

ZONING BOARD OF APPEALS AGENDA
Thursday, September 16, 2021, 5:00 P.M.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

MINUTES TO BE APPROVED

August 19, 2021

DECISIONS:

- 1. Westhampton Beach Country Club, 35 Potunk Lane (905-009-03-023.01)** Applicant requests a permit from the Zoning Board of Appeals as provided by §197-29 C(1) to demolish a two-story dwelling utilized for staff housing and reconstruct a substantially similar building elsewhere on the property at a later date.

- 2. All Sunset Lawn LLC, 25 Sunset Lane (005-04-018.02)** Applicant requests variances from §197-1 for a proposed tennis court which represents an accessory structure/use on a lot without a principal single-family use where an accessory use must be located on the same lot as the principal use, and from §197-35 C for proposed tennis court setback of 11.6 feet where the minimum setback required is 15 feet.

HOLDOVERS:

- 3. 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.

- 4. Jamandaly LLC, 33 Beach Lane (905-011-03-019)** Applicant requests variances from §197-6 D for proposed side yard setbacks of 11.8 & 14 feet where the minimum required is 30 feet, and also from §197-6 D for a proposed combined side yard setback of 25.8 feet where the minimum required is 70 feet.

- 5. Lavelle Irrevocable Trust, 16 Woodland Avenue (905-012-02-018)** Applicant requests variance from §197-7 D to construct an addition with a side yard setback of 14.9 feet where the minimum required is 20 feet.

- 6. Warren & Linda Friedman, 511 Dune Road (905-016-02-009)** Applicant requests variances from §197-8 D to reconstruct a fire-damaged dwelling with a proposed front yard setback of 50.3 feet where the minimum required is 75 feet, and also from §197-8 D for

proposed side yard setbacks of 11.8 & 11.3 feet where the minimum required is 20 feet, with a proposed combined side yard setback of 23.1 feet where the minimum required is 50 feet, from §197-35 C for a proposed accessory deck setback of 11.8 feet where the minimum required is 20 feet and also from §197-35 C for a proposed accessory pool setback of 11.3 feet where the minimum required is 20 feet.

7. WHB Development Partners LLC, 107 Old Riverhead Road (905-002-01-019.05)

Applicant requests variances from §197-1 to construct a proposed automotive service station accessory convenience store building of 4,872 square feet in gross floor area where the maximum permitted is 3,000 square feet, and from §197-17.1 for a proposed rear yard setback of 30 feet where the minimum required is 50 feet.

HOLDOVER/ RE ADVERTISEMENT:

8. Warren & Linda Friedman, 511 Dune Road (905-016-02-009) Applicant requests variances from §74-5 C(2) to construct a nonmovable building within the structural hazard area where prohibited, from §197-8 D to reconstruct a fire-damaged dwelling with a proposed front yard setback of 50.3 feet where the minimum required is 75 feet, and also from §197-8 D for proposed side yard setbacks of 11.8 & 11.3 feet where the minimum required is 20 feet, with a proposed combined side yard setback of 23.1 feet where the minimum required is 50 feet, from §197-35 C for a proposed accessory deck setback of 11.8 feet where the minimum required is 20 feet and also from §197-35 C for a proposed accessory pool setback of 11.3 feet where the minimum required is 20 feet.

Dated: September 8, 2021