

ZONING BOARD OF APPEALS AGENDA  
Thursday, April 18, 2024, 5:00 P.M.  
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

**DECISIONS:**

- 1. Arthur & Jill Green, 193 Dune Road (905-020-02-012)** Applicant requests variances from §197-8 C for proposed building area lot coverage of 23% where the maximum permitted is 20%, and from §197-29.1 A for a proposed addition which represents a prohibited increase in gross floor area of a preexisting building with nonconforming side yard setback (18.5' existing/proposed; 20' required).
  
- 2. J Douglas & Julia O'Neill, 25 Aspatuck Road (905-013-02-013)** Applicant requests variances §197-6 D for proposed northerly connecting addition which subjects the garage to principal setbacks resulting in a proposed rear yard setback of 5.3 feet where the minimum required is 50 feet, and from §197-29.1 A for proposed easterly second-story additions which represent prohibited increases in gross floor area of a preexisting dwelling with a nonconforming second front yard setback (37.2' existing/proposed; 50' required).
  
- 3. John & Joyce FitzSimons, 10 Stillwaters Lane (905-010-04-024)** Applicant requests variance from §197-63 P(1) to legalize and expanded deck resulting in a building area lot coverage of 28.2% where the maximum permitted is 25% (with existing tennis court).

**HOLDOVERS:**

- 4. Jim Badzik, 27 Sunswyck Lane (905-015-04-003)** Applicant requests variances from §197-1 to construct an accessory building with plumbing facilities of 1,399 square feet where the maximum permitted is 200 square feet, and from §197-35 A to construct the accessory building within the front yard (corner lot) where not permitted.
  
- 5. 16 Fanning Holding LLC, Westerly Terminus of Fanning Drive** Applicant requests variances from Village Law of NYS §7-734 for proposed walkway/dock catwalk within an existing officially mapped/planned village highway where prohibited and inconsistent with the approval of the subdivision map by the Planning Board and filed with the Suffolk County Clerk's Office on July 13, 1967, as Map #4894.
  
- 6. Michael Jesselson, 49 Bayfield Lane (905-010-04-033)** Applicant requests variances from §197-6 A(2) for proposed habitable space (studio) in detached building, which is deemed not to be normal and accessory to principal single-family dwelling use, from §197-35 A for proposed studio building which is located partially in the front yard where prohibited, also from §197-35 A for proposed pool & cabana which are located in the front yard where prohibited, and lastly from §197-35 A for existing tennis court proposed to be maintained in the front yard where prohibited.

**7. Build Coastal LLC, 26 Old Riverhead Rd (905-004-02-009)** Applicant requests variances from §197-17.1 for a proposed front yard setback (roof-over) of 20.5 feet where the minimum required is 50 feet, and from §197-29.1 A for a proposed second-story addition which represents a prohibited increase in gross floor area of a preexisting building with a nonconforming front yard setback (24.5' existing/proposed, 50' required) and nonconforming side yard setback (18.8' existing/proposed, 20' required).

**8. Mark & Christine Tobin, 185 Dune Road (905-020-02-015)** Applicant requests variance from §197-8 F for attached rear second-story deck constructed approximately 6 feet above the second floor where exterior decks are not permitted to exceed the top of the finished floor of the second story.

Dated: April 11, 2024