

WESTHAMPTON BEACH PLANNING BOARD AGENDA
Thursday, February 28, 2019, at 5:00 p.m.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

All new information must be submitted **before 3 p.m. on March 1, 2019 for the March 28, 2019 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on February 21, 2019, 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 **February 28, 2019**

DECISIONS:

1. **Baycroft Condominium, 27 Mitchell Road (905-11-1-10.1)** Applicant requests a Modification of Site Plan to modify the originally approved landscape plan on the North and South property lines. The property is located in the MF-20 Zoning District.

Status: HELDOVER until February 28, 2019
AWAITING RE-SUBMISSION FROM APPLICANT

ZBA: N/A
ARB: N/A

SEQRA: N/A
SCDHS: N/A

SCPC: N/A
SCDPW: N/A

HOLDOVERS:

2. **Robert Elonowitz and Anna Gerzon, 55 and 59 Riverhead Road (905-4-7,9.2 and 9.3)** Applicant requests a site Plan review referred to the Planning Board by the Village Trustees for the construction of 11 residential Condominium units on three lots totaling 123,226 Sq. Ft. of lot area. The property is located in the HD Zoning District.

Status: HELDOVER until February 28, 2019
AWAITING SUBMISSION FROM APPLICANT

ZBA: APPEAL DENIED
ARB: ADVISORY REPORT NEEDED

SEQRA: NEEDED
SCDHS: NEEDED

SCPC: NEEDED
SCDPW: NEEDED

3. **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 February 28, 2019*

ZBA: *NEEDED – PUBLIC HEARING HELD February 21, 2019*

ARB: *ADVISORY REPORT NEEDED*

SEQRA: *NEED TO INIATE COORDINATED REVIEW*

SCDHS: *NEEDED*

SCPC: *N/A*

SCDPW: *N/A*

4. **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 2nd floor. The property is located in the B-2 Zoning District.

Status: *HELDOVER until February 28, 2019*
AWAITING APPLICANT RESPONSES / RE-SUBMISSION

ZBA: *GRANTED*

ARB: *ADVISORY REPORT RECEIVED*

SEQRA: *APPROVED; COND. NEG DEC. ISSUED*

SCDHS: *APPROVED;*

SCPC: *APPROVED;*

SCDPW: *APPROVED;*

5. **Avidor Group LLC, and Jonmor Group LLC (905-5-2-4,5 and 38) Westhampton Beach.** Applicant requests a subdivision of property to create four lots consisting of three residential lots in the R-4 Zoning District and one commercial lot in the B-2 Zoning District.

Status: *HELDOVER until February 28, 2019*
AWAITING APPLICANT RESPONSES / RE-SUBMISSION

ZBA: *GRANTED*

ARB: *ADVISORY REPORT RECEIVED*

SEQRA: *APPROVED; COND. NEG DEC. ISSUED*

SCDHS: *APPROVED;*

SCDPW: *APPROVED;*

SCPC: APPROVED;

6. 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 February 28, 2019
AWAITING APPLICANT RE-SUBMISSION

ZBA: GRANTED, 5/21/2015 (EXPIRED: APPLICANT MUST RE-APPLY)

ARB: N/A

SEQRA: COORDINATED REVIEW; DETERMINATION ISSUED: 6/25/2015

SCDHS: NEEDED;

SCDPW: N/A

SCPC: N/A

7. Ocean Spray Pools, Inc., 97 Old Riverhead Road, (905-2-1-6.3 and 6.4) Westhampton Beach. Applicant requests a Site Plan review Combine two lots and expand an existing one-story Commercial Building with a 5,233 sq. ft. addition and parking lot. The property is located in the B-3 Zoning District.

Status: HELDOVER UNTIL February 28, 2019
AWAITING APPLICANT RE-SUBMISSION

ZBA: GRANTED, 10/18/2018

ARB: ADVISORY REPORT RECEIVED, 10/9/2018

SEQRA: TYPE II DETERMINATION ISSUED, MAY 2018

SCDHS: NEEDED

SCDPW: APPROVAL WITHHELD, 1/17/2019

SCPC: N/A

8. Rock Hill Partners, 159 Mill Road (905-12-1-33.1) Westhampton Beach. Applicant requests a Site Plan review to construct a new two-story building for a professional office and apartment above and a detached garage with parking lot. The property is located in the HC Hamlet Commercial District.

Status: HELDOVER UNTIL February 28, 2019
AWAITING APPLICANT RE-SUBMISSION

ZBA: GRANTED; 10/18/2018

ARB: ADVISORY REPORT RECEIVED, 8/22/2018

SEQRA: TYPE II DETERMINATION ISSUED;

SCDHS: NEEDED;

SCDPW: N/A

SCPC: N/A

9. **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 February 28, 2019

ZBA: GRANTED, 12/20/2018

ARB: N/A

SEQRA: NEEDED; UNLISTED ACTION

SCDHS: NEEDED

SCDPW: N/A

SCPC: N/A

10. **Best Market, 70 Sunset Avenue (905-12-4-20.1)** Applicant requests a Modification of Site Plan to modify the previously approved May 12, 2016 Site Plan. The property is located in the B-1 Zoning District.

