

**SPECIAL MEETING AGENDA
THURSDAY, JUNE 15, 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: 873 1682 2943; 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.
- B. Discuss Extensions and De Minimus requests.

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

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.

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

V. RESOLUTIONS

- a) **Resolution**: To authorize advertising of hearings for Regular Meeting to be held on Thursday, July 6, 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 June 1, 2023 Regular Meeting.