

**SPECIAL MEETING AGENDA
THURSDAY, AUGUST 17, 2023**

3:30 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: 891 7032 3792; Passcode: 323199

I. EXECUTIVE SESSION: To begin at 3:30 PM

A. Attorney advice.

II. WORK SESSION: To begin at 4:00 PM

- A. Requests from Board Members for future agenda items.
- B. Discuss Extensions and De Minimus requests.
- C. Condition #4 of Appeal No. 7794 Patrick Carey, 1930 Sigsbee Road, Mattituck, SCTM No. 1000-144-1-14.

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

9450 MAIN BAYVIEW LLC/DANIEL MARRA #7804 - Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector’s March 30, 2023 Notice of Disapproval based on an application for a permit to construct a single family dwelling; at 1) located less than the code required minimum front yard setback of 50 feet; located at: 9450 Main Bayview Road, Southold, NY. SCTM No. 1000-87-5-22.

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

CONSTANCE LEVY #7801 – (Tabled on August 3, 2023) 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.

PANTELIS AND DOROTHY SCOUFARAS #7797 - Request for a Variance from Article III, Section 280-15; and the Building Inspector’s January 23, 2023 Notice of Disapproval based on an application for a permit to construct a raised patio with gable roof attached to a single family dwelling which will place the existing accessory garage in a non-permitted side yard; at 1) accessory garage located in other than the code permitted rear yard; located at: 305 Ole Jule Lane, Mattituck, NY. SCTM No. 1000-114-12-14.2.

EDNA J. ACQUAVIVA, BONI D. FASH, VINCENT J. QUATROCHE, JR. #7805 - Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-33-4-69 which has merged with SCTM No. 1000-33-4-70, based on the Building Inspector’s February 21, 2023 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, 130 Sunset Lane, Greenport, NY. SCTM Nos.1000-33-4-69 and 1000-33-4-70.

CHANET TISDEL #7806 - Request for a Variance from Article III, Section 280-15; and the Building Inspector’s April 13, 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 permitted rear yard; located at: 905 Ninth Street, Greenport, NY. SCTM No. 1000-48-2-29.

MICHELE SASSO AND JAQUELINE JONES #7807 - Request for Variances from Article IV, Section 280-18; Article XXIII, Section 280-124; and the Building Inspector’s April 24, 2023, Amended May 2, 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 minimum front yard property line setback of 35 feet; 2) located less than the code required minimum side yard property line setback of 10 feet; 3) more than the code permitted maximum lot coverage of 20%; located at: 4525 South Harbor Road, Southold, NY. SCTM No. 1000-87-1-6.4.

MEGAN BARRON, COTTAGE #15 BREEZEY SHORES #7810 - Request for a Variance from Article XXIII, Section 280-123; and the Building Inspector’s April 28, 2023 Notice of Disapproval based on an application for a permit to construct a dormer addition to an existing seasonal cottage; 1) a nonconforming building containing a nonconforming use shall not be enlarged, reconstructed, structurally altered or moved, unless such building is changed to a conforming use, located at: #15 Breezy Shores, 65490 Main Road (adj. to Shelter Island Sound) Greenport, NY. SCTM#1000-53-5-12.6

THOMAS AND KATHLEEN BURKE #7811SE - Applicants request a Special Exception under Article III, Section 280-13B(13). The Applicant is owner of the subject property requesting authorization to establish an Accessory Apartment in an existing accessory structure; at: 780 Deep Hole Drive, Mattituck NY. SCTM#1000-115-12-11.

AGUSTIN AND MELISSA ROMO #7812 - Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector's April 25, 2023 Notice of Disapproval based on an application for a permit to construct a deck addition with a canopy attached to an existing single family dwelling; 1) located less than the code required minimum secondary front yard property line setback of 25 feet; located at: 1820 Wells Avenue, Southold, NY. SCTM#1000-70-3-20.

LAWRENCE C. AND JEANNE M. PROVENZANO #7813 - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; Article XXXVI, Section 280-207; and the Building Inspector's April 10, 2023 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool, and construct additions and alterations to a single family dwelling including a second story addition, and a 31.5 sq. ft. outdoor shower; at 1) pool located in other than the code permitted rear yard; 2) additions more than the code permitted maximum lot coverage of 20%; 3) additions located less than the code required minimum rear yard setback of 35 feet; 4) gross floor area exceeding permitted maximum square footage for lot containing up to 20,000 square feet in area; located at: 555 Three Waters Lane, Orient, NY. SCTM No. 1000-15-7-10.

MARY KATHLEEN MARTIN AND PHILIPPE VAILLANCOURT #7815 - Request for a Variance from Article III, Section 280-15 and the Building Inspector's May 11, 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 permitted rear yard; 375 Mill Road, Mattituck, NY. SCTM No. 1000-113-3-7.3.

9450 MAIN BAYVIEW LLC/DANIEL MARRA #7804 - Request for a Variance from Article XXIII, Section 280-124; and the Building Inspector's March 30, 2023 Notice of Disapproval based on an application for a permit to construct a single family dwelling; at 1) located less than the code required minimum front yard setback of 50 feet; located at: 9450 Main Bayview Road, Southold, NY. SCTM No. 1000-87-5-22.

V. RESOLUTIONS

- a) **Resolution:** To authorize advertising of hearings for Regular Meeting to be held on Thursday, September 7, 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 August 3, 2023 Regular Meeting.
- c) **Resolution:** Possible resolution re: Condition #4 of Appeal No. 7794 Patrick Carey, 1930 Sigsbee Road, Mattituck, SCTM No. 1000-144-1-14.
- d) **Resolution:** To approve a One Year Extension for Aleksander Myftarago #7346, 135 Oak Place, Mattituck, SCTM no. 1000-142-1-11. To Expire September 17, 2024.