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.

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MINOR VARIANCE REVIEW

None scheduled for this meeting

NEW APPLICATIONS

1. **Joseph & Donna Andreassi** (appl. 1900043) Cornelius 900-64-3-19.1 Water Mill
   1332 Deerfield Road
   Applicant requests relief from the following provisions of Town Code §330-9 (density incentive provisions) to allow an existing one story frame barn with loft to be converted into a two-story carriage house on a lot where a single family, two story dwelling with bed and breakfast use exists: (i) Town Code §330-9D(4) to permit a waiver of the transfer of development rights where one or more development right (TDR) or Pine Barren Credit (PBC) shall be transferred to the site; and (ii) Town Code §330-9D(4)(h) to allow two access driveways to remain on a parcel where access to the principal dwelling and carriage house shall be limited to one driveway and any other relief necessary.

2. **Michelle & Joel Levitin** (appl. 1900044) Brian 900-92-2-2 North Sea
   109 West Neck Point Road
   Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for a principal front yard setback of 38 feet where 80 feet is required and Town Code §330-84D (pyramid height) for a proposed encroachment in the amount of 946 cubic feet for a proposed two-story dwelling with 2nd floor decks on a nonconforming lot and any other relief necessary.
3. **Christopher Coppola** (appl. 1900045) 900-186-1-46 Hampton Bays
   157 Newtown Road  Keith
   Applicant requests relief from Town Code §330-11.2(G)(1) (special standards) to allow the second floor of the existing 2-story framed building which houses an existing accessory apartment to be converted into additional living space for the accessory apartment. This conversion would result in the total floor area of the accessory apartment being 63% of the total floor area of the main dwelling where a maximum of 35% is permitted and any other relief necessary.

4. **Diane Christopher** (appl. 1900046) Michael 900-3-2-10 Noyack
   19 Maple Lane
   Applicant requests relief from the following provisions of the Town Code: 1. To legalize a shed with an attached ramp that was constructed without the benefit of a building permit on a nonconforming lot: (i) §330-115D(5) (continuance) for: (i) an accessory side yard setback of 1.1 feet where 10 feet is permitted, (ii) an accessory rear yard setback of 1.2 feet (northwest corner) and 1.4 feet (southeast corner) where 10 feet is permitted and (iii) §330-84D (pyramid height) for an encroachment in the amount of 743.26 cubic feet, and 2. To legalize a front covered deck constructed without the benefit of a building permit: §330-115C (continuance) for a principal front yard setback of 13.8 feet where 17.7 feet is existing and any other relief necessary.

5. **Field’s Edge House, LLC** (appl. 1900047) 900-82-1-8.10 Water Mill
   123 Narrow Lane South  Jason
   Applicant requests relief from the following provisions of the Town Code to legalize a trellis constructed without the benefit of a building permit: (i) §330-11 (residential districts table of dimensional regulations) for an accessory front yard setback of 17 feet where 70 feet is required, (ii) an accessory side yard setback of 9 feet where 20 feet is required and (iii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83(C) (yards) to allow the as-built trellis to remain within the required front yard of the principal building on a nonconforming lot and any other relief necessary.

6. **Corey Burak** (appl. 1900048) Adam 900-191-2-14 Hampton Bays
   10 Beachdale Road
   Applicant requests relief from the following provisions of the Town Code: (i) §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback of 5.7 feet where 10 feet is required, §330-76(D) (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to legalize an outdoor shower constructed within the required minimum and total side yard of the principal building without the benefit of a building permit, and (ii) §330-77 (placement of accessory buildings, structures and uses in residence districts for a side yard setback of 8 feet +/- where 10 feet is required to legalize the location of an air conditioning unit on a nonconforming lot and any other relief necessary.

READVERTISED APPLICATIONS

None scheduled for this meeting
**NEW - ADJOURNED APPLICATIONS**  
**SCTM – HAMLET**

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 and the 3/21/19 meeting:

<table>
<thead>
<tr>
<th>Application ID</th>
<th>Applicant</th>
<th>Address</th>
<th>Phone</th>
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<tbody>
<tr>
<td>7</td>
<td>KAARP Management Group, LLC</td>
<td>17 Ludlow Lane, Hampton Bays</td>
<td>900-346-1-10</td>
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<td>Helene</td>
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</table>

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**  
**SCTM – HAMLET**

None scheduled for this meeting.

