

ZONING BOARD OF APPEALS AGENDA
Thursday, February 20, 2020, 5:00 P.M.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

ALL NEW INFORMATION MUST BE SUBMITTED BEFORE 3 P.M. ON **February 20, 2020**, for the **March 19, 2020**, MEETING. IF THE BOARD RECEIVES NO NEW INFORMATION OR REASON FOR ADJOURNMENT BY LETTER BY 3 P.M. ON **February 13, 2020** THE APPLICATION WILL BE DENIED WITHOUT PREJUDICE. APPLICANT OR HIS REPRESENTATIVE MUST BE PRESENT AT THE MEETING OR THE CASE MAY NOT BE HEARD AT THE BOARD'S DISCRETION.

MINUTES TO BE APPROVED

December 19, 2019
January 16, 2020

DECISIONS:

- 1. Joaquim Martins, 39 Harbor Road (905-17-3-29)** Applicant requests variances from §197-5 A(1) to construct second-story additions within required side, combined side, and rear yards where conformity is required for additions, §197-34 A(5) for a proposed habitable floor area that is 42.2% of the lot area where the maximum permitted is 20%, and from §197-35 C to construct a second-story deck with setbacks of 7 feet where the minimum required is 20 feet.

- 2. Sandpiper at Westhampton Beach LLC (Jeffrey Zuckerman & Shari Israel, Joseph Sanchez), 473 Dune Rd (905-16-2-26)** Applicant requests a permit from the Zoning Board of Appeals pursuant to §197-29 C(1) for proposed alterations to combine two one-bedroom dwelling units, designated 10A & 11A, into one two-bedroom dwelling unit within a preexisting nonconforming multifamily coop building.

HOLDOVERS

- 3. Crampton Society LLC, 119 Dune Road (905-021-03-008)** Applicant seeks an interpretation that the Building Inspector erred in his determination that the dwelling is located within the primary dune area where restorations are prohibited and that the dwelling is located within the secondary dune area where there is no prohibition of engaging in a restoration. In lieu of a favorable determination by the Board, the applicant requests variances from §74-8 A(8) for proposed additions and alterations that represent a restoration (exceeding 50% of the full replacement cost of the existing dwelling) within a Coastal Erosion Hazard Area primary dune area where prohibited. Irrespective of the above item, the applicant also requests variances from §197-5 A(1) for proposed additions within a required yard (within 75' of the crest of dune/rear property line) where conformity is required for additions, from §197-8 E(1)(b) for a proposed roof ridge height of 49.65 feet above sea level where the maximum permitted is 44 feet above sea level, from §197-34 G for a proposed dwelling floor area of 6,907 square feet where the maximum permitted is 6,000 square feet, and from §197-35 C for a proposed deck that extends 5 feet past the crest of the dune (rear property line) where the minimum setback required is 75 feet.

NEW APPLICATIONS

4. Deborah Fein, 13 Beach Lane (905-011-03-011) Applicant requests variances from §197-6 D to construct a dwelling with side yard setbacks of 11.5 & 14 feet where the minimum required is 30 feet, and with a resultant combined side yard of 25.5 feet where the minimum required is 70 feet.

5. HCMC, 51 Old Riverhead Road (905-004-01-010) In association with a site plan application to construct additions and convert a building for a contractors' office use, applicant requests variances from §197-5 A for proposed conversion of and additions to a nonconforming building (substandard front yard setback) where conformity is required for additions and alterations, from §197 Attachment 2 for a proposed front yard setback of 27.4 feet where the minimum required is 50 feet, and from §197-80.7 F for a proposed rear yard setback of 49.3 feet where the minimum required is 50 feet.

Dated: February 11, 2020