

**ZONING BOARD OF APPEALS AGENDA**  
**Thursday, January 20, 2022, 5:00 P.M.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

**MINUTES TO BE APPROVED**

December 16, 2021

**DECISIONS:**

- 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. Hampton Jewish Cultural Center, 13/15 Brook Road & 161 Sunset Avenue (905-012-01-039, -040, & -043.01)** Applicant requests variance from §197-16.4 D for a proposed main parish house building of 3,959 square feet in gross floor area where the maximum permitted is 3,000 square feet with special exceptions prescribed per §190-80.2.
  
- 4. George Vickers Jr, 25 & 27 Hazelwood Ave, Westhampton Beach (905-004-02-020 & -019)** Applicant requests variances from §197-9 B for a proposed lot line modification that would result in two lots of 13,304 & 13,593 square feet where the minimum required lot area is 15,000 square feet.
  
- 5. Donald & Nancy Steinert, 96 Seafield Lane (905-015-04-021)** Applicant requests variance from §197-29.1 A for a proposed sunroom addition within a required side yard setback (19 feet where a minimum of 30 is required) to dwelling with a preexisting nonconforming side yard setback, which represents a prohibited increase in degree of conformity of a nonconforming structure.
  
- 6. Wayne & Lori Steck, 20 Moniebogue Lane (905-011-02-016)** Applicant requests variances from §197-17.1 to construct an addition with a proposed front yard setback of 7.4 feet where the minimum required is 20 feet, and also from §197-17.1 to construct an addition with a proposed side yard setback of 9.8 feet where the minimum required is 10 feet, with a proposed combined side yard setback of 19.8 feet where the minimum required is 25 feet.

**HOLDOVERS:**

**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.

**8. 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:**

**9. Terence & Jeanne Rafferty, 256 Mill Rd (905-008-03-008.04)**

Applicant requests variance from §197-7 D for a proposed one-story addition with a front yard setback is 36.4 feet where the minimum required is 50 feet.