

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Westhampton Beach will hold its regular meeting on Thursday, May 15th, 2008 at 7:00 P.M. at the new Municipal Building, 165 Mill Road, Westhampton Beach, New York, on the following applications:

1. Habitat 215, LLC, 215 Dune Road, (905-20-2-4) Applicant requests a variance from Chapter 197-8.C. of the Village Code to maintain lot coverage of 20.5% when the Village Code prohibits more than 20% lot coverage. This property is located in the R-3 Zoning District.
2. Randel and Susan Falco, 29 Dune Road, (905-22-2-17.2) Applicants request an area variance to maintain fill 3.4 feet from the front property line when Chapter 197-27.D. prohibits fill within 10 feet of the lot line and the August 17, 2006 Zoning Board of Appeals decision allowed the fill to be 8 feet from the property line. Applicant also requests an area variance to maintain 30.8% lot coverage when Chapter 197-8.C. of the Village Code prohibits lot coverage from exceeding 20% and the August 17, 2006 ZBA decision allowed 30.5% lot coverage. The property is located in the R-3 Zoning District.
3. Poole Qualified Personal Residence Trust, 16 Potunk Lane, (905-11-1-2) Applicant requests a special exception permit from the Zoning Board of Appeals, as provided for in Chapter 197.29.C., to construct a two-story garage and pool house with a non-conforming use (two dwellings). The property is located in the R-1 Zoning District.
4. Garson Realty (LI) LLC, 221 Dune Road, (905-20-2-2.1) Applicant requests a variance to demolish an existing dwelling and deck located in the R-3 Zoning District in the Coastal Erosion Hazard Area and construct a new dwelling, deck and pool. The front yard setback is proposed at 68.6 feet when Chapter 197-8.D. of the Village Code requires 75 feet. The total side yard setback is 49.5 feet when Chapter 197-8.D. of the Village Code requires total side yards of 50 feet. The proposed rear yard setback for the deck and pool is 64.5 feet when Chapter 197-35.C. requires 75 feet. A deck, 6 feet by 10 feet, is proposed on the dune south of the dune crest when Chapter 197-35.C. prohibits structures less than 75 north of the crest of the dune. The proposed deck and swimming pool are located in the Coastal Erosion Hazard Area when Chapter 74-8.C. prohibits structures on the dune.

Dated: April 25, 2008

By Order of the Board of Trustees
Village of Westhampton Beach
By: Kathleen McGinnis, Village Clerk