

1 Pandion Road - Request for Exemption from Moratorium on Special Permit Applications

Dear Board Members,

I hope everyone in the group is doing well and that Summer 2023 is off to a good start. I am writing to appeal for an exemption from the recently implemented moratorium on Special Permit applications. I understand the necessity of regulations, but I believe that our circumstances warrant reconsideration in our case.

In April 2022, we broke ground at **1 Pandion Road** subject to a Building Permit that allowed for a **5,993 SF house including 705 SF finished basement and a 28'x40' unconditioned barn**. During excavation, we learned that the water table was higher than anticipated and we were forced to abandon plans for the finished basement living area.

As a result, to mitigate this hardship, we requested to amend our Building Permit and a Special Permit for the *“conversion of existing barn to habitable, conditioned, and finished accessory structure with sleeping. Principal residence with 5,288 SF, with accessory structure with sleeping of 2,193 SF for a total of 7,481 SFLA.”* Due to construction/design issues after the date of submission, we changed plans slightly and our updated final request is for a **5,741 SF house, with an accessory structure of 1,242 SF for a total of 6,983 SFLA**. Please see the plans attached.

Unfortunately, the imposition of the recently approved moratorium has severely restricted our options. The oversized lots (3+ acres) at Pandion were intended for larger homes. Our next-door neighbor (2 Pandion Road) was recently approved for a 9,840 SFLA house and a 1,082 SF accessory structure. We are not trying to maximize square footage and/or game the system. We are simply seeking to heat/cool a previously permitted and constructed barn to make up for the lost living area and complete the design intent of the house.

Considering the hardship and other factors, I respectfully request that you grant us an exemption from the current moratorium on Special Permits. This exemption would allow us to complete the construction of a beautiful property that is commensurate with the neighborhood.

I assure you that our request is driven by genuine necessity and not by a desire for personal gain. We are willing to comply with all necessary permits, inspections, and any other requirements mandated by the Town of Shelter Island. Furthermore, we are open to any alternative solutions or compromises that the Board would reasonably propose.

I kindly request an opportunity to discuss this matter further in person or via phone to provide any additional information or clarification you may require. I am available at your convenience and can be reached at 646.484.0446 or joshua.s.greenwald@gmail.com

Thank you for your time and consideration. I sincerely hope that you will grant our appeal for an exemption from the moratorium on Special Permits.

Yours sincerely,

Joshua Greenwald