

**ZONING BOARD OF APPEALS AGENDA**  
**Thursday, April 15, 2021, 5:00 P.M.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

**\*\*The April 15, 2021 Meeting will be held via teleconference please check the Village of Westhampton Beach website ([www.westhamptonbeach.org](http://www.westhamptonbeach.org)) for log in instructions. If you have any questions, please email the Board Secretary, Maeghan Mackie [mmackie@westhamptonbeach.org](mailto:mmackie@westhamptonbeach.org)**

Zoning Board of Appeals Meeting, April 15, 2021  
Time: Apr 15, 2021 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/2360484448>

Meeting ID: 236 048 4448  
One tap mobile  
+16468769923,,2360484448# US (New York)  
+13017158592,,2360484448# US (Washington DC)

**MINUTES TO BE APPROVED**

**March 18, 2021**

**DECISIONS:**

- 1. 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.
- 2. Ira Kay, 22 Bridle Path (905-006-03-004.17)** Applicant requests variances from §197-35 A to retain an accessory residential storage shed located in the side yard where specifically prohibited and from §197-35 C(1) to retain an accessory residential storage shed located 0.5 feet from the side property line where the minimum required setback is 10 feet.
- 3. David Caslow, 32 Beach Lane (905-014-01-011)** Applicant requests variances from §197-35 A for a proposed hot tub & patio extension located in the side yard where accessory structures are specifically prohibited.

**HOLDOVERS:**

- 4. 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.

**5. 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.

**6. 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.

**7. 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.

#### **NEW APPLICATIONS:**

**8. Kathleen R Hay, 69 Beach Road (905-012-02-032)** Applicant requests variance from §197-35 A to add an integral spa and patio at grade to an existing swimming pool in the side yard where accessory structures are specifically prohibited from being located in the side yard

**9. Jodi Scherl, 452 Dune Rd (905-017-01-002.02)** Applicant requests variances from §197-8 D to construct a second-story addition with a side yard setback of 18.4 feet where the minimum required setback is 20 feet, and with a resultant combined side yard setback of 38.4 feet where the minimum required is 50 feet.

**10. Nancy Burner, 168 Beach Lane (905-015-05-005)** Applicant requests variances from §197-43 A(1) to erect driveway gates (fence) of 6 feet in height in the front yard where the maximum permitted height is 4 feet, and from §197-43 A(8) to erect driveway gates 4 feet from the street line where the minimum required setback is 20 feet.

Dated: March 26, 2021