

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the Village of Westhampton Beach will hold its regular meeting on Thursday, February 18<sup>th</sup>, 2010 at 7:00 P.M. at the Municipal Building, 165 Mill Road, Westhampton Beach, New York, on the following applications:

1. David H. Fox, Sr., 64 Sunset Avenue, (905-12-4-21) Applicant requests a variance to construct a new two-story retail and office building in the B-1 Zoning District. Applicant requests a 73.9 feet setback when Chapter 197-17.1 of the Village Code prohibits a setback greater than 5 feet in the B-1 Zoning District. The applicant also requests a variance to build 8 parking spaces when 12 parking spaces are required by Chapter 197-19 of the Village Code.
2. Sunset Realty Holding, LLC, 33 Sunset Avenue (905-12-3-9) Applicant requests a sign located 10 feet back from the front property line on a property where the building is set back only 34.4 feet when Chapter 197-30.(8)(a) requires the sign to be set back 15 feet and the ground sign is only allowed if the building is set back 40 feet or more. The property is located in the B-1 Zoning District.
3. Cynthia and Guy Davis, 1 Beach Lane, (905-11-3-5) Applicants request a variance to construct a two-story garage and storage building accessory to a single family dwelling in the side yard when Chapter 197-35.A. of the Village Code prohibits accessory structures in the side yard. Applicants request a variance to construct an office building 5 feet from the front lot line when Chapter 197-16.4 requires buildings to be set back 20 feet in the HC Zoning District. Applicants request a variance to construct an office building with 2<sup>nd</sup> floor apartment which requires 6 parking spaces and the applicants have only provided 5 parking spaces in violation of Chapter 197-19 of the Village Code. This property is located in the HC Zoning District.
4. Edward and Luisa Cabrera, 481 Dune Road, (905-16-2-25.1) Applicants request a variance to construct an open trellis 45 feet from the crest of the dune on top of an existing deck when Chapter 197-8.D. of the Village Code prohibits structures less than 75 feet from the crest of the dune. Applicants also request permission to construct a second story sun room addition to an existing structure 19.2 feet from the side lot line and 38.7 feet from the front lot line when Chapter 197-8.D. of the Village Code requires a minimum side yard of 20 feet and a front yard of 75 feet.

Dated: January 29, 2009

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