Status: HELDOVER UNTIL February 14, 2019
AWAITING RE-SUBMISSION FROM APPLICANT

11. **285 Oneck Lane, LLC., 285 Oneck Lane (905-9-2-35)** Applicant requests a Subdivision of a parcel of property to create a four-lot subdivision. The property is located in the R-1 Zoning District.

Status: HELDOVER UNTIL February 28, 2019
AWAITING RE-SUBMISSION FROM APPLICANT

ZBA: PUBLIC HEARING HELD ON February 21, 2019 - CLOSED FOR A DETERMINATION

ARB: N/A

SEQRA: NEED TO INITIATE

SCDHS: NEEDED

SCDPW: N/A

SCPC: N/A

12. **22 Old Riverhead Road, LLC., 22 Old Riverhead Road, Westhampton Beach (905-4-2-10)** Applicant requests a Site Plan review to demolish an existing building and construct a new 3,500 square foot medical office / dry office building. The property is located in the B-2 Zoning District.

Status: HELDOVER UNTIL February 28, 2019
AWAITING APPLICANT RE-SUBMISSION

ZBA: N/A

ARB: Received Advisory Report, 2/12/2019

SEQRA: TYPE II DETERMINATION ISSUED, 1/24/2019

SCDHS: NEEDED

SCDPW: APPROVED, 2/25/2019

SCPC: LOCAL DETERMINATION, 1/18/2019

SPECIAL EXCEPTION APPLICATION REFERRAL FROM THE BOARD OF TRUSTEES

13. **Robert Elenowitz and Anna Gerzon, 55 Old Riverhead Road (905-17-1-7, 9 and 9.2)** Special Exception Referral for the construction of residential condominium units pursuant to Chapter 197-16

14. **112 WHB LLC., 112 Old Riverhead Road (905-2-2-4.4)** Special Exception Referral to construct, operate and maintain a small cell public utility wireless communication facility.

Status: **HELDOVER UNTIL APRIL 11, 2019 at the applicants request**

REQUEST FOR CHANGE OF ZONE REFERALL FROM THE BOARD OF TRUSTEES

15. **Mark Tech Corp., 85-105 Montauk Highway (905-5-1-12, 53.1)** The Corner Restaurant. Referral from the Board of Trustees for report and recommendation for the Change of Zone from residential to commercial.

REFERRAL FROM THE ZONING BOARD OF APPEALS:

16. **Alyssa Andersen-Kuntz, 97 Hazelwood Avenue, (905-2-2-20.2 and 6.4)** This Property is located in the MF-20 Zoning district. On January 19, 2017 the Board of Zoning Appeals (BZA) issued a determination and interpretation that the subject property had only one lawful Pre-existing nonconforming use. The applicant then filed for an application with the (BZA) for a 2nd use which is prohibited in the MF-20 Zoning district and therefore a use variance application. To assist the (BZA) the Board has referred this application to the Planning Board so they could look at the property with respect to Planning issues and make comments and recommendations.

Status: **HELDOVER UNTIL February 28, 2019**
AWAITING APPLICANT RE-SUBMISSION

ZBA: NEEDED

ARB: ADVISORY REPORT NEEDED

SEQRA: COORDINATED REVIEW NEEDED

SCDHS: N/A

SCDPW: N/A

SCPC: N/A

FILL APPLICATIONS / DECISIONS

17. **Donna A. McDonough, 24 Point Road, Westhampton Beach (905-17-3-25)** Applicant requests a Site Plan to bring in fill in conjunction with a new dwelling and septic system. The property is located in the R-5 Zoning District and the Flood Zone Area.

Status: HELDOVER UNTIL February 28, 2019
AWAITING APPLICANT RE-SUBMISSION

ZBA: NEEDED

18. **Schlusberg Family Limited Partnership, 24 E. Division Street, Westhampton Beach (905-10-7-30)** Applicant requests a Site Plan to bring fill in conjunction with a new dwelling and septic system. The property is located in the R-1 Zoning District and the Flood Zone Area.

Status: HELDOVER UNTIL February 28, 2019
RECEIVED REVISED PLANS, 2/25/2019

NEW APPLICATIONS

19. **Kevin Butler, (Dawn Rubino) 104 Main Street, Westhampton Beach (905-12-4-32)** Applicant requests a Site Plan review to change the use of the existing building from a first (1st) floor dry retail and second (2nd) floor apartment to a first (1st) floor hair salon with a second (2nd) floor office area. The property is located in the B-1 Zoning District.

20. **North Mall, LLC. (B5 Fitness) 74 Old Riverhead Road, Unit “L” Westhampton Beach (905-2-2-6.3)** Applicant requests a Waiver of Site Plan to change the use of Unit “L” from a Medical Arts Rehab to a Gym with no showers. The property is located in the B-2 Zoning District.

21. **BMB Enterprises, Inc., 145 Main Street, Westhampton Beach (905-11-2-29)** Applicant requests a Modification of Site Plan to change the floor plan of the previously approved Luncheonette, approved by the Planning Board of December 8, 2016; to add a 24’ long “Bar” and new seating layout. The property is located in the B-1 Zoning District. **APPLICATION MUST BE -READVERTISED, PUBLIC NOTICE WAS NOT MAILED.**

Dated: February 25, 2019