

**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

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.