The Zoning Board of Appeals meeting is held in the Town Board Room, 116 Hampton Road, Southampton. Applications are scheduled to begin at 7:00 p.m., or shortly thereafter.

Applications may not be heard in the order as they appear on this agenda. Current agendas may be viewed on the internet at the following address: www.southamptontownny.gov

- CALL TO ORDER
- PLEDGE OF ALLEGIANCE
- APPROVAL OF MINUTES

Please note: Applications highlighted in GRAY have requested an adjournment or have requested to withdraw the application

<table>
<thead>
<tr>
<th>MINOR VARIANCE REVIEW</th>
<th>SCTM - HAMLET</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. James Conforti &amp; Patricia Conforti (app.1900031) 900-28-1-30 North Sea</td>
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<td>Applicant requests the following relief from Town Code §330-11 (residential districts table of dimensional regulations) for a proposed two-story dwelling with covered porches on a nonconforming lot: (i) a principal front yard setback of 31.6 feet where 40 feet is required, (ii) a principal total side yard setback of 31.6 feet where 35 feet is required and (iii) a total lot coverage of 20.6% where a maximum of 20% is permitted and any other relief necessary.</td>
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<td>2. 156 Pheasant Lane, LLC (appl.1900034) Helene 900-368-2-68.2</td>
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<td>Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for an accessory distance from street setback of 59 feet where 70 feet is required for a proposed swimming pool and any other relief necessary.</td>
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<table>
<thead>
<tr>
<th>NEW APPLICATIONS</th>
<th>SCTM – HAMLET</th>
</tr>
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<tbody>
<tr>
<td>3. Bill Bitis &amp; Stephanie Bitis (appl.1900027) 900-16-2-50 Noyack</td>
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<td>Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for a principal rear yard setback of 36 feet where 60 feet is required and a principal minimum side yard setback of 16.1 feet where 20 feet is required for a proposed one-story addition. In addition, applicant requests relief from Town Code §330-76D (placement of accessory buildings, structures and uses in all districts) and Town Code §330-83C (yards) to allow a proposed deck to be located within the required minimum side yard for the principal building on a nonconforming lot and any other relief necessary.</td>
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NEW APPLICATIONS (Continued)

4. **Scrimshaw, LLC (appl.1900028)** Adam 900-20-1-56 North Sea
   41 Scrimshaw Drive
   Applicant requests relief from the following provisions of the Town Code 1. For the proposed shed: (i) §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback 10.1 feet where 20 feet is required and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the shed to be located within the required minimum side yard of the principal building and 2. To legalize an existing deck: (i) §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback 15.3 feet where 20 feet is required and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the deck to remain within the required minimum side yard of the principal building on a nonconforming lot. In addition, to clarify the records, the applicant requests a clarification of the side yard setback of 19 feet to the main dwelling and any other relief necessary.

5. **Hampton Middle Line, LLC (appl.1900029)** Jason 900-34-1-1.4 North Sea
   119 Middle Line Highway
   Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback of 15 feet where 50 feet is required and §330-77D (placement of accessory buildings, structures, and uses in residence districts) for a rear yard coverage of 30.88%; all for a proposed tennis court on a nonconforming lot and any other relief necessary.

6. **James Dixon & Stella Song (appl.1900030)** Cornelius 900-99-3-20.1 North Sea
   21 Whitfield Road
   Applicant requests relief from Town Code §330-115C (continuance) for a principal front yard setback of 37.4 feet where 41.1 feet is existing (Barrel Hill Road) and Town Code §330-11 (residential districts table of dimensional regulations) for a principal minimum side yard setback of 28.9 feet where 30 feet is required; all for a proposed addition to the existing dwelling on a nonconforming lot. In addition, applicant requests relief from Town Code §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the proposed patio to be located within the required minimum side yard of the principal building and any other relief necessary.

   145 Crescent Avenue
   Applicant requests relief from Town Code §330-109A(1, 2, & 3) (fences, walls, accessory driveway structures, and clotheslines) to allow for the construction of an 8 foot high deer fence around the perimeter of the property and any other relief necessary.

   45 Halsey Lane South
   Applicant requests relief from Town Code §330-109A(1, 2, & 3) (fences, walls, accessory driveway structures, and clotheslines) to allow for the construction of an 8 foot high deer fence around the perimeter of the property and any other relief necessary.
READVERTISED APPLICATIONS

None scheduled for this meeting

NEW - ADJOURNED APPLICATIONS

Held over from the 7/5/18 meeting; adjourned from the 9/20/18 and the 11/15/18 meeting; Re-opened 3/7/19; adjourned from the 3/7/19 meeting:

9. **KAARP Management Group, LLC** (appl. 1800076) 900-346-1-10 Hampton Bays
   17 Ludlow Lane
   Helene
   Applicant requests relief from the following provisions of the Town Code for the location of a proposed swimming pool: (i) 330-115D(3) (continuance) for an accessory front yard setback of 14 feet from Ludlow Lane where 50 feet is required, and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the proposed swimming pool to be located within the required front yard on a nonconforming lot and any other relief necessary. This application has been re-opened for further discussion as requested by the owner.

SCOPING SESSION

None scheduled for this meeting

HOLDOVER APPLICATIONS

Held over from the 10/5/17 meeting; adjourned from the 11/16/17, 01/18/18, 3/1/18, 4/5/18, 7/19/18, 08/16/18, 10/4/18, 12/6/18 and the 1/17/19 meeting:

10. **Michael Esposito & Louis Esposito** (appl. 1700111) 900-143-2-48 Flanders
    730 Flanders Road
    Thomas
    Applicant requests relief from Town Code §330-117 (Change) as it relates to Town Code §330-167B(3) (Specific types of variances) to legalize a change from one nonconforming use to another nonconforming use without the benefit of a building permit, to wit, from a restaurant and lounge to a Take-Out Restaurant (delicatessen/market) and any other relief necessary.

