

ZONING BOARD OF APPEALS AGENDA
Thursday, January 18, 2024, 5:00 P.M.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

DECISIONS:

1. **Hunter Millington, 27 Howell Lane (905-015-03-004.06)** Applicant requests permit from the Zoning Board of Appeals under §197-29 C(1) to reconstruct a preexisting nonconforming second dwelling use (cottage) on a single-family residential property.
2. **Scott & Vanessa Goldstein, 520 Dune Road (905-016-01-004)** Applicant requests variance from §197-29.1 to construct a second-story addition on a dwelling with preexisting substandard side (16.92' existing/proposed, 20' required) and rear yard setbacks (15.88' existing/proposed, 75' required) representing a prohibited increase in degree of nonconformity of a nonconforming building.

HOLDOVERS:

3. **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.
4. **16 Fanning Holding LLC, Westerly Terminus of Fanning Drive** Applicant requests variances from Village Law of NYS §7-734 for proposed walkway/dock catwalk within an existing officially mapped/planned village highway where prohibited and inconsistent with the approval of the subdivision map by the Planning Board and filed with the Suffolk County Clerk's Office on July 13, 1967, as Map #4894.
5. **Michael Jesselson, 49 Bayfield Lane (905-010-04-033)** Applicant requests variances from §197-6 A(2) for proposed habitable space (studio) in detached building, which is deemed not to be normal and accessory to principal single-family dwelling use, from §197-35 A for proposed studio building which is located partially in the front yard where prohibited, also from §197-35 A for proposed pool & cabana which are located in the front yard where prohibited, and lastly from §197-35 A for existing tennis court proposed to be maintained in the front yard where prohibited.

NEW APPLICATIONS:

6. **Court Street Binghamton LLC, 352 Dune Road (905-018-01-008)** Applicant requests variances from §197-8 D to construct a new dwelling with proposed side yard setback of 15 feet where the minimum required is 20 feet, with proposed combined side yard of 44.7 feet where the minimum required is 50 feet, also from §197-8 D for a proposed rear yard setback of 72.8 feet where the minimum required is 75 feet, and from §197-35 C for proposed accessory deck setback with 15 feet where minimum required is 20 feet.

7. Hamptons Landmark LLC, 97 Hazelwood Avenue (905-002-02-020.02) Applicant requests variances from §197-11 A for proposed taxi/limousine establishment use where not permitted, from §197-29 C(4) as proposed additional nonconforming use represents a prohibited alteration of area previously occupied by an existing nonconforming is proposed to be devoted to another nonconforming use, and from §197-29 G for proposed change of one nonconforming use to another nonconforming use where prohibited.

Dated: January 12, 2024