

WESTHAMPTON BEACH PLANNING BOARD AGENDA
Thursday, July 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 July 11, 2019 for the August 8, 2019 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on July 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 **July 25, 2019**

DECISION:

- 1. 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.
- 2. 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.

HOLDOVERS:

- 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 July 11, 2019***

*ZBA: **RECEIVED, MAY 16, 2019***
*ARB: **ADVISORY REPORT NEEDED***

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

*SCPC: **Referred on June 19, 2019***
*SCDPW: **Referred on June 19, 2019***

- 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 July 11, 2019***
AWAITING APPLICANT SUBMISSIONS

*ZBA: **GRANTED***

ARB: *ADVISORY REPORT RECEIVED*

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

SCPC: *Referred on June 20, 2019*
SCDPW: *Referred on June 20, 2019*

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 July 11, 2019*
AWAITING APPLICANT RE-SUBMISSION

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

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

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

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 July 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 July 11, 2019*

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

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

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

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 July 25, 2019**
AWAITING RE-SUBMISSION FROM APPLICANT

ZBA: **GRANTED, MARCH 21, 2019**
ARB: **N/A**

SEQRA: **COORDINATED REVIEW – PLANNING BOARD LEAD AGENT**
SCDHS: **NEEDED**

SCDPW: **N/A**
SCPC: **APPROVED, LOCAL DETERMINATION LETTER RECEIVED, MAY 29, 2019;**

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 July 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, February 25, 2019**
SCPC: **LOCAL DETERMINATION, January 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 July 11, 2019**

11. 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.

Status: **HELDOVER UNTIL July 11, 2019**
REFERRED TO BOARD OF TRUSTEES

12. **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 July 11, 2019**

ZBA: **NEEDED**

ARB: **NEEDED**

SEQRA: **NEEDED**

SCDHS: **NEEDED**

SCDPW: **NEEDED**

SCPC: **NEEDED**

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

13. **SKL Realty Holdings LLC, 115 Main St, (905-011-02-022).** Applicant requests site plan review to construct a two-story mixed-used commercial building (4,153 sf) with partially covered front patio for two retail suites and a restaurant on the first story and a single-family apartment and restaurant accessory office/storage room on the second story, with associated site improvements. The 6,840 sf property is located on the south side of Main Street in the B-1 zoning district.

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

ZBA: **NEEDED**

ARB: **NEEDED**

SEQRA: **NEEDED**

SCDHS: **NEEDED**

SCDPW: **NEEDED**

SCPC: **NEEDED**

REQUEST FOR CHANGE OF ZONE REFERALL FROM THE BOARD OF TRUSTEES

14. **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.

FILL APPLICATIONS / DECISIONS

15. **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 July 11, 2019**

AWAITING APPLICANT RE-SUBMISSION

ZBA: NEEDED

16. 285 Oneck Lane, LLC., 285 Oneck Lane, Westhampton Beach (905-9-2-35) Applicant requests a site plan review to install fill in the Floodplain in conjunction with the development of a four-lot residential subdivision and in accordance with a required Storm Water Pollution Prevention Plan (SWPPP). The 45,309 acre property is located at the South West corner of Oneck Lane and Fiske Avenue in the R-1 Zoning District.

Status: HELD OVER UNTIL July 25, 2019
AWAITING APPLICANT REVISIONS

17. Etty & Sol Levy, 41 Griffing Ave, (905-013-01-021.01). Applicant requests a site plan review to install fill in the floodplain in conjunction with the construction of additions and alterations to a single-family dwelling and the associated required upgrade of the sanitary system. The 1-acre property is located at the Northwest corner of Griffing Avenue & Howell Lane, in the R-2 zoning district.

TRUSTEE REFERRAL

18. BMB Enterprises, LLC., 145 Main Street (905-11-2-29) Special Exception Application for Outdoor Music.

19. Aji Authentic Mexican Food, 77 Main Street (905-11-2-9) Special Exception Application for outdoor dining for the placement of four (4) picnic tables and eight (8) benches.

Dated: July 3, 2019