

July 25, 2024

Incorporated Village of Westhampton Beach held its Planning Board meeting on Thursday, July 25, 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  
  
                  Stephen Angel, Esq., Village Attorney  
  
                  Maeghan Mackie, Board Secretary

ABSENT:           Brad Hammond, Building & Zoning Administrator  
                  Ron Hill, Village Engineer

1. FIRST DUNES DEVELOPMENT 496 LLC- 496 DUNE ROAD SCTM#905-16-1-19
  - o Continued review to subdivide a 28,234sf parcel in the R-3 zoning district into two lots for single-family dwelling use

James N. Hulme, Esq., appeared on behalf of the application. He said this was a two lot subdivision and in March 2023 they got approval from the ZBA for the lots, and on July 10, 2024 I submitted the DEC approval and the Suffolk County Department of Health approval which were the only remaining items.

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

There were no public comments.

Ms. Bistran said sometimes Mr. Pasca likes to leave it open just in case.

Ms. Mackie suggested we leave it open and render a decision.

The Board moved to leave the application open and render a decision at the August 8, 2024 meeting.

**FILL APPLICATION REVIEW:**

**WORK SESSION AGENDA:**

**SUBDIVISION REVIEW:**

**SITE PLAN REVIEW:**

1. BUILD COASTAL, LLC- 26 OLD RIVERHEAD ROAD SCTM#905-4-2-9
  - o Continued work session on Modification to Site Plan to build a new second floor on existing warehouse building.

**WAIVER REVIEW:**

**MINUTES:**

1. JULY 11, 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. ROBERT SCHOENTHAL- 22 BAYFIELD LANE SCTM#905-10-6-2
3. RICHARD OLIVO-72 SOUTH ROAD SCTM#905-8-1-27 (6/22/2023)
4. 161 MONTAUK HIGHWAY LLC, 161 MONTAUK HWY SCTM#905-5-2-12.1(10/12/2023)
5. WESTHAMPTON INN, LLC 43 MAIN STREET SCTM#905-11-1-15 (3/14/2024)

July 25, 2024

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. BURNER REALTY GROUP LLC- 57 MILL ROAD SCTM#905-12-4-10(5/9/2024)
9. JODI B. SCHERL-452 DUNE ROAD SCTM#905-17-1-2.2 (5/23/2024)
10. 55-59 OLD RIVERHEAD ROAD LLC-55&59 OLD RIVERHEAD ROAD SCTM#905-4-1-7, 9.2,9.3(6/13/2024)
11. GEORGAKAKOS(WHB CLEANERS & TAILORS, INC.) 200 MILL ROAD SCTM#905-8-3-13
12. HAMPTONS LANDMARK, LLC- 97 HAZELWOOD AVENUE SCTM#905-2-2-20.2(7/11/2024)

**FUTURE MEETINGS:**

August 8, 2024

Motion was made by Mr. Neubauer at 5:05 p.m. to adjourn the meeting; seconded by Mr. Logozzo and unanimously approved 5 ayes, 0 nays, 0 absent.