**HOLDOVER APPLICATIONS**  
**SCTM – HAMLET**

Held over from the 2/21/19 meeting:

<table>
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<tr>
<td>8</td>
<td>SYLJAM, LLC</td>
<td>220 Guyer Road, Bridgehampton</td>
<td>900-49-1-9.7</td>
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</table>

Applicant requests relief from the following provisions of the Town Code: 1. For a proposed tennis court: (i) §330-11 (Residential districts table of dimensional regulations) for an accessory distance from street setback of 56 +/- feet where 90 feet is required and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the tennis court to be located within the required front yard; 2. For a proposed sports court (Basketball Court) attached to the tennis court: (i) §330-11 for an accessory distance from street setbacks of 35 +/- feet where 90 feet is required and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the sports court (Basketball Court) to be located within the required front yard; 3. For a proposed detached garage: (i) §330-11 for an accessory distance from street setbacks of 65 feet (Easterly property line) and 40 feet (Southerly property line) where 90 feet is required and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the detached garage to be located within the required front yard and any other relief necessary.

Held over from the 3/21/19 meeting:

<table>
<thead>
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<th>Application ID</th>
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<tr>
<td>9</td>
<td>Hampton Middle Line, LLC</td>
<td>119 Middle Line Highway, North Sea</td>
<td>900-34-1-1.4</td>
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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.
Adjourned from the 10/4/18, 11/15/18, 1/3/19, 2/21/19 and the 3/21/19 meeting:

10. 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.

Held over from the 1/3/19 meeting; adjourned from the 2/21/19 meeting; held over from the 3/21/18
meeting:

11. 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 3/21/19 meeting:

12. Konner Friedlander Gateway 1, LLC (appl. 1900002) 900-84-1-15, 16.2 & 16.8
2037, 2045 & 2071 Montauk Highway Brian Bridgehampton
Applicant requests relief from the following provisions of the Town Code or a proposed three-lot
subdivision and site development: (i) §330-82 (lot width) for a proposed flag pole width of 10 feet
for proposed Lot 1 where 20 feet is required; (ii) §330-105K (schedules of minimum and
maximum floor area) for the size of the proposed building complex on proposed Lot 2 to be
27,000 square feet where a maximum of 15,000 square feet is permitted; (iii) §330-83G(1) (yards)
to allow parking spaces to be located within the transitional rear yard; and (iv) §330-78 (placement
of accessory buildings and uses in non-residential districts) to allow parking to be located zero feet
from portions of the side and rear property lines where 20 feet is required and any other relief
necessary.

DECISIONS

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<th>Applicant</th>
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<tbody>
<tr>
<td>Bill Bitis &amp; Stephanie Bitis (written submissions)</td>
<td>Brian 3/21/19</td>
<td>900-16-2-50 Noyack</td>
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<td>Randall Apt (written submissions)</td>
<td>Cornelius 05/17/18</td>
<td>900-70-2-14 Bridgehampton</td>
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<td>Nancy T. Trunzo (written submissions)</td>
<td>Cornelius 4/4/19</td>
<td>900-297-3-4 Hampton Bays</td>
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<td>DECISIONS (continued)</td>
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<td>45 Dune Road, LLC</td>
<td>Michael</td>
<td>900-134-3-12 Bridgehampton</td>
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<td>Rae Monteverdi (written submissions)</td>
<td>Helene</td>
<td>900-341-1-75 East Quogue</td>
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<tr>
<td>Jeffrey Sadowski (written submissions)</td>
<td>Jason</td>
<td>900-112-2-31 North Sea</td>
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<tr>
<td>Sean King (written submissions)</td>
<td>Brian</td>
<td>900-65-2-3.55 Water Mill</td>
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<td>192 Hampton Bays Realty, LLC</td>
<td>Adam</td>
<td>900-221-3-17 Hampton Bays</td>
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<td>2287 Montauk Highway, LLC</td>
<td>Brian</td>
<td>900-86-1-2 Bridgehampton</td>
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<td>Laurie &amp; Anthony Belmonte (written submissions)</td>
<td>Adam</td>
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<td>Bayview Four, L.P. (written submissions)</td>
<td>Keith</td>
<td>900-115-2-30.11 Water Mill</td>
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<td>George &amp; Christine Bertero (written submissions)</td>
<td>Michael</td>
<td>900-9-3-79 Noyac</td>
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<td>Fahrettin Ozdemir (written submissions)</td>
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<td>900-316-1-29 East Quogue</td>
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<td>Millard C. Jayne III &amp; Rebecca J. Wiseman (written submissions)</td>
<td>Cornelius</td>
<td>900-376-1-64 Westhampton</td>
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