



WESTHAMPTON BEACH PLANNING BOARD AGENDA -MAY 8, 2025, 5:00 P.M.
CHAIR OPENS MEETING. SALUTE TO THE FLAG.

DECISIONS:

1. BARTELS BIRK-112 POTUNK LANE SCTM#905-12-1-31

PUBLIC HEARING AGENDA:

SITE PLAN REVIEW:

FILL APPLICATION REVIEW:

1. MONA GORA, 302 DUNE ROAD SCTM#905-18-1-26
2. JOSEPH & BRIDGET SHANLEY, 139 POINT ROAD SCTM#905-17-2-33.1

WORK SESSION AGENDA:

SITE PLAN REVIEW:

1. QUANTUCK BEACH CLUB INC.-42,46,48&49 DUNE ROAD SCTM#905-22-2-12.1 &13.1,905-22-1-9&10
 - o Continued site plan review of reconstruction of all buildings at a membership beach club for the purpose of adopting a SEQRA determination

MINUTES/BOARD DISCUSSION:

1. Minutes of April 24th
2. Board/consultant preview of agenda May 22nd

HOLDOVERS (Public Hearing open date/Last Review date):

1. 85 & 105 MONTAUK LLC- 85 &105 MONTAUK HWY SCTM#905-5-1-12, 53.1 &52.2 (PH6/13/19, 2/23/23)
2. ROBERT SCHOENTHAL- 22 BAYFIELD LANE SCTM#905-10-6-2(PH5/12/22, 5/12/22)
3. JODI B. SCHERL-452 DUNE ROAD SCTM#905-17-1-2.2 (NOPH,5/23/2024)
4. BUILD COASTAL, LLC- 26 OLD RIVERHEAD ROAD SCTM#905-4-2-9 (TBD,7/25/2024)
5. BEAVER LAKE DEVELOPMENT, CORP 36 SUNSET AVENUE SCTM#905-12-4-25(TBD,1/23/2025)
6. 104 WEST HAMPTON LLC, 104 MAIN STREET SCTM#905-12-4-032.1(TBD,1/23/2025)
7. 104 WEST HAMPTON LLC, 5 GLOVERS LANE SCTM#905-12-4-32.2(TBD,1/23/2025)
8. RICHARD OLIVO-72 SOUTH ROAD SCTM#905-8-1-27 (PH6/8/2023,2/27/2025)
10. 161 MONTAUK HIGHWAY LLC, 161 MONTAUK HIGHWAY SCTM#905-5-2-12.1 (TBD,3/27/2025)
11. PINE BARN LLC-13 PINE STREET SCTM#905-6-2-24.3(4/10/25)
12. 55-59 OLD RIVERHEAD ROAD LLC-55&59 OLD RIVERHEAD ROAD SCTM#905-4-1-7, 9.2,9.3(PH2/13/25, 4/23/25)

FUTURE MEETINGS:

MAY 22, 2025