

**Zoning Board of Appeals
16th Agenda
September 18th, 2025**

NEW APPLICATION

Request of Thomas Sullivan – 41 Beach Rd – App. #25-05 (Area Variance)

New 1 FAMILY DWELLING & APPURTENANCES – construct new 3 bedroom, 2.5-bathroom home (elevated for flood standards compliance)

Town Zoning Code chapter 215-15 A Bulk Table, attachment 16 part II
Use group h.1, column 4, Required front yard depth/setback:
Minimum front yard depth/setback required = 35’/35’
Existing front yard setback = N/A (vacant)
Proposed front yard depth/setback = 18.0’/18.0’
Front yard depth/setback variance required = 17’
****Additionally, a Flood Plain Development permit must be applied for in this location. ****

Section: 20.08	Block: 1	Lot: 16	Zone: R1
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DECISION

Request of Isaack Goldberg – 2 Timmel Lane – App. #25-03 (Appeal)

Chapter 215, Article III Districts; Map
Section 215-9 Compliance required,
215-9 D Uses identified as special permit uses or conditional uses shall be deemed prohibited unless a valid special permit shall be issued by the Town Board therefor or appropriate conditional approval granted by the Planning Board.
This application requires Planning Board review and approval of a Conditional Use permit

Chapter 215, Article IV Use Requirements,
Section 215-11 Use Table,
(215 attachment 9) Table of General Use Requirements Part I Residential Districts RR District,
Column ‘C’ Conditional Uses by Planning Board (subject to Article XI and XII)
#4) 1-family detached residences with municipal sewer and water and located in an area having slight or moderate development limitations
This application is for construction of a 1-family residence with municipal sewer and water

Chapter 215, Article IV Use Requirements,
Section 215-12 Utilization of Use Table
215-12 C...All uses listed in Column C are permitted only upon approval of the Planning Board and are conditional thereon pursuant to § 274-a of the Town Law. ... All special permit uses and conditional uses also require site development plan approval by the Planning Board in accordance with Article X.
This application requires Planning Board review and approval of site-plan and Conditional Use permit

Section 215 Article XII Conditional Use and Approval by Planning Board
Section 215-73 General requirements,
The uses listed in Use Table, Column C, are conditional uses permitted only upon approval by the Planning Board in accordance with the procedures and standards herein. After approval, such uses shall be deemed permitted uses in the districts wherein located, subject to any conditions attached thereto.
This application requires Planning Board review and approval of site-plan and Conditional Use permit

Section: 19.02	Block: 4	Lot: 67	Zone: RR
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**** Agendas published prior to start of the meeting are for information only and the Zoning Board of Appeals reserves the right to modify in whole or in part any item(s) up to and including the meeting itself. ****

Request of Erickson Hernandez – 39 Nordica Circle – App. #25-04 (Area variance)

Residential Addition - proposed two-story addition to existing single-family residence

Town Zoning Code chapter 215-A Bulk Table, attachment 16 part II
Use group h.1, column 6, Required rear setback:
Minimum rear yard setback required = 35’
Existing rear yard setback = 42.3’
Proposed rear yard setback = 15’
Rear yard setback variance required = 20’

Section: 15.04	Block: 5	Lot: 57	Zone: R1
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OTHER MATTERS

Review the minutes of the **July 17th, 2025** meeting.