Adjourned from the 12/6/18 and held over from the 1/3/19 meeting; held over from the 2/7/19 meeting:

11. **625 Butter Lane Homestead, LLC** (appl. 1800156) Brian 900-51-1-17.7
    Agricultural Reserve
    Brian
    Bridgehampton
    Applicant requests the following relief from Town Code §330-135D (housing for agricultural labor): 1. For propose Agricultural House "A": (1) a rear yard setback of 71.7 feet +/- where 200 feet is required and a side yard setback of 96 feet +/- where 200 feet is required; and 2. For proposed Agricultural House "B": (1) a rear yard setback of 71.7 feet where 200 feet is required and a side yard setback of 120.5 where 200 feet is required and any other relief necessary.

Adjourned from the 10/4/18, 11/15/18, 1/3/19 and the 2/21/19 meeting:

12. **106 Cold Spring Point LLC** (Cathleen Buckley & Anthony Aufiero – Applicants).
    (appl. 1800120) 106 Cold Spring Point Road Cornelius 900-155-1-30 Tuckahoe
    Applicants appeal the issuance of Building Permit #P079933, dated June 20, 2018 in that said permit was issued without a variance for the proposed concrete retaining wall and any other relief necessary.
HOLDOVER APPLICATIONS (continued)  SCTM – HAMLET

Held over from the 2/21/19 meeting:

13.  **Laurie & Anthony Belmonte** (appl.1900015)  Adam  900-298-1-2  Hampton Bays
    70 Wakeman Road
    Applicant requests relief from Town Code §330-77D (placement of accessory buildings, structures
    and uses in residence districts) to allow for the construction of a swimming pool on a
    nonconforming lot which would result in a rear yard coverage of 33.45% where a maximum of
    20% is permitted and any other relief necessary.

Held over from the 1/3/19 meeting; adjourned from the 2/21/19 meeting:

14.  **LI Automobile Collectors, LLC.** (appl. 1800170)  900-131-1-7.1  North Sea/Tuckahoe
    315 County Road 39  Cornelius
    Applicant requests relief from Town Code §330-116 (extension) as it relates to Town Code §330-
    167B(3) (specific types of variances) to permit a change from one nonconforming use to another,
    to wit, from an Auto Museum to the storage of portable toilets and associated materials and items
    in connection with a portable toilet rental and leasing business. In addition, applicant requests
    relief from Town Code §330-167A (specific types of variances) to permit an extension of the
    Highway Business zoning district boundary line 50 feet North into the R20 Zoning District and
    any other relief necessary.

Held over from the 1/3/19 meeting; adjourned from the 2/21/19 meeting:

15.  **Marc Levin & Mariana Loose (Lewis J. Liman & Lisa C. Liman – Applicants)**
     116 Turtle Cove Drive  (appl. 1800172)  Brian  900-43-1-38 North Sea
     Applicants appeal the issuance of Building Permit #P080115, dated July 24, 2018 in that said
     permit was issued without a variance for the proposed concrete sanitary retaining wall and any
     other relief necessary.

SEQRA RESOLUTION (Only)  SCTM – HAMLET

Adjourmed from the 3/7/19 meeting:

16.  **Konner Friedlander Gateway 1, LLC**  900-84-1-15, 16.2 & 16.8
     2037, 2045 & 2071 Montauk Highway  Bridgehampton

Motion:  ____________
2nd:  ______________
In Favor:  ____________
Opposed:  ____________
<table>
<thead>
<tr>
<th>DECISIONS</th>
<th>DATE CLOSED</th>
<th>SCTM – HAMLET</th>
</tr>
</thead>
<tbody>
<tr>
<td>KTB Flying Point Revocable Trust (written submissions)</td>
<td>Keith</td>
<td>900-160-1-26</td>
</tr>
<tr>
<td>Randall Apt (written submissions)</td>
<td>Cornelius</td>
<td>900-70-2-14</td>
</tr>
<tr>
<td>Peter &amp; Karen Gruenberg (written submissions)</td>
<td>Michael</td>
<td>900-155-1-28</td>
</tr>
<tr>
<td>George &amp; Christine Bertero (written submissions)</td>
<td>Michael</td>
<td>900-9-3-79</td>
</tr>
<tr>
<td>Themistokles Kapopoulos (written submissions)</td>
<td>Adam</td>
<td>900-348-2-1.2</td>
</tr>
<tr>
<td>Fahrettin Ozdemir (written submissions)</td>
<td>Cornelius</td>
<td>900-316-1-29</td>
</tr>
<tr>
<td>Barbara Seibert Vietri &amp; John G. Seibert (written submissions)</td>
<td>Adam</td>
<td>900-323-1-8</td>
</tr>
<tr>
<td>Rush Development, LLC (written submissions)</td>
<td>Jason</td>
<td>900-359-4-54</td>
</tr>
<tr>
<td>Richard McManus</td>
<td>Helene</td>
<td>900-187-1-33</td>
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<tr>
<td>Anthony Milanese</td>
<td>Cornelius</td>
<td>900-392-2-16</td>
</tr>
<tr>
<td>160 Riverside, LLC</td>
<td>Adam</td>
<td>900-143-1-41</td>
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<tr>
<td>Millard C. Jayne III &amp; Rebecca J. Wiseman (written submissions)</td>
<td>Cornelius</td>
<td>900-376-1-64</td>
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<tr>
<td>Estate of Clifford Foster</td>
<td>Brian</td>
<td>900-36-1-4.2</td>
</tr>
</tbody>
</table>