



- i. A proposed garage addition (“G”) to be located 112.2 ft. from wetlands within the 150 ft. regulated area; and
- ii. Two (2) proposed new “padel” playing courts (“H”) to be located 109.2 ft. and 147.0 ft. from wetlands within the 150 ft. regulated area; and
- iii. A proposed acoustic barrier wall to be located 54.6 ft. from wetlands within the 150 ft. regulated area (Coopers Neck Pond).

**2. #3219 – MADISON AVE CAPITAL PARTNERS 1323 MEADOW LANE**  
**SCTM: 904-22-1-19.1 R-120 Lot Size: Approx. 192,008 sq. ft.**

Applicant requests wetlands (natural resource) permit pursuant to Ch. 116 Article IIIA 19.2C (Wetlands) in order to allow regulated activity within wetland setbacks for:

1. A proposed fixed “kayak dock” with 4’ x 146’ elevated catwalk including 4’ x 9’ inclined access ramp and a 4’ x 8’ removable aluminum stairway within the wetlands area and 150 ft. regulated area (Shinnecock Bay).

***Note: Applicant requests adjournment to February 5<sup>th</sup>, 2026***

**NEW WETLANDS / ENVIRONMENTAL CASE(S):**

**1. #3221 – ANTHONY PADUANO & RUTH PORAT 137 SOUTH MAIN ST.**  
**SCTM: 904-16-1-7.2 R-120 Lot Size: 81,353.8 sq. ft.**

Applicant requests wetlands (natural resource) permit pursuant to Ch. 116 Article IIIA 19.2C (Wetlands) in order to allow regulated activities within 150 ft. regulated wetland setbacks for:

1. A proposed egress window to be located 128.5 ft. from wetlands; and
2. A proposed “West Covered Porch” to be located 122.8 ft. from wetlands; and
3. A proposed “North Covered Porch” to be located 102.4 ft. from wetlands; and
4. A proposed “Northwest Roof Deck” to be located 110 ft. from wetlands; and
5. A proposed “Family Entry Porch” to be located 147 ft. from wetlands; and

Applicant further requests wetlands (natural resource) permit pursuant to Ch. 116 Article IIIA 19.2C (Wetlands) in order to allow regulated activities within 200 ft. regulated wetland setbacks for:

6. A proposed southwest 8 x 6 ft. drywell to be located 130 ft. from wetlands; and
7. A proposed pool drywell to be located 90.9 ft. from wetlands; and
8. A proposed 8 x 6 ft. drywell to be located 105 ft. from wetlands; and
9. A proposed 8 x 6 ft. drywell to be located 190 ft. from wetlands (Lake Agawam).

**AREA VARIANCES / SPECIAL EXCEPTIONS**

**CARRYOVER CASE(S):**

**1. #3215 – HAMPTONS HDA LLC 116 NORTH SEA ROAD**  
**SCTM: 904-5-3-35 OD Lot Size: 43,911 sq. ft.**

Applicant requests an interpretation pursuant to § 116-26 (Interpretation) appealing the Building Inspector’s determination by correspondence dated July 22, 2025 regarding § 116-19F (Abandonment of nonconforming uses) to:

1. Allow for a new tenant certificate of occupancy to be issued for a prohibited retail use (Jewelry Store) where it has been determined by the Building Inspector that the prior nonconforming retail use had been immediately abandoned when changed to a conforming use (professional office) in or about 2019 pursuant to § 116-19F(1)(a), and shall not thereafter be reinstated pursuant to § 116-19F(2).

- 2. #3213 – 268A NORTH SEA ROAD LLC** **268A NORTH SEA ROAD**  
**SCTM: 904-4-2-38.3** **R-12.5** **Lot Size: 20,001 sq. ft.**  
Applicant requests area variance relief from § 116-11.1A (Yard Regulations in Certain Districts) in order to:
1. Decrease the minimum distance for an accessory structure from a side lot line from 15 ft. to 7.9 ft. from the east lot line for an existing 10 ft. x 10 ft. accessory shed.

**NEW CASE(S):**

- 1. #3222 – ANTHONY STILLITANO** **456 OLD TOWN RD., UNIT #400**  
**SCTM: 904-30.1-1-4** **R-120** **Lot Size: Approx. 51,300 sq. ft.**  
Applicant requests area variance relief from § 116-11.2 (Lot coverage in certain residence districts) and § 116-11.1A (Yard Regulations in Certain Districts) in order to:
1. Increase the maximum lot coverage from 8,682 sq. ft. to 9,142 sq. ft. (8,984 sq. ft. existing); and
  2. Decrease the minimum front yard setback from 80 ft. to 66.3 ft. (47.9 ft. existing) to replace an existing pergola with a covered screened-in porch.

**Deliberation /Written Decisions:**

*None Scheduled*

**DISCUSSION ITEMS:**

*None Scheduled*

**\*New, complete, applications accepted until Friday at noon at least 4 weeks prior to the hearing date**  
**\*SUBMISSIONS AND ADJOURNMENT REQUESTS FOR CARRY OVER CASES MUST BE SUBMITTED BY NOON THE THURSDAY BEFORE A THURSDAY MEETING.**

**NEXT MEETINGS:**

- Thursday, February 5, 2026, 6 PM
- Thursday, March 5, 2026, 6 PM
- Thursday, April 2, 2026, 6PM