

ZONING BOARD OF APPEALS AGENDA
Thursday, July 18, 2019, 5:00 P.M.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

ALL NEW INFORMATION MUST BE SUBMITTED BEFORE 3 P.M. ON **July 15, 2019** for the **August 15, 2019** MEETING. IF THE BOARD RECEIVES NO NEW INFORMATION OR REASON FOR ADJOURNMENT BY LETTER BY 3 P.M. ON **JULY 11, 2019** 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

June 20, 2019

DECISIONS:

- 1. Andersen-Kuntz 97 Hazelwood, Westhampton Beach (905-2-2-20.2)** Applicant requests an interpretation of the village code that the Building Inspector erred when he determined that the nonconforming use on the property had been “discontinued” as provided for in chapter 197-29.E. of the Village Code. In lieu of a favorable determination by the Board the applicant requests a use variance from Chapter 197-5.A.(1) to allow multiple contractor offices with workshops and storage. The property is located in the MF-20 Zoning District.

- 2. Daniel Napoli, 17 Griffing Ave, Westhampton Beach (905-013-03-010)** Applicant requests variances from §197-6 D to construct a covered front entry 22.5 feet from the front property line where the minimum setback required is 50 feet, and to construct a second-floor addition 25.71 feet from the front property line and 17.75 feet from the side property line where the minimum required setbacks are 50 and 30 feet, respectively.

- 3. Metro Storage, Westhampton, LLC., 105 Old Riverhead Road, Westhampton Beach (905-2-1-19.5)** Applicant requests variance from §197-30 C(9)(c) to erect signs with a total area of 48 square feet where the maximum permitted is 25 square feet, from §197-30 C(9)(e) to erect two ground mounted signs on a lot where only one is permitted, from §197-30 D(11) to erect a sign on a different lot than the advertised business where signs must be installed on the same lot, and from §197-30 D(14) to erect an internally illuminated sign where internally illuminated signage is prohibited.

- 4. 123 Dune Road, LLC., 123 Dune Road, Westhampton Beach (905-21-3-7)** Applicant request variances to demolish an existing swimming pool, patio, and dwelling entrance stairs. The proposed lot coverage will be 31.24% when Chapter 197-8.C. and 197-63.P (1) prohibits more than 25% lot coverage on a lot developed with a tennis court. The property is located in the Flood Zone and the R-3 Zoning District.

HOLDOVERS:

5. Donna McDonough, 24 Point Road, Westhampton Beach (905-17-3-25) Applicant requests variances to bring in fill 5' from the North, East and South lot line when Chapter 197-27.D. of the Village Code requires a minimum of 10' setback. The applicant also proposes a deck in the required front yard in violation of Chapter 197-35.C. of the Village Code which requires accessory structures in the rear yard only. The property is located in the R-5 Zoning District and the Flood Plain.

6. Flavio Sinchi, 33 Oak St, Westhampton Beach (905-008-03-020) Applicant requests a variance from §197-5 A(1) to construct a dormer addition within the required front and rear yards on a dwelling with preexisting nonconforming front and rear setbacks where conformity is required for additions, and a variance from §197-9 D to construct a front porch with a front yard setback of 18 feet where the minimum required is 40 feet.

7. Newman/Corre, 307 Dune Rd, Westhampton Beach (905-018-02-029) Applicant requests variances from §74-8 C to construct accessory structures within the Coastal Erosion Hazard Area, from §197-8 C for a building lot coverage of 28.2% where the maximum permitted is 20%, from §197-8 D to construct a dwelling with a side yard of 15 feet and a combined side yard of 40.8 feet where the minimum required is 20 & 50 feet respectively, from §197-27 D to place fill for a sanitary system 5 feet from the property line where the minimum setback required is 10 feet, from §197-35 B(1) to construct an accessory equipment platform in the side yard where accessory structures must be constructed in the front or rear yard, and variances from §197-35 C to construct a deck 32.7 feet from the crest of the dune and a pool 51.7 feet from the crest of the dune where accessory structures must be setback 75 feet from the crest of the dune, and to construct accessory decks 10.9 & 15 feet from property lines and a cabana and equipment platform 10.9 feet from property lines where the minimum setback required for accessory structures is 20 feet.

NEW APPLICATION:

8. Schlüsselberg Family Limited Partnership, 24 East Division Street, (905-010-07-030) Applicant requests relief from a denial from the Architectural Review Board pursuant to §5-19 B to construct a single-family dwelling with associated site improvements as designed.

DISCUSSION:

9. Song, 335 Dune Road (905-18-2-13) Discussion regarding conditions and height limitations issued in the applicants request for variance.

REQUEST FOR EXTENSION:

10. Siskin, 505 Dune Road (905-16-2-12) Applicant requests an extension of their December 20, 2018 determination, for an additional 180 days (6 months) up to an including December 20, 2019.

UPDATED: July 16, 2019