

WESTHAMPTON BEACH PLANNING BOARD AGENDA
Thursday, December 12, 2019, at 5:00 p.m.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

All new information must be submitted **before 3 p.m. on December 19, 2019 for the January 23, 2020 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on December 5, 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 January 9, 2020.

DECISION:

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

Status: **HELDOVER until December 12, 2019**

ZBA: **Granted**

ARB: **Advisory Report Received**

SEQRA: **Complete**

SCDHS: **NEEDED**

SCPC: **Approved;**

SCDPW: **Approved;**

2. 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.

3. La Ronde Beach Club, 297 Dune Rd (905-019-04-001). Applicant requests a modification of site plan to repair/reconfigure commercial kitchen following fire damage with no proposed changes to restaurant seating for the existing membership beach club. The 2.9-acre property is located on the south side of Dune Road in the R-3 zoning district, with associated site parking upon a 1.7-acre parcel on the north side of Dune Road.

HOLDOVERS:

4. 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 December 12, 2019**

ZBA: **Granted**
ARB: **Received**

SEQRA: **Conditional Neg. Dec. Issued**
SCDHS: **NEEDED**

SCPC: **Approved, Matter of Local Jurisdiction;**
SCDPW: **Approved with no comment;**

5. **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 December 12, 2019**
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**

6. **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 December 12, 2019**

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

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

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

7. **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 December 12, 2019**

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

SEQRA: *Application is deemed **INCOMPLETE** for purposes of SEQRA review.*

SCDHS: **NEEDED**

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

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

8. 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 December 12, 2019**

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

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

SCDPW: N/A
SCPC: N/A

9. 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: **HELDOVER UNTIL December 12, 2019;**

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

SEQRA: *Coordinated Review Commenced, 10/22/2019*
SCDHS: **NEEDED**

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

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

REQUEST FOR CHANGE OF ZONE REFERRAL FROM THE BOARD OF TRUSTEES

10. 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.

NEW APPLICATIONS:

11. 13 Meadow Lane LLC, 13 Meadow Lane (905-10-1-19). Applicant requests site plan approval to place fill within the floodplain and to construct a terraced berm in conjunction with elevating and renovating a single-family dwelling. The 1.1-acre parcel is located on the West side of Meadow Lane in R-1 zoning district.

12. Westhampton Beach Holding Corp, 325 Montauk Highway (905-7-2-6, -5.6, -7.1 & -7.2). Applicant requests modification of site plan for a revised landscaping plan in association with site redevelopment work in which the applicant received a Waiver of Site Plan dated March 22, 2018. The two-acre property, improved with four one-story apartment buildings and two one-story two-family dwellings, is located on the West side of Aspatuck Road between Montauk Highway and Mortimer Street in the HC & R-2 zoning districts.

Dated: December 5, 2019