panel heating system for the swimming pool at; 1) pool located less than the code required 100 feet from the top of the bluff; 2) solar panel system is located in other than the code required rear yard; located at 450 Castle Hill Road, (adj. to the Long Island Sound) Cutchogue, NY. SCTM No. 1000-72-1-1.8.

1:20 P.M. - FELICIA TENEDIOS #7785 - Request for Variances from Article XXII, Section 280-104C(1); Article XXIII, Section 280-124; and the Building Inspector's December 28, 2022 Notice of Disapproval based on an application for a permit to construct a deck addition attached to an existing single family dwelling at; 1) located less than the code required minimum side yard setback of 15 feet; 2) located less than the code required minimum combined side yard setback of 25 feet; 3) proposed steps projecting to the street more than the permitted 15 feet; located at 315 Sound Avenue, Peconic, NY. SCTM No. 1000-67-2-6.

1:30 P.M. - MELANIE BELKIN #7789 - Request for Variances from Article III, Section 280-15 and the Building Inspector's December 16, 2022 Notice of Disapproval based on an application for a permit to legalize an accessory shed at; 1) located less than the code required minimum rear yard setback of 10 feet; 2) located less than the code required minimum side yard setback 10 feet; located at 1700 Cedar Beach Road, Southold, NY. SCTM No. 1000-89-2-4.

1:40 P.M. - MARIA MARONI #7790SE - Applicant requests a Special Exception under Article III, Section 280-13B(13). The Applicant is owner of subject property requesting authorization to establish an Accessory Apartment in an existing accessory structure; located at: 855 Pine Neck Road, (Adj. to Jockey Creek) Southold, NY. SCTM#1000-70-5-33.

VI. RESOLUTIONS:

- A. **Resolution** for next Regular Meeting with Public Hearings to be held Thursday, July 6, 2023 at 9:00 AM.
- B. **Resolution** to approve Minutes from Special Meeting held May 18, 2023.