

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**Thursday, May 14, 2020, at 5:00 p.m.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

**The Planning Board will hold its May 14, 2020 meeting via web-conferencing or teleconferencing (please call or visit the Village website for public log-in information).**

All new information must be submitted **before 3 p.m. on May 28, 2020 for the June 25, 2020 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on May 7, 2020, the application will be denied without prejudice. **Applicant or his representative must be present at the meeting or the case may not be heard at the Board's discretion.** Applicants are encouraged to notify the Board of any discrepancies or changes in the status of their application.

The next meeting will be on June 11, 2020.

**DECISIONS:**

**1. Avidor Group LLC, 133 Montauk Highway (905-5-2-4 and lot 5 and lot 38)** Applicant requests a site Plan Review to construct a new two story 11,000 sq. ft. mixed use building consisting of retail/office use on first floor and office and two apartments on 2<sup>nd</sup> floor. The property is located in the B-2 Zoning District.

*Status: HELDOVER until June 11, 2020*

*ZBA: Granted*

*ARB: Advisory Report Received*

*SEQRA: Complete*

*SCDHS: **NEEDED***

*SCPC: Approved;*

*SCDPW: Approved;*

**HOLDOVERS:**

**2. 160 Montauk Highway, 160 Montauk Highway, (905-6-1-19) Westhampton Beach** Applicant requests a Site Plan review to construct an addition to an existing Permitted Retail Beverage Store. The property is located in the B-2 Zoning District.

*Status: HELDOVER until June 11, 2020*

*ZBA: Granted*

*ARB: Received*

*SEQRA: Conditional Neg. Dec. Issued*

*SCDHS: **NEEDED***

*SCPC: Approved, Matter of Local Jurisdiction;*

*SCDPW: Approved with no comment;*

**3. Anthony J. Cassano, Jr., and Louis Commisso, (905-5-1-21) 30 Lilac Road** Applicant Requests a minor subdivision review to create two (2) lots on a parcel of land located in the R-2 Zoning District.

*Status: HELDOVER UNTIL June 11, 2020*

*Applicant is awaiting a determination from the Suffolk County Dept. of Health*

*Services Board of Review.*

**ZBA:** N/A  
**ARB:** N/A

**SEQRA:** **COORDINATED REVIEW; DETERMINATION ISSUED: 6/25/2015**  
**SCDHS:** **NEEDED**

**SCDPW:** N/A  
**SCPC:** **NEEDED**

**4. Marios Nikolaides, 36 Hazelwood Avenue (905-6-1-11.1)** Applicant requests a minor Subdivision review to create a three-lot subdivision on a lot located in the R-4 Zoning district.

**Status:** **HELDOVER UNTIL June 25, 2020**

**ZBA:** GRANTED, 12/20/2018  
**ARB:** N/A

**SEQRA:** UNLISTED ACTION, GRANTED FEBRUARY 28, 2019  
**SCDHS:** **NEEDED**

**SCDPW:** N/A  
**SCPC:** **NEEDED**

**5. 85 & 105 Montauk LLC, 85, 105 Montauk Hwy & 105 Oak St, (905-005-01-012, -053.01 & -052.02).** Applicant requests Site Plan review to construct a two-story restaurant building with associated site improvements including improvements on lots to the West & South, consideration of a change of Zoning District for the Southerly lot with demolition of the dwelling and site build-out for parking with buffer, and site improvements on the Westerly lot including curbing, buffer & access reorientation.

**Status:** **HELDOVER UNTIL May 28, 2020**

**ZBA:** **NEEDED**  
**ARB:** **NEEDED**

**SEQRA:** 1/23/2020 – Deemed Complete; Unlisted Action Coordinated review commenced on 1/27/2020

**SCDHS:** **NEEDED**

**SCDPW:** Received SCDPW – No objection;  
**SCPC:** Received SCPC – No objection;

**OTHER:** **Zone Change Approval Needed from Village Board of Trustees**

**6. Laurence Verbeke, 167 Oneck Lane, (905-009-01-019).** Applicant requests review to subdivide a 207,984 SF (4.77 ac) lot, improved with a single-family dwelling and accessory structures, into two flag lots of 151,621 SF (3.48 ac) and 56,363 SF (1.29 ac). The subject property is located on the west side of and with access to Oneck Lane, in the R-1 Zoning District.

