

ZONING BOARD OF APPEALS AGENDA  
Thursday, June 20, 2024, 5:00 P.M.  
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

**DECISIONS:**

**1. 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).

**HOLDOVERS:**

**2. 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.

**3. 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.

**NEW APPLICATIONS:**

**4. Tranquillo Associated LLC, 85 Dune Road (905-021-04-005.06)** Applicant requests variances from §74-5 C(2) for a proposed nonmovable structure (dwelling) within the Coastal Erosion Hazard Area (CEHA) where prohibited, from §197-8 D for proposed rear yard setback (to crest of dune) of 64 feet where the minimum required is 75 feet, and from §197-35 C for proposed accessory deck with rear yard setback (to the crest of dune) of 50.5 feet where the minimum required is 75 feet.

**5. Even & Jennifer Contrucci, 7 Coxs Curve (905-015-04-014)** Applicant requests variances from §197-6 D to construct a dwelling with proposed front yard setbacks of 4.4 feet & 34.8 feet (corner lot) where the minimum required is 50 feet, and also from 197-6 D for a proposed side yard setback of 13 feet where the minimum required is 30 feet, and with a combined side yard setback of 47.8 feet where the minimum required is 70 feet.

**6. Lawrence Francis Trust, 77 Library Ave (905-015-02-028)** Applicant requests variance from §197-29.1 A to reconstruct and expand a detached accessory garage in the front yard, where prohibited.

Dated: May 10, 2024