

January 24, 2019

The Planning Board of the Incorporated Village of Westhampton Beach held its regular meeting on January 24, 2019, at 5:00 P.M. in the Municipal Building, 165 Mill Road, Westhampton Beach.

PRESENT: Ralph Neubauer, Acting Chairman
Jack Lawrence Jones
Rocco LogoZZo
Michael Schermeyer

Paul Houlihan, Building & Zoning Administrator

Ron Hill, Village Engineer
Kyle Collins, Village Planner

Maeghan Mackie, Board Secretary

Anthony C. Pasca, Esq., Village Attorney

ABSENT: David Reilly, Chairman

DECISION:

1. 171 Montauk Highway, LLC. (Marcus Stinchi), 171 Montauk Highway, (905-5-2-13) Westhampton Beach. Applicant requests a Site Plan review to construct an addition to an existing Permitted Retail Liquor Store. The property is located in the B-2 Zoning District.

No one appeared on behalf of the application.

DECISION OF THE PLANNING BOARD
VILLAGE OF WESTHAMPTON BEACH
DATED: January 24, 2019

IN RE:
**171 Montauk Highway, LLC.
171 Montauk Highway, Westhampton Beach, New York 11978
Suffolk County Tax Map Number 905-5-2-13**

I. The Application for Site Plan Approval

171 Montauk Highway, LLC., is the owner of real property located at 171 Montauk Highway, Westhampton Beach, New York 11978, which is designated on the Suffolk County Tax Map as 905-5-2-13, Marcus Stinchi (hereinafter, the “applicant”), has submitted an application to the Planning Board of the Village of Westhampton Beach (hereinafter the “Board”), for site plan approval to construct an addition to an existing permitted retail liquor store.

The application was properly noticed and advertised for a public hearing, which opened on February 22, 2018. The Board thereafter reviewed the application, site plan, supporting materials, and multiple revisions to the site plan and supporting materials. The Village’s engineer and planner also reviewed the application and site plan and provided multiple comments thereon throughout the course of the review process.

The final version of the site plan for which applicant seeks approval is the site plan prepared by Nicholas A. Vero, P.C., last dated January 26, 2018, and date stamped received by the Village on May 4, 2018, together with the

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Landscape and Lighting Plan dated January 26, 2018, and date stamped received by the Village on April 11, 2018, (hereinafter collectively referred to as the “Final Site Plan”).

The applicant submitted an Environmental Assessment Form Part 1 pursuant to the State Environmental Quality Review Act (SEQRA). The Board granted a SEQRA determination dated May 24, 2018 declaring the action to be a Type II action exempt from further SEQRA review.

The applicant received approval from the Suffolk County Board of Health Services on November 16, 2018.

The application was referred to the Suffolk County Commissioner of Public Works on May 31, 2018, and said department confirmed its approval on January 3, 2019.

The application was also reviewed by the Board of Zoning Appeals on March 15, 2018, due to the nonconforming setbacks associated with the proposed addition. The Board of Zoning Appeals granted its approval of those variances on April 19, 2018.

Finally, the site plan was referred to the Village’s Architectural Review Board for a site plan advisory report pursuant to Section 5-14 of the Village Code. The applicant appeared before the Architectural Review Board on May 1, 2018, and there was no opposition to the application, and the Architectural Review Board provided its report, dated May 2, 2018, to the Planning Board.

II. Findings and Conclusions

A. As of the Board’s January 24, 2019 meeting, the site plan application is complete and contains all of the site plan elements set forth in the Village Code. The procedures required for site plan review have been fulfilled as applicable to this application. The public hearing is hereby closed.

B. The Board finds that the seven on-site parking spaces is sufficient under Section 197-20.B of the Village Code. The pre-existing parking conditions are nonconforming to the extent of a grandfathered nonconformity of 3 spaces (2 on site spaces are provided where 5 would be required). The proposed parking conditions results in no increase in the degree of nonconformity but rather results in an improvement (reduction) in the grandfathered nonconformity to 2 spaces (7 spaces proposed where 9 spaces would otherwise be required).

C. The Planning Board finds that, subject to the conditions set forth in Section III below, the proposed site plan satisfies the requirements of the Village Code with respect to design, drainage, parking, lighting, landscaping, and other requirements of the Code.

D. The Planning Board finds that a continuation of the cross-access plan that was established in 1989 in connection with the site plan approval granted to the property immediately to the east (SCTM 0905-5-2-14) of the applicant’s property, and memorialized in the Declaration recorded in connection with said site plan approval by Craig’s Realty, Inc., is appropriate and necessary and shall include reciprocal rights granted to said property to the east (SCTM 0905-5-2-14), as well as to the property to the west (SCTM 0905-5-2-12.1), when the property to the west provides for such reciprocal rights.

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E. The Planning Board approves, subject to the conditions set forth in section III below, the site plan and improvements as depicted on the Final Site Plan (i.e., the “Site Plan” [“S01”] and “Details” [“S02”] drawings prepared by Nicholas A. Vero, P.C., last dated January 26, 2018, and date stamped received by the Village on May 4, 2018, together with the “Landscape and Lighting Plan” [“S03”] dated January 26, 2018, and date stamped received by the Village on April 11, 2018), which Final Site Plan documents are hereinafter collectively referred to as the “Approved Plans”.