**Status:** **HELDOVER UNTIL June 11, 2020**

**ZBA:** N/A  
**ARB:** **NEEDED**

SEQRA: *Granted; October 10, 2019*  
SCDHS: **NEEDED**

SCDPW: *N/A*  
SCPC: *N/A*

7. **Rogers Associates LLC, North Side of Rogers Ave (905-003-01-007.01 through 007.07).** Applicant seeks site plan approval to construct 52 dwelling units in 13 Buildings (11 townhouse groupings, 2 two-family dwellings) with private community center, pool & tennis court for multifamily development with on-site sewage treatment plant in two development phases

*Status:* **\*\*THIS APPLICATION WILL NOT BE DISCUSSED UNTIL THE “NYS PAUSE ORDER” HAS BEEN LIFTED.**

*DRAFT Scoping Documents Received on March 3, 2020*

*The Planning Board will discuss the scoping process at its March 12, 2020 meeting. All are welcome to attend, but please note that the discussion will be about the scoping process only -- no substantive comments on the Draft Scope will be entertained at March 12th meeting. Subsequent to March 12th meeting, a schedule will be published that includes a time frame and opportunity for public participation and substantive comment on the Draft Scope prior to the adoption of a Final Scope.*

ZBA: *Undetermined*  
ARB: **NEEDED**

SEQRA: *POSITIVE DECLARATION ISSUED, 1/9/2020; PLANNING BOARD LEAD AGENT*

SCDHS: **NEEDED**

SCDPW: *N/A*  
SCPC: **NEEDED**

*OTHER:* **Special Exception Permit required from Board of Trustees**

8. **Westhampton Inn LLC., 43 Main Street (905-11-1-15)** Applicant requests a Site Plan approval to construct a two-story ten-room hotel building with a covered front entry, rear porte-cochere and associated site improvements upon a 0.93 acre parcel located at the South West corner of Main Street and Mitchell Road in the B-1 Zoning District.

*Status:* **HELDOVER UNTIL May 14, 2020**

ZBA: **NEEDED**  
ARB: *Referred to ARB at January 23, 2020 Meeting;*

SEQRA: *Planning Board Deemed Lead Agent;*  
SCDHS: **NEEDED**

SCDPW: *N/A*  
SCPC: *Received SCPC, 2/14/2020 – No objection;*

9. **Prime Storage, 98 Depot Road (905-002-01-019.10).** Applicant requests a site plan review to construct a two-story mini-/self-storage building (10,428 SF) on slab with accessory office as an expansion of an existing storage facility operation. The 3.657-acre property is located on the east side of Depot Road, in the I-1 zoning district.

**Status:** **HELDOVER UNTIL June 11, 2020**

**ZBA:** **NEEDED**

**ARB:** *Referred to ARB at January 23, 2020 Meeting;*

**SEQRA:** *Coordinated Review Commenced 1/27/2020;  
Accept Lead Agency Status*

**SCDHS:** **NEEDED**

**SCDPW:** *N/A*

**SCPC:** *Received SCPC No objection;*

**10. James Traynor, 91 Old Riverhead Rd (905-002-01-007.02)** Applicant requests site plan approval to construct a one-story General & Special Trade (G/ST) Contractors' Office building (9,744 sf) on slab, a two-story G/ST Contractors' Administrative Office building (1,776 sf) over unfinished basement, & convert dwelling to G/ST Contractors' Administrative Office (1,888 sf), with associated site improvements, upon a 63,770 square-foot parcel located in the HD zoning district.

