

ZONING BOARD OF APPEALS AGENDA
July 15TH, 2010 at 7:00 P.M.
MUNICIPAL BUILDING, 165 MILL ROAD

HOLDOVERS:

1. Dawn Fischer and Stacy Friedman, 15 Sunset Lane, (905-8-3-44) Applicants request a variance to construct a swimming pool in the front yard in violation of Chapter 197-9.D. of the Village Code which requires all accessory structures in the rear yard. Applicants also request a variance to construct a screened porch 13.7 feet from the south side property line when Chapter 197-9.D. of the Village Code prohibits a side yard less than 15 feet in the R-4 Zoning District. (This matter was re-opened at the June 17th, 2010 meeting for submissions and discussion)
2. J.R.C. Land Company, LLC, 111 Hazelwood Avenue, (905-2-2-21.3) Applicant requests a special use permit from the Zoning Board of Appeals, as provided for under Chapter 197-29.C. of the Village Code. The applicant requests the Special Use Permit to alter and expand a nonconforming cement batch plant. Specifically, the applicant wishes to install a portable screening plant, install a storage trailer and expand an existing storage/office building. The property is located in the (Multi-Family Residential) MF-20 Zoning District.
3. Joseph and Kelly Zaffuto, 32 Liberty Street (905-8-2-4) Applicant requests an area variance to construct a swimming pool with total lot coverage of 23.4% when Chapter 197-7.C. of the Village Code prohibits lot coverage more than 20% in the R-2 Zoning District.
4. Gary Kessler, 447 Dune Road, (905-17-5-4) Applicant requests a variance to construct an addition to a single family dwelling and a deck all within the coastal erosion hazard area in violation of Chapter 74-8.C. of the Village Code. Applicant also requests an area variance to construct an addition to the existing single family dwelling 55.8 feet from the crest of the dune when Chapter 197-8.D. requires a minimum of 75 feet. Applicant also requests a deck 45 feet from the crest of the dune when Chapter 197-35.C. requires a minimum of 75 feet.

NEW APPLICATIONS:

5. Janet and Mitchell Feldman, 127 Dune Road, (905-21-3-6) Applicants request an appeal of the Architectural Review Board's decision and findings of fact dated May 18, 2010. The Architectural Review Board's decision denied the applicants a standing seam metal roof on the proposed new residence. This application is made in accordance with Chapter 5-19.A. of the Village Code.
6. Rajesh and Madhu Garg, 136 Beach Lane, (905-15-5-11.4) Applicants request a variance to construct a new single family dwelling, swimming pool and deck in the R-1 Zoning District. The proposed dwelling is located 28.7 feet from Exchange Place when Chapter 197-6.D. of the Village Code prohibits a dwelling closer than 50 feet from the front property line. Applicants also request a variance to construct an accessory structure (deck) in the side yard of the main building when Chapter 197-35.A. of the Village Code allows accessory structures to be located in the rear yard only.

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

Dated: June 25, 2010