

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

MINUTES TO BE APPROVED

October 21, 2021

HOLDOVERS:

- 1. 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.

- 2. 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.

- 3. 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.

- 4. 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.

- 5. 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.

NEW APPLICATIONS

- 6. Carriage Hill Developers Inc, 15 Adam Lane (905-003-02-001.01)** Applicant requests variance from Village Law §7-736(2) to construct a dwelling upon a parcel that does not have

direct access to an existing or officially mapped state, county, town or village highway where required for the issuance of a building permit.

7. Brad & Jane Saltzman, 519 Dune Road (905-016-02-005) Applicant requests variances from §197-35 C to legalize a pool with a side yard setback of 18.6 feet where the minimum required is 20 feet and with a setback to the crest of the dune of 17.2 feet where the minimum required is 75 feet.