

ZONING BOARD OF APPEALS AGENDA
Thursday, June 15, 2023, 5:00 P.M.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

DECISIONS

1. 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.

2. 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.

3. 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:

4. 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.

5. 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.

NEW APPLICATIONS:

6. BMB Enterprises, LLC., 145 Main Street (905-11-2-29) Applicant requests variances from §197-40.1.C. to construct a proposed apartment that has 1,052 square feet of habitable

June 15, 2023

space where the maximum permitted is 850 square feet, and from §197-21 for the proposed apartment use which requires two additional parking stalls, requiring relief pursuant to §197-27.
Dated: June 12, 2023