

Incorporated Village of Westhampton Beach held its Planning Board meeting on Thursday, June 27, 2024, at 5:00 p.m. in the Municipal Building, located at 165 Mill Road, Westhampton Beach, New York.

- PRESENT: Ralph Neubauer, Acting Chairman
 Larry Jones
 Michael Schermeyer
- Britton Bistran, Village Planner
- Ron Hill, Village Engineer
- Brad Hammond, Building & Zoning Administrator
- Anthony C. Pasca, Esq., Village Attorney
- Maeghan Mackie, Board Secretary
- ABSENT: David Reilly, Chairman
 Rocco Logozzo

PUBLIC HEARING AGENDA:

SITE PLAN REVIEW:

1. WESTHAMPTON PROPERTY MGT LLC-141 MONTAUK HWY SCTM#905-5-2-6.1(5/9/2024)
 - o Continued Site Plan review on conversion of an existing restaurant to a grocery store/deli with additions

Bailey Larken, Esq., appeared on behalf of the application. In response to the comments at the May 9, 2024 meeting and memorandums they submitted on June 13 the amended site plan and documents and they met with the operations manager for Citarella. The amended plan includes a trash compactor pushed against the building and it is fenced in to address the garbage and they added a small area for shopping carts next to the store. It is a small area and that's because the carts are smaller than 20" wide. They addressed the landscaping and the fencing along the property line and added boxwoods and the width of the entrance was increased on Montauk Highway and they added the proposed outdoor seating on the patio area.

Ms. Bistran said all of my comments have been addressed and I think it looks great.

Mr. Hill said his comments were too.

Mr. Hammond said yes, his were addressed too.

Mr. Steinert said the left turn hazard was discussed last time?

Mr. Neubauer said there isn't anything that will change.

Mr. Hill said the County agreed to that 6 months ago and there may be question, and they have two lanes out and one lane in and that may get squeezed to one in and one out but that's up to the County. The County will not finalize it until we approve a site plan and they determine how it's operated.

Mr. Hammond said if its drastically different they can return to this Board.

Mr. Hill said we will not have a choice.

Mr. Neubauer asked if there any other questions or comments.

Mr. Pasca said we can work on a decision.

Mr. Neubauer said we will close the public hearing.

Mr. Pasca said I would like to keep it open until we have the decision in case we need more information during the process of writing the decision.

Ms. Bistran said we will work on a decision for the next meeting.

Ms. Larken thanked the Board.

FILL APPLICATION REVIEW:

WORK SESSION AGENDA:

SUBDIVISION REVIEW:

SITE PLAN REVIEW:

WAIVER REVIEW:

1. GEORGAKAKOS(WHB CLEANERS & TAILORS, INC.) 200 MILL ROAD SCTM#905-8-3-13

Nicholas A. Vero, Architect appeared on behalf of the application. The general gist of what we were trying to do is take the area with the plastic roof and turn it into more permanent space. The elevation shows our intention of the roof line and get rid of the shed roof and turn it into permanent space.

Mr. Neubauer asked if it needs to be on both plans?

Mr. Vero said yes. We have to correct the site plan.

Mr. Neubauer asked why they were coming to this Board, for the garage?

Mr. Vero said no. I would like to before the next hearing, get the proper stuff and we're going to reside the garage and clean the site up.

Mr. Neubauer said you need a waiver to do that. To go to the back of the building, we agreed to take the lean to out of the mix and from the Board's standpoint we're on board with that and otherwise it's a full site plan.

Mr. Vero said he understands and he's under the impression that the survey is old and was given to this Board. They were trying to take the space with the trellis, or the lean to and turn it into the part of the building that the owner wants to use.

Mr. Hammond said there was a site plan to do the roofed over porch, and it was a condition that it would not be enclosed and it has since been enclosed and unless you want to undo what the Board did we should not be discussing that area unless they get a site plan.

Mr. Vero said we will talk to the client, and tell him it was not supposed to be enclosed and if he understands that he will take it down.

Ms. Bistran said there are three components to this, and one shows the residing and the lean to does not appear and the porch, the last piece to the east is the only one that cannot be enclosed.

Mr. Vero said okay.

Mr. Hammond said since you were not here the last time, this started as Code Enforcement to clean up the garage and Mr. Stinchi touched base with our office and when this came in with the back portion we were confused.

Mr. Vero said he will clean it up and try to get it taken care of.

Mr. Hill said when you talk to your client, please make sure he knows that if they enclose that lean to area and turn it into building it will generate parking and sanitary requirements.

Mr. Vero said we're not going to do that. We'll get rid of what we need to and we'll clean the site up.

2. WESTHAMPTON INN, LLC 43 MAIN STREET SCTM#905-11-1-15 (3/14/2024)

Michael Hanrahan 11 Mitchell Road, Westhampton Beach appeared on behalf of the application. They submitted documents requested at the last meeting. I don't know where this stands right now, and the position of the Board. There was a site plan, lighting plan, and landscaping plan.

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Mr. Hill said the documents don't match; the site plan is the old site plan with parking for 10 guests and my understanding is that there were 15 rooms proposed. And the lighting and landscaping plan show 15 rooms but the site plan does not. So they need to update the plans to match and that's preventing the review from going forward.

Mr. Hanrahan said I will have that done. Do you have to hold it over?

Mr. Hill said yes. Make sure you get the new plan in 10 days before the next meeting.

Mr. Hanrahan said I will get it done this week. That has to be updated to what?

Mr. Hill said how many rooms do you want?

Mr. Hanrahan said 13.

Mr. Hammond said the plan shows 15 rooms; and the site plan does not match the landscaping and lighting.

Mr. Neubauer said all of the documents have to say the same thing and they have to match.

DECISIONS:

1. ANKOR ACQUISITION LLC (WH TENNIS&SPORT)-86 DEPOT ROAD SCTM#905-2-1-5.2

Motion was made by Mr. Jones to adopt the determination of Ankor Acquisition, LLC., (WH Tennis & Sport) 86 written; seconded by Mr. Steinert and unanimously carried 3 ayes, 0 nays, 2 absent.

2. ST MARK'S CHURCH 40 MAIN STREET SCTM#905-12-3-15

Motion was made by Mr. Jones to adopt the determination as written; seconded by Mr. Steinert and unanimously carried 3 ayes, 0 nays, 2 absent.

MINUTES:

1. JUNE 13, 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. 161 MONTAUK HIGHWAY LLC, 161 Montauk Highway SCTM#905-5-2-12.1(10/12/2023)
6. BEAVER LAKE DEVELOPMENT, CORP 36 SUNSET AVENUE SCTM#905-12-4-25 (3/14/2024)
7. PINE BARN LLC-13 PINE STREET SCTM#905-6-2-24.3(3/28/2024)
8. BUILD COASTAL LLC 26 OLD RIVERHEAD ROAD SCTM#905-4-2-9(4/11/2024)
9. BURNER REALTY GROUP LLC- 57 MILL ROAD SCTM#905-12-4-10(5/9/2024)
10. JODI B. SCHERL-452 DUNE ROAD SCTM#905-17-1-2.2 (5/23/2024)
11. 55-59 OLD RIVERHEAD ROAD LLC-55&59 OLD RIVERHEAD ROAD SCTM#905-4-1-7, 9.2,9.3(6/13/2024)

FUTURE MEETINGS:

July 11, 2024