

AGENDA

**THURSDAY, FEBRUARY 20, 2020
SPECIAL MEETING**

**Located at Southold Town Hall Annex, Second Floor Conference Room
54375 Main Road, Southold**

5:00 P.M.

Call to Order by Chairperson Weisman.

I. STATE ENVIRONMENTAL QUALITY REVIEWS:

New Applications: reviews (pending)

II. EXECUTIVE SESSION:

- a) Attorney advice
- b) Litigation

III. WORK SESSION:

- a) Requests from Board Members for future agenda items.

IV. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

PANAYIOTIS BASIOS #7364 - Request for a Variance from Article XXII, Section 280-116A(1) and the Building Inspector's September 25, 2019 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool at, 1) located less than the code required 100 feet from the top of the bluff; located at 2505 Soundview Avenue, (Adj. to the Long Island Sound) Mattituck, NY. SCTM#1000-94-1-12.2.

SUSAN BLAZOWSKI #7365 - Request for a Waiver of Merger petition under Article II, Section 280-10A, to unmerge land identified as SCTM No. 1000-70-8-41 which has merged with SCTM No. 1000-70-8-40, based on the Building Inspector's October 18, 2019 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, at 75 Clearview Avenue, Southold, NY. SCTM Nos.1000-70-8-40 & 1000-70-8-41.

KENDALL TODD #7373 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's November 6, 2019 Notice of Disapproval based on an application for a permit to demolish an existing dwelling and construct a single family dwelling at, 1) located less than the code required front yard setback of 35 feet); 2) located less than the code required rear yard setback of 35 feet; located at 670 Bayview Drive, (Adj. to Spring Pond) East Marion, NY. SCTM#1000-37-5-3.

IV. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

VINCENZO AND MARGHERITA POSILLICO #7352 – (Tabled February 6, 2020) Request for an interpretation pursuant to Article II, Section 280-10; and the Building Inspector's August 20, 2019, Amended August 22, 2019 Notice of Disapproval, based on a re-application for a previously denied waiver of merger to determine whether the subject premises is exempt from the merger provision; at: 650 West Road & 719 Southern Cross Road, Cutchogue, NY. SCTM#'s1000-110-5-42 & 1000-110-5-43.

VINCENZO AND MARGHERITA POSILLICO #7353 – Tabled February 6, 2020) Request for Variances from Article III Section 280-14; Article XXIII, Section 280-124; and the Building Inspector's August 20, 2019, Amended August 22, 2019 Notice of Disapproval based on an application for a two lot subdivision of merged lots, and to legalize "as built" additions and alterations to an existing single family dwelling; at, 1) both proposed lots will be less than the code required minimum lot area of 40,000 sq. ft.; 2) both proposed lots will be less than the code required minimum lot depth of 175 feet; 3) "as built" additions to the dwelling on Lot 1 is located less than the code required rear yard setback of 50 feet; 4) "as built" additions to the dwelling is located less than the code required side yard setback of 15 feet, at: 650 West Road & 719 Southern Cross Road, Cutchogue, NY. SCTM#'s1000-110-5-42 & 1000-110-5-43.

ROBERT YEDID #7309 –Request for Variances from Article III, Section 280-15; Article XXIII, Section 280-124; and Building Inspector's March 22, 2019, Notice of Disapproval based on an application to legalize an "as built" accessory swimming pool and an "as built" accessory shed; at, 1) accessory shed located less than the code required side yard setback of 5 feet; 2) accessory shed located less than the code required rear yard setback of 5 feet; 3) "as built" construction is more than the code permitted maximum lot coverage of 20%; located, at 230 Hippodrome Drive, Southold, NY. SCTM No. 1000-66-2-25.

EILEEN AND ROY SCHUMACHER #7372 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's October 24, 2019 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 front yard setback of 35 feet (Holden Avenue); 2) located less than the code required front yard setback of 35 feet (Southern Cross Road); located at 980 Southern Cross Road, Cutchogue, NY. SCTM#1000-110-5-49.

PANAYIOTIS BASIOS #7364 - Request for a Variance from Article XXII, Section 280-116A(1) and the Building Inspector's September 25, 2019 Notice of Disapproval based on an application for a permit to construct an accessory in-ground swimming pool at, 1) located less than the code required 100 feet from the top of the bluff; located at 2505 Soundview Avenue, (Adj. to the Long Island Sound) Mattituck, NY. SCTM#1000-94-1-12.2.

JUDITH EVANS #7366 - Request for a Variance from Article III, Section 280-15 and the Building Inspector's September 18, 2019 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 1120 Willow Drive, Greenport, NY. SCTM#1000-40-2-6.8.

BRYAN NICHOLSON AND SCOTT BOGER #7367 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's August 27, 2019, Amended December 6, 2019 Notice of Disapproval based on an application for a permit to construct a single family dwelling at, 1) located less than the code permitted side yard setback of 10 feet; 2) located less than the code permitted combined side yard setback of 25 feet, located at 155 Bridge Street, Greenport, NY. SCTM#1000-34-3-45.

ROBERTA ALIFANO #7368 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's October 16, 2019 Notice of Disapproval based on an application for a permit to construct additions and alterations to a single family dwelling at, 1) located less than the code permitted rear yard setback of 35 feet; 2) located less than the code permitted side yard setback of 10 feet, located at 1500 Grand Avenue, Mattituck, NY. SCTM#1000-107-3-13.

BARBARA BECKER #7369 - Request for a Variance from Article XXII, Section 280-105C(3) and the Building Inspector's October 18, 2019 Notice of Disapproval based on an application for a permit to construct a deer fence at, 1) more than the code required maximum four (4) feet in height when located in the front yard, located at 38015 NYS Route 25, (Adj. to the Long Island Sound) Orient, NY. SCTM#1000-15-2-15.8.

QJSG PROPERTIES, LLC #7371 - Request for a Variance from Article XXII, Section 280-105C(3) and the Building Inspector's October 18, 2019 Notice of Disapproval based on an application for a permit to construct a deer fence at, 1) more than the code required maximum four (4) feet in height when located in the front yard, located at 38015 NYS Route 25, (Adj. to the Long Island Sound) Orient, NY. SCTM#1000-15-2-15.7.

KENDALL TODD #7373 - Request for Variances from Article XXIII, Section 280-124 and the Building Inspector's November 6, 2019 Notice of Disapproval based on an application for a permit to demolish an existing dwelling and construct a single family dwelling at, 1) located less than the code required front yard setback of 35 feet); 2)

located less than the code required rear yard setback of 35 feet; located at 670 Bayview Drive, (Adj. to Spring Pond) East Marion, NY. SCTM#1000-37-5-3.

2:00 P.M. JOAN COOKE #7342 – (Adjourned from December 5, 2019) Request for a Variance from Article XXIII, Section 280-124 and the Building Inspector’s June 11, 2019, Notice of Disapproval based on an application for a permit to amend an existing building permit #42432Z for additions and alterations to a single family dwelling; at, 1) less than the code required front yard setback of 35 feet; located at 2205 Bay Avenue, East Marion, NY. SCTM No. 1000

V. RESOLUTIONS

- A. **Resolution**: To authorize advertising of hearings for Regular Meeting to be held on **Thursday, March 5, 2020** which Regular Meeting will commence at 8:30 A.M.
- B. **Resolution**: To approve minutes from February 6, 2020 Regular Meeting.