

August 17, 2023

ZONING BOARD OF APPEALS AGENDA  
Thursday, August 17, 2023, 5:00 P.M.  
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

**DECISIONS:**

**1. 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.

**HOLDOVERS:**

**2. 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.

**3. 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 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

**4. David Weinstein, 7 Meadow Lane (905-010-01-022)** Applicant requests variances from §197-1 to legalize an as-built pool cabana with plumbing facilities of 351 square feet where the maximum permitted is 200 square feet.

**NEW APPLICATIONS:**

**5. Court Street Binghamton LLC, 352 Dune Road (905-018-01-008)** Applicant requests variances from §197-8 D to construct a two-story addition with a proposed side yard setback of 15 feet where a minimum on 20 feet is required and with a resultant combined side yard setback of 44.1 feet where a minimum of 50 feet is required.

**6. Mary & Kenneth McGorry, 350 Dune Road (905-018-01-009)** Applicant requests variances from §197-8 D to construct a dwelling with proposed side yard setbacks of 12.6 and 17.5 feet where a minimum of 20 feet is required, with a proposed combined side yard setback of 30.1 feet where a minimum of 50 feet is required, and with a proposed rear yard setback of 52.2 feet where a minimum of 75 feet is required, and from §197-35 C for a proposed accessory deck setback of 13.9 feet where a minimum of 20 feet is required.

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**7. Jim Badzik, 27 Sunswyck Lane (905-015-04-003)** Applicant requests variances from §197-1 to construct an accessory building with plumbing facilities of 1,399 square feet where the maximum permitted is 200 square feet, and from §197-35 A to construct the accessory building within the front yard (corner lot) where not permitted.

Dated: August 14, 2023