

AGENDA
THURSDAY, FEBRUARY 21, 2019
SPECIAL MEETING
5:00 P.M.

Call to Order by Chairperson Weisman.

I. STATE ENVIRONMENTAL QUALITY REVIEWS:

New Applications: reviews (pending)

II. EXECUTIVE SESSION:

a) Legal Advice

III. WORK SESSION:

a) Requests from Board Members for future agenda items.

IV. POSSIBLE RESOLUTION TO CLOSE THE FOLLOWING HEARINGS:

S3S LLC, MARTIN KOSMYNKA #7239 – (Adj. from February 7, 2019) Request for Variances under Article XV, Section 280-64 A & C, and Section 280-50; and the Building Inspector's May 25, 2018, Amended August 10, 2018 and October 16, 2018 Notice of Disapproval based on an application for a permit to construct buildings for a self-storage business; at: 1) two buildings having less than the code required minimum front yard setback of 100 feet from a right of way, located at: 65 Commerce Drive, Cutchogue, NY. SCTM#1000-96-1-1.3.

VANSTON BEAR, LLC #7243 – (Adj. from February 7, 2019) Request for Variances under Article XXII, Section 280-116A; Article XXIII; Section 280-123A; and the Building Inspector's September 20, 2018, Amended October 5, 2018 Notice of Disapproval based on an application for a permit to demolish an existing single family dwelling and build a

new single family dwelling, construct an accessory garage/barn, construct an accessory in-ground swimming pool, and make alterations to an existing “carriage house”; at: 1) single family dwelling located less than the code required 100 feet from the top of the bluff; 2) the existing nonconforming accessory carriage house which contains a nonconforming use shall not be enlarged, reconstructed, structurally altered or moved, unless such building is changed to a conforming use; located at: 5250 Vanston Road, (Adj. to Cutchogue Harbor) Cutchogue, NY. SCTM#1000-111-10-14.

V. DELIBERATIONS/POSSIBLE DECISIONS/RESOLUTIONS:

MGH ENTERPRISES INC/T-MOBILE #7274 - Request for a Variance under Article XIII, Section 280-56; and the based on an application for a permit to collocate a wireless communications facility on subject property at: 1) less than the code required minimum side yard setback of 25 feet; located, at: 40200 NYS Route 25, (Adj. to Gardeners Bay) Orient, NY. SCTM# 1000-15-9-8.1.

THOMAS AND ROBERTA MAGG #7236SE – Request for a Special Exception under Article III, Section 280-13B(13). The Applicants are the owners of subject property requesting authorization to create an Accessory Apartment in an existing accessory structure, at: 7020 Peconic Bay Boulevard, (Adj. to Great Peconic Bay) Laurel, NY. SCTM#1000-126-11-6.

JACK AND BARBARA STAVRIDIS #7238 – Request for a Variance under Article XXIII, Section 280-124 and the Building Inspector’s July 25, 2017 Notice of Disapproval based on an application for a permit to legalize “as built” additions and alterations to an existing single family dwelling; at: 1) less than the code required minimum rear yard setback of 35 feet, located at: 170 Ruth Road, Mattituck, NY. SCTM#1000-106-5-35.

S3S LLC, MARTIN KOSMYNKA #7239 – Request for Variances under Article XV, Section 280-64 A & C, and Section 280-50; and the Building Inspector’s May 25, 2018, Amended August 10, 2018 and October 16, 2018 Notice of Disapproval based on an application for a permit to construct buildings for a self-storage business; at: 1) two buildings having less than the code required minimum front yard setback of 100 feet from a right of way, located at: 65 Commerce Drive, Cutchogue, NY. SCTM#1000-96-1-1.3.

STEVEN CROM #7240 – Request for Variances under Article XXIII, Section 280-124 and the Building Inspector’s August 17, 2018, Amended September 18, 2018 Notice of Disapproval based on an application for a permit to make additions and alterations to an existing single family dwelling at: 1) located less than the code required minimum side yard setback of 10 feet; 2) more than the code permitted maximum lot coverage of 20%; located at: 1980 Sigsbee Road, Mattituck, NY. SCTM#1000-144-1-15.

RENEE PONCET AND STEPHEN FITZPATRICK/CGC BAYBERRY, LLC (CV) #7242 Request for Variances under Article IV, Section 280-18; and the Building Inspector’s August 28, 2018, Notice of Disapproval based on a determination for lot recognition, at: 1) at less than the code required minimum lot size of 40,000 sq. ft., 2) less than the code required minimum lot width of 150 feet, located at: 702 Wiggins Lane, (Adj. to Gull Pond Inlet) Greenport, NY. SCTM#1000-35-4-28.36.

KATIE NICKOLAUS, ALEXANDRA NICKOLAS CARNICOM AND JAMIE NICKOLAUS #7241
Request for a Variance under Article III, Section 280-15 and the Building Inspector's August 20, 2018 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: 17555 Soundview Avenue, (Adj. to Long Island Sound) Southold, NY. SCTM#1000-51-1-2.

FIRST UNIVERSALIST CHURCH #7123SE – Request for Special Exception pursuant to Article III, Section 280-13 B(1) and Article VIII, Section 280-38 B (1), the applicant is requesting permission to construct a new house of worship building upon a parcel with an existing single family dwelling and a parish house, located at: 51970 Route 25, Southold, NY SCTM No. 1000-63-6-6.1 & 1000-63-6-6.2.

SOUTHOLD SUNSETS, LLC #7103 – Request for a Variance under Article XXIII, Section 280-124 and the Building Inspector's July 31, 2017 amended October 10, 2017 Notice of Disapproval based on an application for a permit to demolish an existing dwelling and construct a new single family dwelling; at: 1) less than the code required minimum front yard setback of 35 feet, located at: 4200 Kenneys Road (Adj. to Long Island Sound), Southold, NY. SCTM#1000-54-4-3.

8100 HORTONS LANE, LLC #7214 – Request for a Variance from Article III, Section 280-13 and the Building Inspector's July 5, 2018 Notice of Disapproval based on an application for a building permit to demolish an existing single family dwelling and construct a new single family dwelling, at: 1) more than the code required maximum allowed two and one-half (2-1/2) stories; located at: 8100 Hortons Lane, (Adj. to Long Island Sound), Southold, NY. SCTM No. 1000 54-4-31.

VI. RESOLUTIONS

- A. . **Resolution**: To Reopen the Public Hearing of Hound Lane, LLC #7237 to accept agency and public comments.
- B. **Resolution**: To authorize advertising of hearings for Regular Meeting to be held on March 14, 2019 which Regular Meeting will commence at 8:30 A.M., Town Meeting Hall, 53095 Main Road, Southold.
- C. **Resolution**: To approve minutes from February 7, 2019 Regular Meeting.