

May 23, 2024

Incorporated Village of Westhampton Beach held its Planning Board meeting on Thursday, May 23, 2024, at 5:00 p.m. in the Municipal Building, located at 165 Mill Road, Westhampton Beach, New York.

PRESENT: David Reilly, Chairman`
Ralph Neubauer
Larry Jones
Rocco Logozzo
Donald Steinert

Ron Hill, Village Engineer

Britton Bistran, Village Planner

Anthony C. Pasca, Esq., Village Attorney

Brad Hammond, Building & Zoning Administrator

Maeghan Mackie, Board Secretary

DECISIONS: NONE

PUBLIC HEARING AGENDA:
SITE PLAN REVIEW: NONE
FILL APPLICATION REVIEW: NONE

WORK SESSION AGENDA:
SUBDIVISION REVIEW:

1. JODI B. SCHERL-452 DUNE ROAD SCTM#905-17-1-2.2
-Initial work session for a lot line modification between two residential parcels resulting in the same overall lot area.

No one appeared on behalf of the application.

Mr. Pasca said this is not governed by the same rule for site plans, it's a minor subdivision and the planning board has the option to hold a public hearing. If you have the option to hold it, it's not an obligation to hold it for a lot line modification.

Mr. Reilly said it's a minor square foot swap between two neighbors.

Mr. Pasca read the Code.

Mr. Reilly asked who else would know about this, other than the two property owners? And asked if anyone on the Board wanted to hold a public hearing? And do we have to do anything else other than approve it?

Ms. Bistran said we have to refer it to Health Department.

Mr. Hammond said and the planning commission. Both property owners authorized this application.

SITE PLAN REVIEW:
1. 196/208 MONTAUK HWY LLC- 200 MONTAUK HIGHWAY SCTM#905-6-2-30
-Initial work session on Site Plan to convert 1st floor office into dance studio

Lina LeRose appeared on behalf of the application. She owns the dance studio adjacent and she is going to expand to the adjacent site and it was the eye glass retail store. We are knocking down two walls and an opening through the two waiting rooms and adding the ballet bar, mirror and floors.

Mr. Reilly asked if there's any change to the exterior?

Ms. LeRose said no.

Mr. Reilly asked about the parking?

5-16-24v1

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Mr. Hamond said there's no change.

Mr. Hill said it was built 1 space per 150 square feet so there's more than enough.

Mr. Reilly asked if there were any questions or comments?

Mr. Hammond said it is a waiver, there is no increase in design flow or parking requirements.

Mr. Reilly said we can render a determination at the next meeting, June 13, 2024.

MINUTES:

1. MAY 9, 2024

HOLDOVERS (last Board review date):

1. 85 & 105 MONTAUK LLC- 85 &105 MONTAUK HWY SCTM#905-5-1-12, 53.1 &52.2(pending response)
2. FIRST DUNES DEVELOPMENT 496 LLC- 496 DUNE ROAD SCTM#905-16-1-19 (4/13/2023)
3. ROBERT SCHOENTHAL- 22 BAYFIELD LANE SCTM#905-10-6-2
4. RICHARD OLIVO-72 SOUTH ROAD SCTM#905-8-1-27 (6/22/2023)
5. 55-59 OLD RIVERHEAD ROAD LLC-55&59 OLD RIVERHEAD ROAD SCTM#905-4-1-7, 9.2, 9.3(10/12/2023)
6. 161 MONTAUK HIGHWAY LLC, 161 Montauk Highway SCTM#905-5-2-12.1(10/12/2023)
7. WESTHAMPTON INN, LLC 43 MAIN STREET SCTM#905-11-1-15 (3/14/2024)
8. BEAVER LAKE DEVELOPMENT, CORP 36 SUNSET AVENUE SCTM#905-12-4-25 (3/14/2024)
9. PINE BARN LLC-13 PINE STREET SCTM#905-6-2-24.3(3/28/2024)
10. BUILD COASTAL LLC 26 OLD RIVERHEAD ROAD SCTM#905-4-2-9(4/11/2024)
11. WESTHAMPTON PROPERTY MGT LLC-141 MONTAUK HWY SCTM#905-5-2-6.1(5/9/2024)
12. BURNER REALTY GROUP LLC- 57 MILL ROAD SCTM#905-12-4-10(5/9/2024)

FUTURE MEETINGS:

1. June 13, 2024