

May 18, 2023

ZONING BOARD OF APPEALS AGENDA
Thursday, May 18, 2023 5:00 P.M.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

DECISIONS

1. Daniella Kahane, 121 Seafield Point (905-015-05-010) Applicant requests variances from §197-6 D for a proposed front yard setback (roofed-over entry) of 45.2 feet where the minimum required is 50 feet, also from §197-6 for a proposed addition with a side yard setback of 26.7 feet where the minimum required is 30 feet, from §197-29.1 A for a proposed addition within a required rear yard setback (28.4' proposed, 50' required) representing a prohibited increase in degree of nonconformity of a dwelling with preexisting nonconforming rear yard setback, from §197-35 C(1) for a residential storage shed erected 4.8 feet from property line where the minimum required is 10 feet, and lastly from §197-43 A(8) for a driveway gate installed with a setback of 14 feet where the minimum required is 20 feet.

2. Michael Cohen, 18 Hazelwood Lane (905-006-01-018) Applicant requests variances from §197-9 C for proposed building area lot coverage of 32.7% where a maximum of 20% is permitted, §197-9 D for a proposed combined side yard of 35.3 feet where in the minimum required is 40 feet, §197-29.1 for proposed conversion of a cabana into an accessory apartment with a nonconforming setback of 8.1 feet where 15 feet is required representing a prohibited increase in degree of nonconformity of a preexisting nonconforming structure, and from §197-35 C to legalize a residential storage shed erected in the side yard with setback of 1 foot where required to be located in the rear yard and with a setback of 10 feet.

3. Sheeraz Qureshi, 509 Dune Road (905-016-02-010) Applicant requests variances from §197-8 C for a proposed building area coverage of 25% of the lot area where the maximum permitted is 20%, from §197-35 C for a proposed deck extension with setbacks of 12 feet to the property line and 19.5 feet to the crest of dune where the minimum required is 20 feet & 75 feet respectively, and also from §197-35 C for a proposed pool with setbacks of 12 feet to the property line and 25.5 feet to the crest of dune again where the minimum required is 20 feet & 75 feet respectively.

4. Amy Kothari, 282 Main Street (905-013-03-008) Applicant requests variances from §197-6 D for to construct a roof over an existing attached deck resulting in a front yard setback of 36.8 feet where the minimum required is 50 feet.

5. Bryan Zaslow, 21 Stacy Drive (905-010-05-024) Applicant requests variances from §197-29.1 for proposed second-story additions representing a prohibited increase in the degree of nonconformity of a dwelling with nonconforming side yard setbacks of 24.9 & 21.4 feet where the minimum required is 30 feet, and with a combined side yard setback of 46.3 feet where the minimum required is 70 feet.

HOLDOVERS:

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6. New York Cancer & Blood Specialists, 40 Main Street (905-012-03-015) Applicant requests variance from §197-7 A for proposed conversion of counseling building for use as medical offices with exam rooms where not specifically permitted.

7. Lee & Helena Galperine, 319 Dune Road (905-018-02-021) Applicant requests variances from §197-8 C for proposed lot coverage of 26.9% of the total lot area where the maximum permitted is 20%, from §197-35 C for proposed rear deck with setback to the crest of dune of 64.5 feet where the minimum required is 75 feet, and also from §197-35 C for proposed pool with setback to the crest of dune of 66.6 feet where the minimum required is 75 feet.

8. Westhampton Country Club, 35 Potunk Lane (905-009-03-023.01) Applicant requests permit from the Zoning Board of Appeals under §197-29 C(1) for proposed reconstruction of a staff housing building for a preexisting nonconforming membership golf club, and variance from §197-29 C(2)(c) for proposed staff housing building with a gross floor area of 6,200 SF, representing a prohibited increase in floor area of the previously demolished staff housing building with a gross floor area of 3,330 SF.

9. Tara Schmitt, 309 Dune Road (905-018-02-026) Applicant requests variances from §197-8 C for proposed lot coverage of 21.7% of the lot area where the maximum permitted is 20%, from §197-8 D for proposed two-story addition with a side yard setback of 19.75 feet where the minimum required is 20 feet, with proposed combined side yard of 35.9 feet where the minimum required is 50 feet, from §197-8 E for proposed building height of 34 feet above grade where the maximum permitted is 32 feet, from §197-35 C for proposed detached rear deck with setback to the crest of dune of 27.3 feet where the minimum required is 75 feet, and also from §197-35 C for proposed attached rear deck with setback to the crest of dune of 72 feet where the minimum required is 75 feet and with a side yard setback of 16.25 feet where the minimum required is 20 feet.

Dated: May 12, 2023