

July 11, 2024

Incorporated Village of Westhampton Beach held its Planning Board meeting on Thursday, July 11, 2024, at 5:00 p.m. in the Municipal Building, located at 165 Mill Road, Westhampton Beach, New York.

PRESENT: Ralph Neubauer, Chairman
 Larry Jones
 Michael Schermeyer
 David Reilly
 Rocco Logozzo

 Britton Bistran, Village Planner

 Ron Hill, Village Engineer

 Brad Hammond, Building & Zoning Administrator

 Stephen Angel, Esq., Village Attorney

 Maeghan Mackie, Board Secretary

DECISIONS:

1. WESTHAMPTON PROPERTY MGT LLC-141 MONTAUK HWY SCTM#905-5-2-6.1

Bailey Larken, Esq., appeared on behalf of the application. Mr. Neubauer stated that there was not a determination, and they would render one at the July 25, 2024 meeting.

PUBLIC HEARING AGENDA:

SITE PLAN REVIEW:

FILL APPLICATION REVIEW:

WORK SESSION AGENDA:

SUBDIVISION REVIEW:

SITE PLAN REVIEW:

1. HAMPTONS LANDMARK, LLC- 97 HAZELWOOD AVENUE SCTM#905-2-2-20.2

- Initial Site Plan review on conversion of an existing lumberyard, workshop and garage to fuel sales use, transportation use and a general contractor use

Heather A. Wright, Esq., George Monsour, and Anthony Portillo, Architect appeared on behalf of the application. Ms. Wright said they wanted to put the proposed site plan to the Board and get the Boards comments and feedback before they Engineer their plans. This property was the subject of a 2019 ZBA decision for a change of use to allow two uses subject to site plan approval which was not finalized or moved forward and that goes to Mr. Hill's comment, there was no final site plan. My clients have purchased the property went to the ZBA to extend the variance and renew it and get an additional use for their transportation business and that is subject to site plan approval by this Board. Currently there is a metal building a long building; we will keep the metal building and replace the building that fronts Hazelwood Avenue with a larger more modern building. The proposed floor plan shows the setup of the offices. It is two contractor offices and my clients business.

Mr. Neubauer said we would like to see the quinze hut go away when we're reviewing the site. Since we're knocking it all down and adding a use I think its appropriate to see the quinze hut removed.

Ms. Wright said that's in better condition than the one we're removing. There is a cost associated with the work and the work we're proposing will vastly improve the site and new sanitary and landscaping and parking none of which exists today.

Mr. Reilly said I think the ARB will have an issue with the quinze hut.

Ms. Wright said okay. We got comments from Mr. Hammond and Mr. Hill, and I don't know if you want us to go through them. We know we have to get engineered plans with landscaping, lighting and drainage.

July 11, 2024

Mr. Hill asked them to discuss the transportation use. When I talked about the fuel company, some have gas storage. Do you? The fuel is only the home fueling tank trucks?

Ms. Wright said yes. There is no fuel on site it's office and his trucks parking there. The transportation business is an office with employees answering phones and scheduling appointments. There is no pick up or drop off at the location, and no maintenance done on site of the cars.

Mr. Hill said that's what he needed clarified. There was a storage area and we wanted to know what that will be used for.

Mr. Monsour asked about the building in the back?

Mr. Hill said it's three units; the warehouse what will be done with that. How will that space be used?

Ms. Wright said to store the car, or storage of materials. It's not a service garage.

Mr. Hill said we will want to condition how its used so there cannot be mechanical maintenance done there. It's okay to use them to store the cars.

Mr. Monsour said we don't do the maintenance of the vehicles. All of our cars go to the Car Wash behind the use.

Mr. Hill said that needs to be clarified. The other major thing is what is being done in front of the buildings and the site plan allows a driveways but the fuel trucks out front we want to see landscaping and vegetation except for the two driveways.

Ms. Wright said we will explore it and with a landscaping plan we can shield the lot and the screening that is to the South is more of a buffer and the Northerly screening is less. We were thinking about doing something between them and we have a concrete apron and we don't want to block the view of ingress & egress.

Mr. Hill said I don't want to see the asphalt in front of the building. We want a clear edge of road that lines up with the curb and the concrete plant and into the grass area in front of the property.

Mr. Neubauer asked if there will be curbs?

Mr. Hill said the site to the south does not have any, usually we require a curb and that would define the driveways and protect the vegetation.

Mr. Neubauer thought they went through that the last time they viewed this site.

Ms. Wright said she is not sure, she did not work on that site.

Mr. Hill said he's not sure they got that far. It came in and the ZBA referred it to us and we did not get into site plan.

Mr. Hammond said it's unlisted and a use variance was involved so it could not be a Type II and it was referred to this Board to be lead agency. So the site plan in 2019 was rudimentary and you probably did touch on these aspects but assuming it would come back to this Board but there was never an actual application to this Board.

Mr. Hill said there is a power line through the middle of the site, does PSEG have an easement?

Ms. Wright said no there is not one. We would love to move it and we will have to coordinate with PSEG.

Mr. Hammond said there is one against the building and it's tricky to construct under a pole.

Mr. Portillo said we are in discussion on moving the meter to a H-Frame and they are attached to the pole in front of the building. I think the front pole is a possibility because of how the drop goes over the street and over the property so they can come off the transformer and to the H Frame and move it.

Mr. Hammond said if PSEG has no easement, they'll want one or want to move the pole.

Mr. Neubauer asked if they can compel them to give an easement?

July 11, 2024

Mr. Angel said they can condemn it.

Mr. Hill said it's cheaper to move it.

