

ZONING BOARD OF APPEALS AGENDA
Thursday, February 18, 2021, 5:00 P.M.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

****The February 18, 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
January 21, 2021

DECISION:

1. 804F Realty, 112 Montauk Highway (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.

HOLDOVERS:

2. 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.

3. 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.

4. 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.

NEW APPLICATIONS:

5. Christopher Glover, 52 Lilac Road (905-005-01-017.02) Applicant requests variances from §197-5 A(1) to construct a second-story addition on an existing dwelling with nonconforming side yard setback (19.6' existing/proposed, 20' required) where conformity with current dimensional regulations is required for additions to dwellings with nonconforming setbacks, and from §197-7 D to construct a roofed-over entry patio with a proposed front yard setback is 36.3 feet where a minimum of 50 feet is required.

6. Yvonne Figarella, 396 Dune Road (905-017-04-001) Applicant requests variances from §197-8 C for single-family development with a proposed building area lot coverage of 24.6% where a maximum of 20% is permitted, from §197-8 D to construct a new dwelling with a proposed rear yard setback of 60.8 feet where a minimum of 75 feet is required, from §197-35 C to construct an accessory deck with a setback of 14.8 feet where a minimum of 20 feet is required, and also from §197-35 C to construct an accessory swimming pool with a setback of 17.2 feet where a minimum of 20 feet is required.

7. WHBH Real Estate LLC, 7 Beach Lane (905-011-03-010) Applicant requests variances from §197-16.4 A to construct a proposed parking area partially located in the front yard where specifically prohibited, from §197-16.4 D to construct additions resulting in a proposed building of 9,330 square feet in gross floor area where the maximum permitted is 6,000 square feet with special exception criteria per §197-80.2, from §197-17.1 to construct a cabana building with a rear yard setback of 8.3 feet where a minimum of 30 feet is required, from §197-29 C(2)(c) to construct proposed additions representing an increase and/or extension of area devoted to a nonconforming use of a hotel/inn where specifically prohibited, and from §197-63 for a proposed vegetated buffer to the south 5 feet in width where a minimum of 10 feet is required.

8. Shawn & Antionette Mundinger, 63 Griffing Avenue (905-013-01-024.03) Applicant requests variances from §197-7 C for a proposed building area lot coverage of 23.5% where the maximum permitted is 20%, and from §197-7 D for a proposed side yard setback of 15.2 feet where the minimum required is 20 feet with a proposed combined side yard setback of 37.4 feet where the minimum required is 50 feet.

9. Jameson Partners LLC, 209 Mill Road (905-008-02-021) Applicant requests variance from §197-5 A(1) for proposed conversion of office to dwelling in a building with a nonconforming front yard setback (13' existing, 20' required) where conformity is required for substantive alterations.

10. Egret Dune Corporation, 95 Dune Road (905-021-04-002) Applicant requests variances from §197-8 D for proposed side yard setbacks of 10 feet where the minimum required is 20 feet with a proposed combined side yard setback of 20 feet where the minimum required is 50 feet, and from §197-35 C for proposed accessory pool & deck with setbacks of 10 feet where the minimum required is 20 feet.

Dated: February 4, 2021

