

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

MINUTES TO BE APPROVED

September 16, 2021

DECISION

1. 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.

HOLDOVERS:

2. 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.

3. 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.

4. 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.

NEW APPLICATIONS

5. Keith & Ellen Fell, 12 Bayfield Court (905-010-04-036.05) Applicant requests variances from §197-1 for a proposed partial conversion of detached garage into cabana with

plumbing facilities totaling 1,243 square feet where the maximum accessory structure permitted with plumbing is 200 square feet.

6. **Egret Dune Corporation, 95 Dune Road (905-021-04-002)** Applicant requests variances from §197-8 D for proposed side yard setbacks of 6 & 10 feet where the minimum required is 20 feet with a proposed combined side yard setback of 16 feet where the minimum required is 50 feet, from §197-35 C for proposed accessory deck with setbacks of 6 & 10 feet where the minimum required is 20 feet, and also from §197-35 C for proposed accessory pool with setbacks of 10 feet where the minimum required is 20 feet.