

**SPECIAL MEETING AGENDA
THURSDAY, SEPTEMBER 21, 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: 836 4436 3035; 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. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

MIKHAIL AND JENNIFER V. RAKHMANINE, AS TRUSTEES #7814 - Request for Variances from Article XXIII, Section 280-124; and the Building Inspector’s April 11, 2023 Notice of Disapproval based on an application for a permit to demolish (by Southold Town definition) an existing single family dwelling and construct a new two story single family dwelling; at 1) less than the code required minimum side yard setback of 15 feet; 2) less than the code required minimum combined side yard setback of 35 feet; located at 685 Bungalow Lane, (Adj. to Deep Hole Creek) Mattituck, NY. SCTM No. 1000-123-3-9.

ALLAN SCHWARTZMAN #7816 - Request for a Variance from Article XXIII, Section 280-123 and the Building Inspector's April 10, 2023 Notice of Disapproval based on an application for a permit to legalize "as built" alterations to a pre-existing accessory garage containing a sleeping room, bathroom and two (2) conditioned spaces; at 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: 1165 West Road, (Adj. to Cutchogue Harbor) Cutchogue, NY. SCTM No. 1000-110-7-2.

GERALD AND ROBIN MURTHA #7817 - Request for a Variance from Article III, Section 280-15 and the Building Inspector's April 14, 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: 2662 Long Creek Drive, Southold, NY. SCTM No. 1000-56-1-11.17.

BERRY P. 2021 QPRT #7818 - Request for a Variance from Article XXII, Section 280-116A(1) and the Building Inspector's April 27, 2023 Notice of Disapproval based on an application for a permit to construct a pergola addition to a single family dwelling; at 1) located less than the code required 100 feet from the top of the bluff; located at 2840 Stars Road, East Marion, NY. SCTM No. 1000-22-3-1.

WINE COUNTRY PROMOTIONS, LLC. #7819 - Request for an Interpretation pursuant to Article III, Section 280-13A(1), and the Building Inspector's May 1, 2023 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family at: 1) to determine whether the proposed construction is permitted, and whether the proposed intent as designed, and functionality of the site constitutes a Single Family Dwelling; located at: 63615 County Road 48, (Adj. to Long Island Sound) Greenport, NY. SCTM No. 1000-40-1-20.1.

GREGORY AND KRISTINA COUCH #7820 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's May 19, 2023 Notice of Disapproval based on an application for a permit to construct an accessory structure; at 1) less than the code required minimum side yard setback of 20 feet; located at: 345 Reeve Avenue, (Adj. to Marratooka Lake) Mattituck, NY. SCTM No. 1000-114-9-6.

BJB VENTURES, LLC #7821 - Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and the Building Inspector's May 22, 2023 Notice of Disapproval based on an application for a permit to legalize "as built" additions and alterations to an existing accessory garage, at 1) less than the code required minimum rear yard setback of 5 feet; 2) more than the code permitted maximum 1,000 square feet in size; 3) more than the code permitted maximum lot coverage of 20%; located at: 1235 Factory Avenue, Mattituck, NY. SCTM No. 1000-122-2-18.

KATHERINE OLIVER #7822 - Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector's June 1, 2023 Notice of Disapproval based on an application for a permit to construct additions and alterations to an existing single family dwelling, at 1) less than the code required minimum side yard setback of 15 feet; located at: 1255 Bay Shore Road, (Adj. to Shelter Island Sound) Greenport, NY. SCTM No. 1000-53-4-2.

JANET VAN ADELSBERG #7825 - Request for a Variance from Article III, Section 280-15 and the Building Inspector's June 13, 2023 Notice of Disapproval based on an application for a permit to construct an accessory structure; at 1) located in other than the code permitted rear yard; located at: 4297 Wells Road, (Adj. to Richmond Creek) Peconic, NY. SCTM No. 1000-86-1-9.5.

TRUSTEES OF THE MORGAN CROKE IRREVOCABLE TRUST/JESSE CROKE, ET AL #7823

Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-48-1-31 which has merged with SCTM No. 1000-48-1-30, based on the Building Inspector's May 24, 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, 820 Wiggins Street, Greenport, NY. SCTM Nos.1000-48-1-30 and 1000-48-1-31.

SARAH REETZ #7824 – Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-49-1-16 which has merged with SCTM No. 1000-49-1-17, based on the Building Inspector's June 16, 2023 Notice of Disapproval; relief from ZBA determination #4546, of March 3, 1998, that requires lots to be merged; and permission to construct a single family dwelling; at; 1) 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); 2) prior Zoning Board of Appeals determination #4546, states that subject lot is merged and acts as a single lot and lot area with the adjoining parcel; located at, 825 Cove Circle, Greenport , NY. SCTM Nos.1000-49-1-16 and 1000-49-1-17.

IV. RESOLUTIONS

- a) **Resolution:** To authorize advertising of hearings for Regular Meeting to be held on Thursday, October 5, 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 September 3, 2023 Regular Meeting.
- c) **Resolution:** To approve a One Year Extension for Paul Reinckens #7359, 1065 Hummel Avenue, Southold, SCTM No. 1000-63-2-26
- d) **Resolution:** To approve a One Year Extension for Paul Reinckens #7361SE (Accessory Apartment), 1065 Hummel Avenue, Southold, SCTM No. 1000-63-2-26
- e) **Resolution:** To approve a One Year Extension for Richard R. Vanderbeek, Jr., Paul B. Vanderbeek, et al., 1150 Ruch Lane, Southold, SCTM # 1000-52-2-35