**Status:** **HELDOVER UNTIL June 11, 2020**

**ZBA:** **PENDING**

**ARB:** *Referred to ARB at January 9, 2020 Meeting;*

**SEQRA:** *Negative Declaration Issued, February 27, 2020*

**SCDHS:** **NEEDED**

**SCDPW:** *N/A*

**SCPC:** *Received SCPC No objection;*

**11. HCMC, 51 Old Riverhead Rd (905-004-01-010).** Applicant requests site plan approval to construct two-story additions to the converted dwelling for a G/ST Contractors' Office building (3,796 SF) over unfinished basement & crawlspace, with associated site improvements, upon a 22,886 square-foot parcel located in the HD zoning district.

**Status:** **HELDOVER UNTIL May 14, 2020**

**ZBA:** *Received, April 16, 2020*

**ARB:** *Referred to ARB at January 9, 2020 Meeting;*

**SEQRA:** *Type II Action*

**SCDHS:** **NEEDED**

**SCDPW:** *N/A*

**SCPC:** **NEEDED**

**12. Kevin Butler, 104 Main Street (905-012-04-032).** Applicant requests subdivision review to subdivide a 10,606 SF lot into two parcels of 2,877 SF & 7,729 SF. The subject property is improved with three mixed-use commercial buildings and located on the northwest corner of Glovers Lane & Main Street, in the B-1 zoning district. This is a re-opening of a public hearing held-over from by request of the applicant dated June 9, 2016.

**Status:** **HELDOVER UNTIL May 14, 2020**

**ZBA:** **NEEDED**

ARB: N/A

SEQRA: Type II Action  
SCDHS: **NEEDED**

SCDPW: N/A  
SCPC: N/A

13. **55 Old Riverhead Road LLC, 55 & 59 Old Riverhead Rd (905-004-01-007, -009.02 & -009.03)**  
Applicant requests site plan approval to construct a multifamily development consisting of 16 (sixteen) senior dwelling units in four two-story townhouse buildings with attached garages, pickleball court, and associated site improvements, upon an assemblage of three parcels totaling 122,001 square feet on the west side of Old Riverhead Road in the HD zoning district. **\*\*THIS APPLICATION WILL NOT BE DISCUSSED UNTIL THE “NYS PAUSE ORDER” HAS BEEN LIFTED.**

Status: HELDOVER UNTIL May 14, 2020

ZBA: **N/A**  
ARB: **NEEDED**

SEQRA: *Unlisted Action; Coordinated Review Commenced on February 14, 2020*  
SCDHS: **NEEDED**

SCDPW: **NEEDED**  
SCPC: **NEEDED**

**REFERRAL FROM THE BOARD OF TRUSTEES**

14. **Build Coastal, LLC., 26 Old Riverhead Road (905-4-2-9)** Special Exception Application for “Change of Use” from Administrative Contractors Office to Propane Contractor and Administrative Contractors Office.

Status: HELDOVER UNTIL May 14, 2020

15. **Ocean Spray Pools, Joseph Musnicki, 97 Old Riverhead Road (905-2-1-6.3, 905-2-1-6.4)** Special Exception Application for “Outdoor Display and Sales” for Ocean Spray Pools and Spas, 97 Old Riverhead Road, Westhampton Beach.

16. **Krzysztof Zebrowski, Flanders Renovations, Inc., 121 Main Street (905-11-2-24)** Special Exception Application for Change of Use from retail to Administrative Contractors office.

17. **804F Realty Corp., Robert Chase 112 Montauk Highway (905-4-2-14.1)** Special Exception Application to allow a Convenience Store as Accessory Use to an existing gas station at 112 Montauk Highway, Westhampton Beach

**OUTDOOR DINING**

18. **Brunetti Pizza, 61 Main Street, 905-11.-2-2-5 Referral from the Board of Trustees** Applicant requests new outdoor dining, consisting of six (6) tables, and (12) chairs at the 16-seat Luncheonette.

Dated: May 8, 2020