

ZONING BOARD OF APPEALS AGENDA
Thursday, June 21, 2018 5:00 P.M.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

ALL NEW INFORMATION MUST BE SUBMITTED BEFORE 3 P.M. ON June 22, 2018 for the **July 19, 2018**, MEETING. IF THE BOARD RECEIVES NO NEW INFORMATION OR REASON FOR ADJOURNMENT BY LETTER BY 3 P.M. ON June 14, 2018, 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

May 17, 2018

DECISIONS:

- 1. Michael and Marnie Rice, 435 Dune Road (905-17-5-22)** Applicant requests a variance to construct a deck onto the rear of the dwelling. Applicant proposes a setback of 10' from the rear lot line, and 12.2' off of the West side lot line when Chapter 197-35.C. of the Village Code requires 20'. Applicant also requests a lot coverage of 24% when Chapter 197.10.C (1) of the Village Code allows no more than 20%. The property is located in the R-5 Zoning District.

- 2. Kevin Cosgrove, 216 Dune Road (905-20-1-3)** Applicant requests a variance to construct a new dwelling, deck, swimming pool, and raised septic system. The applicant proposes a minimum total side yard of 41.9' when Chapter 197-8. D. requires a minimum of 50'. Applicant proposes a 32.5' front yard setback from the front property line to the dwelling when Chapter 197-8. D. requires a 50' front yard setback minimum and applicant proposes a 1' setback from the South and East property line for fill when Chapter 197-27. D. requires a 10' setback for fill.

- 3. Bernice Drapkin, 207 Dune Road (905-20-2-7)** Applicant requests a variance to construct a roofed structure and pergola 17' from the West property line and 59.5' from the rear property line when Chapter 197-35.C. requires a 20' side yard setback and a 75' rear yard setback.

HOLDOVERS:

- 4. 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 contractors offices with workshops and storage. The property is located in the MF-20 Zoning District.

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5. Sandpiper at Westhampton Beach, 473 Dune Road, (905-16-2-26) Applicant requests a Special Permit by the Board of Zoning Appeals to expand a deck on the East and West side of the existing building. The Sandpiper is a non-conforming multi-family Cooperative and therefore requires Board of Zoning Appeals approval as provided for in Chapter 197-29. C. (1) of the Village Code. Applicant also requests a variance to construct the deck on the East side 55' from the Crest of the Dune and the deck on the West side 9' from the crest of the dune when Chapter 197-35. C. of the Village Code requires structures to be at least 75' from the Crest of Dune. The property is located in the R-3 Zoning District.

6. Martin and Margaret Maguire, 24 Woodland Avenue (905-12-2-20) Applicant requests a variance to construct a roofed front porch 43.9' from the front property line when Chapter 197-7. D. of the Village Code requires a 50' front yard setback. The property is located in the R-2 Zoning District.

REQUEST TO MODIFY CONDITIONS OF DETERMINATION

7. Metro Storage, LLC., 105 Old Riverhead Road (905-2-1-19.6) Applicant requests relief and modification from condition No. 2 and No. 3 set forth in the Board of Zoning Appeals determination dated January 19, 2017.

REQUEST FOR EXTENSION:

8. Flavio Sinchi, 33 Oak Street, Westhampton Beach (905-8-3-20) Applicant requests an extension of their Board of Zoning Appeals determination dated June 15, 2017 up to and including December 15, 2018.

Dated: June 11, 2018