Mr. Portillo said we did not develop the plans and I am considering landscaping and they are open to it we just put minor landscaping on the plan. I think the new building will be much nicer than what exists and I live off of Hazelwood Avenue and am glad to see this getting cleaned up. The quinze hut is structurally sound and it would be a lot to take down and rebuild it.

Mr. Neubauer said you wouldn't rebuild it you'd put in a new building.

Mr. Portillo said it would be one Morton Building; removing it is costly and its in good working order.

Mr. Reilly asked if we should refer it to the ARB?

Mr. Hammond said the ZBA is more pressing because the most recent variance added a third use and it contemplated the buildings condition and they have not seen it with the larger building. There are a few things, is the SEQRA negative declaration five years ago consistent with that application; or will you issue a new one. You have to, by Code do a public hearing and I would not make any determinations until you hold that public hearing and you would open it and get comments and then refer them to the ZBA about the latest iteration of the plan and then make a SEQRA determination.

Mr. Jones said the Quanza Huts are famous, and the Historical society would appreciate it if you put a sign on it because it's a marvel of a design and how well they work and they were used all over in WW2 and they are structurally strong.

Mr. Portillo said I don't think it has to be taken down.

Mr. Hammond said we would notice the involved agencies, which will include the ARB.

Mr. Logozzo asked where the trucks will be once its constructed?

Mr. Portillo said they will be using the parking lot. That will be behind the buildings once they are constructed. There is ample parking and I used warehouse and storage parking requirements but they are the same requirements. There is no proposed parking in the front.

Mr. Steinert asked if there are other trucks in other areas?

Mr. Monsour said the oil company just has the two trucks.

Mr. Portillo said we're proposing a gate and clean it up you won't see the trucks.

Mr. Monsour said the quinze hut building is structurally sound and we were amazed by it and we were thinking about a white building and brown roof and put a gable and connect the two and we wouldn't leave it silver we would paint it to match and clean it up and we think it will look nice. We're taking down the building in the back and they are old and we're going to clean the site up and make it look nicer.

Mr. Portillo said currently there's no drainage and a cesspool and its dirt in the rear and not improved and all of that will get cleaned up and modernized.

Mr. Reilly said that area the more you can do to make it look nicer the better it will work for this site.

Ms. Wright asked about the public hearing.

Mr. Hammond said yes, if it's enough to open the public hearing and if you want more to see before that we can return at the next meeting.

Mr. Hill said we can figure the drainage details out once we open for a public hearing. We only need to address is what we're doing in front of the building and clean that up and show the road and how it will be treated and that will be a big question by the public.

Mr. Neubauer asked if they are open to curbing?

7-5-24v2

July 11, 2024

Mr. Monsour said yes, and we had flower beds. I contacted a landscaper that's been before the Board and we could revisit the landscaping and are working on that. We have the parking on the left and there is an area that can fit a curb and sea grass and we were thinking boxwoods across the front in the flower beds.

Mr. Reilly said just soften it when you drive by.

Mr. Hammond said since the fuel oil trucks are large can we show those spots in the back where they'll be parked. The other thing, the driveway gates they are shown relatively close to the street so a car will stick out into the travel aisle and we require 20' in residential areas and that's not the same in commercial districts so its up to this Board and it is close to the street.

Mr. Portillo said we can bring the curb to edge of pavement and that's past the property line. Would the curb be in line with the property line?

Mr. Hill said it needs to be in line with the property line. There is a curb at the concrete plant to the North you should connect it with that.

Mr. Portillo said okay. There is a buffer.

Mr. Hill said we don't want to see the edge of pavement, we want to see grass.

Mr. Hammond said if you can incorporate that to show the vehicle out of the roadway and you can have curbing in the right of way that's up to the DPW.

Mr. Hill said curbing is at least 8' off the property line on a 50' road and the pavement is narrow on these roads.

Ms. Bistran wrote a memo about the architectural comments to see the colors and I think it would help to see the hut and make sure they are harmonious with one another. And I made a comment about the ADA parking spots and accessibility.

Mr. Portillo said the ADA in the front is for the two offices in the front and the quinze hut entrance is in the rear so we'll bring the pavement to the door and the pavement will be sloped so that's the reason they are in two different locations.

Ms. Bistran said look at the space closest to the street in terms of how you enter the offices.

Mr. Portillo said the pavement will slope and that's how they'll get in and the details are not here because we wanted a preliminary plan.

Ms. Bistran asked if you wanted to make another submission then we will put you on for a public hearing?

Ms. Wright said yes.

Mr. Hammond said submit it 10 days before a meeting, and we can discuss that.

WAIVER REVIEW:

MINUTES:

1. JUNE 27, 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. WESTHAMPTON INN, LLC 43 MAIN STREET SCTM#905-11-1-15 (3/14/2024)
7. BEAVER LAKE DEVELOPMENT, CORP 36 SUNSET AVENUE SCTM#905-12-4-25 (3/14/2024)
8. PINE BARN LLC-13 PINE STREET SCTM#905-6-2-24.3(3/28/2024)
9. BUILD COASTAL LLC 26 OLD RIVERHEAD ROAD SCTM#905-4-2-9(4/11/2024)
10. BURNER REALTY GROUP LLC- 57 MILL ROAD SCTM#905-12-4-10(5/9/2024)

7-5-24v2

July 11, 2024

11. JODI B. SCHERL-452 DUNE ROAD SCTM#905-17-1-2.2 (5/23/2024)

12. 55-59 OLD RIVERHEAD ROAD LLC-55&59 OLD RIVERHEAD ROAD SCTM#905-4-1-7,
9.2,9.3(6/13/2024)

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

FUTURE MEETINGS:

July 25, 2024