

WESTHAMPTON BEACH PLANNING BOARD AGENDA
Thursday, April 11, 2019, at 5:00 p.m.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

All new information must be submitted **before 3 p.m. on April 12, 2019 for the May 9, 2019 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on April 4, 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 **April 25, 2019**

HOLDOVERS:

1. 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 April 25, 2019***

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

*ARB: **ADVISORY REPORT NEEDED***

*SEQRA: **GRANTED, 3/28/2019***

*SCDHS: **NEEDED***

*SCPC: **N/A***

*SCDPW: **N/A***

2. 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 April 11, 2019**
AWAITING APPLICANT SUBMISSIONS*

*ZBA: **GRANTED***

*ARB: **ADVISORY REPORT RECEIVED***

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

*SCDHS: **APPROVED;***

*SCPC: **APPROVED;***

*SCDPW: **APPROVED;***

3. 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 April 11, 2019*
AWAITING APPLICANT SUBMISSIONS

ZBA: *GRANTED*
ARB: *ADVISORY REPORT RECEIVED*

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

SCDPW: *APPROVED;*
SCPC: *APPROVED;*

4. 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 April 11, 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*

5. 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 April 11, 2019*
AWAITING BOARD OF HEALTH & SUFFOLK COUNTY DPW FROM APPLICANT

ZBA: *GRANTED, 10/18/2018*
ARB: *ADVISORY REPORT RECEIVED, 10/9/2018*

SEQRA: *TYPE II DETERMINATION ISSUED, MAY 2018*
SCDHS: *NEEDED*

SCDPW: *APPROVAL GRANTED,*

SCPC: *N/A*

6. 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 April 11, 2019**
AWAITING BOARD OF HEALTH FROM APPLICANT

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

7. Marios Nikolaidis, 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 April 25, 2019**

ZBA: GRANTED, 12/20/2018

ARB: N/A

SEQRA: UNLISTED ACTION, GRANTED FEBRUARY 28, 2019

SCDHS: NEEDED

SCDPW: N/A

SCPC: N/A

8. 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 April 11, 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

9. **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 April 11, 2019**
AWAITING BOARD OF HEALTH FROM APPLICANT

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

10. **Metro Storage, LLC., 105 Old Riverhead Road, Westhampton Beach (905-2-1-19.6)** Applicant requests a Modification of Subdivision / Lot Line on a property located in the I-1 and B-3 Zoning District.

Status: **HELDOVER UNTIL April 11, 2019**

REQUEST FOR CHANGE OF ZONE REFERALL FROM THE BOARD OF TRUSTEES

11. **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:

12. **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 April 11, 2019**
AWAITING APPLICANT RE-SUBMISSION

ZBA: NEEDED
ARB: ADVISORY REPORT NEEDED

SEQRA: COORDINATED REVIEW, PLANNING BOARD ACCEPTED LEAD AGENCY, 3/14/19
SCDHS: N/A

SCDPW: N/A
SCPC: N/A

FILL APPLICATIONS / DECISIONS

13. 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 April 11, 2019**
AWAITING APPLICANT RE-SUBMISSION

ZBA: **NEEDED**

14. Michael Parini & Shreya Jani, 18 Tuttle Place Westhampton Beach (905-15-2-22) Applicant requests a Site Plan to install fill in conjunction with a new single-family dwelling and septic systems. The property is located in the R-1 Zoning District and the Flood Plain area.

NEW APPLICATIONS:

15. Starr Boggs, 6 Parlato Drive, Westhampton Beach (905-11-2-43.1) Applicant requests a Waiver of Site Plan to install three (3) new drainage structures in an existing parking lot. The property is located in the B-1 Zoning District.

16. BMB Enterprises, LLC., 145 Main Street, Westhampton Beach (905-11-2-29) Applicant requests a modification of Site Plan review to change the floor plan of the luncheonette and to modify the landscaping plan. The property is located in the B-1 Zoning District.

17. 112 WHB, LLC., 112 Old Riverhead Road, Westhampton Beach (905-2-2-4.4) Applicant requests a Site Plan to install a small cell public utility wireless communications facility on an existing two story commercial building. The property is located in the B-2 Zoning District.

Dated: April 4, 2019