

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Westhampton Beach will hold its regular meeting on Thursday, July 17th, 2008 at 7:00 P.M. at the new Municipal Building, 165 Mill Road, Westhampton Beach, New York, on the following applications:

1. Richard Kleinknecht, 495 Dune Road, (905-16-2-18) Applicant requests a variance to demolish an existing dwelling and construct a new dwelling, pool and deck located in the R-3 Zoning District. Applicant requests a front yard of 40 feet when Chapter 197-8.D. of the Village Code prohibits a front yard less than 75 feet. Applicant requests a total side yard of 46.5 feet when Chapter 197-8.D. requires a total side yard of 50 feet. Applicant requests a variance to construct the new dwelling within the Coastal Erosion Hazard Area when Chapter 74-8.C. prohibits new dwellings within the CEHA. Applicant requests a variance to construct a pool and deck within the side yard when Chapter 197-35.B(1) prohibits accessory structures within the side yard. And, finally, applicant requests a variance to raise the grade for a septic system on the front and side lot line when Chapter 197-27.D. prohibits fill within 10 feet of any lot line.
2. Laura Berman, 289 Dune Road, (905-19-4-4) Applicant requests a variance to construct a new single family dwelling, swimming pool, deck and porch. The property is located in the R-3 Zoning District on a lot that is 94.14 feet wide when Chapter 197-8.B. of the Village Code requires 100 feet lot width. Applicant also requests to build the dwelling in the Coastal Erosion Hazard Area when Chapter 74-8.C. prohibits new construction in the dune area.
3. Robert Rizzo, 5 Dune Road, (905-22-2-25) Applicant requests a variance to demolish all existing structures on the existing property and move a new dwelling from another parcel onto the subject property. The property is located in the R-3 Zoning District. The applicant requests a variance from Chapter 197-8.E. to construct the dwelling with a height of 46.8 feet above mean sea level when Village Code prohibits dwellings greater than 44 feet above mean sea level. Applicant requests a total side yard of 49.2 feet when Chapter 197-8-D. of the Village Code requires 50 feet. Applicant requests a variance to construct the dwelling, deck and pool in the dune area when Chapter 74-8.C. prohibits new dwellings within the dune area. Applicant requests a variance to construct the dwelling on a lot with a 99.53 feet lot width when Chapter 197-8.B. requires a 100 feet wide lot.
4. Dawn Fitzpatrick, 327 Dune Road, (905-18-2-17) Applicant requests a variance to demolish and rebuild an existing deck on a dwelling located in the R-3 Zoning District. The new deck is located 24.1 feet from the rear yard setback and 15.1 feet from the side lot line when Chapter 197-35.C. requires 75 feet and 20 feet respectively.

5. Lawrence and Ann Denihan, 524 and 525 Dune Road, (905-16-1-2 and 3) Applicants propose to demolish all structures on two lots except a non-habitable cabana without kitchen facilities, a swimming pool and deck. The applicants will also move an existing right-of-way from the center of the new lot to the side. Applicants will then merge the two lots into one lot and construct a new single family dwelling, porch and deck. The applicants request a variance for a dwelling that is 6,643 square feet when Chapter 197-34.G. of the Village Code only allows 6,000 square feet. Applicants propose a front yard setback of 45.5 feet when Chapter 197-8.D. of the Village Code requires 50 feet. Applicants request lot coverage of 21.9% when Chapter 197-8.C. of the Village Code prohibits lot coverage greater than 20%. Applicants propose to locate the existing cabana, pool and deck within the side yard when Chapter 197-35.B (2) of the Village Code prohibits accessory structures within the side yard. Applicants request an interpretation under Chapter 197-69 that the building floor area labeled “screened porch” which is 470 square feet is not included in the maximum floor area requirement for a dwelling, as provided for in Chapter 197-34.G. of the Village Code.

6. Robert Pohly, (1 Dune Road, LLC. and WHB Dune Road, LLC.) 1 and 3 Dune Road, (905-22-2-27 and 26) Applicant requests an area variance to remove all structures existing on two lots, relocate an 8 feet wide right-of-way, merge both lots into one lot and construct one new single family dwelling with pool, spa, decks and porches. The property is located in the R-3 Zoning District. Applicant requests a variance to construct the new dwelling within the Coastal Erosion Hazard Area on the dune when Chapter 74-8.C. prohibits new dwellings within the CEHL. Applicant proposes to locate the pool and deck within the side yard when Chapter 197-35.B.(2) of the Village Code prohibits accessory structures within the side yard. Applicant requests a variance for a 7265 square feet dwelling when Chapter 197-34.G. of the Village Code prohibits dwellings larger than 6,000 square feet in the R-3 Zoning District.

Dated: June 27, 2008

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