

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

4:00 PM

The meeting will be held in the Southold Town Hall Annex Second Floor 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: 847 0759 6086; 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:

RQA PROPERTIES, LLC #7800 - Request for Variances from Article XXIII, Section 280-123A and the Building Inspector’s March 15, 2023 Notice of Disapproval based on an application for a permit to legalize several “as built” additions and accessory structures at an existing auto body repair business 1) A nonconforming building containing a nonconforming use shall not be enlarged, or structurally altered or moved, unless the use of such building is changed to a conforming use; 2) “as built” improvements results in increase in floor area greater than prior alternative relief that was previously granted in ZBA File No. 5759 dated December 27, 2005; located at: 29950 Main Road, Cutchogue, NY. SCTM No. 1000-102-3-1.

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

NANCY BURKE #7792SE - 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: 625 Woods Lane, Peconic, NY. SCTM#1000-86-6-7.

KENNETH AND ELIZABETH MCCULLOCH #7799 - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's February 17, 2023, Notice of Disapproval based on an application for a permit to demolish (as per Town Code Definition) an existing dwelling and reconstruct a single family dwelling, and construct an accessory in-ground swimming pool, at; 1) pool located in other than the code required rear yard; 2) construction located less than the code required minimum front yard setback of 40 feet; located at 1605 Parish Drive (Adj. to Southold Bay), Southold, NY. SCTM No. 1000-71-1-15.

PATRICK CAREY #7794 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's January 20, 2023, Amended March 16, 2023 Notice of Disapproval based on an application for a permit to demolish an existing garage, construct a porch addition, and build a new garage at; 1) more than the code permitted maximum lot coverage of 20%; located at 1930 Sigsbee Road, Mattituck, NY. SCTM No. 1000-144-1-14.

220 NAVY ST. TRUST, COLIN COWLEY #7796 - Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector's March 10, 2023, Notice of Disapproval based on an application for a permit to demolish an existing dwelling and construct a new single family dwelling, 1) located less than the code required minimum front yard setback of 35 feet; located at 220 Navy Street, Orient, NY. SCTM No. 1000-26-1-25.

MATTHEW AND JILL PERRY #7798 - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's January 18, 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; 2) more than the code permitted maximum lot coverage of 20%; located at 3200 Camp Mineola Road, Mattituck, NY. SCTM No. 1000-123-5-36.2.

KATIE AND JONATHAN VIGDORCHIK #7802 - Request for Variances from Article III, Section 280-15; Article XXII, Section 280-116A(1); and the Building Inspector's February 23, 2023, Amended March 27, 2023 Notice of Disapproval based on an application for a permit to construct an accessory swimming pool; 1) located in other than the code permitted rear yard; 2) located less than the code required 100 feet from the top of the bluff; located at: 17975 Soundview Avenue, Southold, NY. SCTM No. 1000-51-1-7.

1280 COREY CREEK, LLC #7774 - (Adjourned from May 4, 2023) Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector's November 18, 2022, Amended January 23, 2023 Notice of Disapproval based on an application for a permit

to demolish 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; located at: 1280 Corey Creek Lane, (adj. to Corey Creek) Southold, NY. SCTM No. 1000-78-4-17.

CONSTANCE LEVY #7801 - Request for Variances from Article III, Section 280-15; Article XXII, Section 280-116A(1); and the Building Inspector's April 11, 2023 Notice of Disapproval based on an application for a permit to construct additions and alterations to existing single family dwelling; at 1) addition located less than the code required 100 feet from the top of the bluff; 2) swimming pool located in other than the code permitted rear yard; located at: 405 Soundview Avenue, Mattituck, NY. SCTM No. 1000-94-1-2.

JAMES BURLEIGH MORTON AND CAROL DEGRAFF MORTON (MORTON JB LIVING TRUST) #7803 - Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector's March 27, 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 front yard setback of 40 feet; located at: 495 North Sea Drive, Orient, NY. SCTM No. 1000-15-6-3.

V. RESOLUTIONS

- a) **Resolution**: To authorize advertising of hearings for Regular Meeting to be held on Thursday, August 3, 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 July 6, 2023 Regular Meeting.
- c) **Resolution**: To approve a One-Year (4th) to Mattebella Vineyards, 46005 NYS Route 25, Southold. SCTM No. 1000-75-2-15.1 & 15.2. Fourth (4th) One Year Extension to expire July 6, 2024.