

ZONING BOARD OF APPEALS AGENDA
Thursday, January 21, 2021, 5:00 P.M.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

****The January 21, 2021 Meeting will be held via teleconference please check the Village of Westhampton Beach website (www.westhamptonbeach.org) for log in instructions. If you have any questions, please email the Board Secretary, Maeghan Mackie mmackie@westhamptonbeach.org**

MINUTES TO BE APPROVED

December 17, 2020

DECISIONS:

- 1. Michael & Karoline Kelsen, 72 Beach Lane (905-015-03-004.06)** Applicant seeks an interpretation that the Building Inspector erred in his determination that the subject detached building with preexisting apartment is a nonconforming building and that the proposed game room over garage should be deemed an accessory use to the single-family dwelling principal use. In lieu of a favorable determination from the Board, applicant requests a variance from §197-6 A(2) for proposed habitable space (game room over garage) in detached structures deemed not to be normal and accessory to principal single-family dwelling use, and from §197-29 C(1) for proposed reconstruction and additions to a detached building with preexisting nonconforming apartment where a permit from the Zoning Board of Appeals is required for reconstruction of building with nonconforming use, and irrespective of interpretation, the applicant also seeks a variance from §197-1 for a proposed half-bathroom within accessory building (game room over garage) where plumbing facilities are not permitted in detached buildings other than cabanas/accessory apartments.
- 2. Brian Tymann, 107 Potunk Lane (905-012-01-007)** Applicant requests variances from §197-5 A(1) to construct a second-story addition on a dwelling with nonconforming side yard setbacks of 13.8 & 17.2 feet and a combined side yard of 31 feet where the minimum required is 20 feet and 50 feet, respectively, and where conformity is required for additions on nonconforming structures.
- 3. Mark & Palmira Cataliotti, 37 Beach Road (905-012-02-039)** Applicant requests variance from §197-35 C to construct an accessory garage with attached roofed-over patio with setback of 10 feet where a minimum of 20 feet is required.
- 4. Jeremy & Jennifer Stoehr, 16 Oak Street (905-008-03-028)** Applicant requests variance from §197-35 C to construct an accessory swimming pool 12.2 feet from the rear property line where a minimum of 15 feet is required.
- 5. Christina Iacono Young, 6 Michaels Way (905-009-03-017.13)** Applicant requests variances from §197-6 D to construct a screened porch on an existing deck with a side yard setback of 21 feet where a minimum of 30 feet is required and for a resultant combined side yard of 56.7 feet where a minimum of 70 feet is required, and from §197-35 C to reconstruct an accessory swimming pool with a setback of 15.875 feet where a minimum of 20 feet is required.

HOLDOVER:

6. Kenneth Hoefler, 445 Dune Road (SCTM 905-017-05-005) Applicant requests variances from §197-5 A(1) to construct a second-story addition on a dwelling with preexisting nonconforming side yard setbacks where conformity is required for additions on preexisting nonconforming buildings (proposed side yard setbacks of addition are 10.8' & 13.5' where a minimum of 20' is required and with a combined side yard of 24.3' where a minimum of 50' is required), and from §197-35 C to reconstruct an attached rear deck with side yard setbacks of 6 & 10.8 feet where a minimum of 20 feet is required and a rear yard setback of 70.2 feet to the crest of the dune where a minimum of 75 feet is required.

NEW APPLICATIONS:

7. Barbara Schnitzer, 423 Dune Road (905-017-05-030) Applicant requests variance from §197-35 C to legalize a deck extension constructed 9.34 feet from the property line where a minimum of 20 feet is required.

8. William Jebaily, 506 Dune Rd (905-016-01-004) Applicant requests variances from §197-5 A(1) to construct a second-story addition on an existing dwelling with nonconforming side yard setback of 8.6' where 20' is required, a substandard combined side yard of 29.2' where 50' is required, and second-story addition has a rear yard setback of 62' where 75' is required, all where conformity with current dimensional regulations is required for additions to dwellings with nonconforming setbacks.

9. 804F Realty, 112 Old Riverhead Road (905-005-02-014.01) Applicant requests variances from §197-5 A(1) for proposed partial conversion of a building with a nonconforming side and rear yard setbacks (16.3' side yard existing where 20' is required, 12.9' rear yard existing where 50' is required) where conformity is required for substantive alterations, from §197-17.1 for a proposed canopy with front yard setbacks of 20.1 & 25.5 feet where the minimum required is 50 feet, and from §197-22 C for proposed parking 6 feet from the property line where the minimum is required 10 feet.

REQUEST FOR EXTENSION:

10. Beth D'Alessio, 3 Liggon Lane (905-3-1-6.1) Applicant requests a one-year extension of the variance granted on June 18, 2020 which will expire on March 17, 2021 up to and including March 17, 2022.

Dated: January 6, 2021