III. CONDITIONS

1. All improvements shall be made pursuant to the Approved Plans, including all details, specifications, notes, and conditions set forth therein. Except as provided herein, any changes shall be subject to further review and approval by the Board.
2. The dumpster shall be screened from the view of Montauk Highway and adjacent properties, as depicted on the Approved Plans. Any change in the location of the dumpsters shall be subject to further review by the Board as to location and screening.
3. All air-conditioning and heating units shall be located in the basement. Any change in the location of the units shall be subject to further review by the Board as to the location and screening.
4. All roof runoff will be retained on-site by being piped to on-site catch basins.
5. The installation of all drainage, and grading and surfacing of the parking lot, aisles, driveways and sidewalks, shall be supervised by the Village Engineer and shall be installed pursuant to the Approved Plans. The Village Engineer shall be authorized to approve changes to the location or sizing of drainage structures if field conditions shall warrant such changes and the changes are approved in advance by the Village Engineer, however the total capacity of the modified system shall equal to or exceed what is shown on the Approved Plans. The modified drainage plan shall be submitted to the Village Engineer for approval prior to undertaking the work. The applicant shall also provide advanced notice to the Building Department prior to commencement of such work, so that inspections can be coordinated at the appropriate times and stages
6. The site plan lighting shall be installed and maintained strictly in conformance with the Approved Plans (Drawing “S03”), and the applicable regulations for outdoor lighting as contained in Chapter 197, Article IV of the Village Code, subject to the final inspection of the Village Engineer and the Planning Board. All installed exterior lighting shall be zero cut off, and all lighting shall be contained on the premises.
7. The drainage structures installed as part of the Approved Plans shall be periodically inspected and cleared if necessary, to ensure that they function as designed. The Village shall be entitled to inspect the drainage structures annually to ensure compliance with this condition.
8. The landscaping for the property shall be completed and maintained pursuant to the landscaping plan included in the Approved Plans. An underground sprinkler system shall be installed to water the improved areas of the site.

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9. Utility service to the building from the street shall be underground, to the extent such underground utilities are available at the front lot line.

10. The construction and installation of all exterior site improvements, including lighting and landscaping, shall be subject to the periodic inspection and approval of the Building Inspector and Village Engineer to ensure consistency with the Approved Plans and compliance with Chapter 149 of the Village Code.

11. The site shall be kept clean and neat at all times. Any vegetation on the property shall be mowed at least once every two weeks during the growing season, and the entire site shall conform with the New York State Property Maintenance Code.

12. The issuance of a Certificate of Occupancy shall be subject to the approval by the Board of a final "as built" survey containing all of the site plan elements set forth in the Approved Plans. In addition, no Certificate of Occupancy may be issued by the Building Inspector until the Building Inspector has certified the completion of all of the improvements and site work as shown on the Approved Plans.

13. Cross-access shall be provided to the east and west of the subject property in the areas indicated on the Approved Plans as running between the 20-foot wide "Cross Access" located along the eastern property line and the 24-foot wide "Future Cross Access" located along the western property line. Said area shall be encumbered and reserved for use as a common ingress/egress route in favor of the property to the west (known as SCTM 0905-5-2-12.1) and to the east (known as SCTM 0905-5-2-14) and use by the general public to provide a drive through area connecting said parcels between Montauk Highway and Sunset Avenue. A reciprocal easement shall vest between the subject property and the property to the east (SCTM 0905-5-2-14) immediately upon recording within the chain of title to the subject property a Declaration or other easement documents reflecting the cross access rights. Any reciprocal easement with the property to the west (SCTM 0905-5-2-12.1) shall only vest upon the recording within the chains of title to the subject property and said property to the west a Declaration or other easement documents reflecting the cross access rights.

14. Covenants:

i. The applicant, at its own expense, shall prepare a "Declaration of Covenants and Restrictions" (hereinafter, "Declaration") that affects all of the property subject to this resolution and that sets forth the restrictions in Conditions 1, 2, 3, 4, 6, 7, 8, 9, 10, and 11 above.

ii. The applicant, at its own expense, shall further prepare a "Cross-Access Easement" (hereinafter, "Easement") that affects all of the property subject to this resolution and that sets forth the restrictions in Condition 13 above. The Easement may, at the applicant's election, be incorporated within the Declaration, provided that the final document is entitled "Declaration and Cross Access Easement" and incorporates all of the terms of Condition 13 above.

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iii. The applicants shall submit the Declaration and Easement to the Planning Board for review and approval of the form and substance of the Declaration and Easement by the Planning Board and the Planning Board's attorneys.

iii. The applicant shall simultaneously submit to the Planning Board (a) a title certification by a title company licensed to do business in the State of New York identifying the owner(s) in fee of the entirety of the subject property and identifying the names of all parties that must consent to the execution and recording in the Suffolk County Clerk's Office of a declaration of covenants and restrictions setting forth the conditions required by this determination, and (b) signed and duly acknowledged consents from all the parties that must so consent.

iv. Following approval of the form and substance of the Declaration and Easement by the Planning Board and its attorneys, the applicant shall, at its own expense, execute and record the Declaration and Easement as a conveyance affecting the property, in the Office of the Suffolk County Clerk and provide the Planning Board with proof of such recording.

v. The filing of proof of recording shall be a condition precedent to the issuance of any Certificate of Occupancy.

15. The approval set forth here and shall expire unless a building permit has been issued for the construction within six (6) months of the date hereof and construction is completed within eighteen (18) months from the date hereof. The Board shall have the right to extend the time period set forth in this paragraph by a majority vote of the members present at a regular meeting wherein such vote is taken, which extension shall not exceed a total of one hundred and eighty (180) days.

Dated: January 24, 2019

Village of Westhampton Beach
Planning Board

Motion was made by Mr. Schermeyer to adopt the determination of **171 Montauk Highway, LLC., 171 Montauk Highway, Westhampton Beach (905-5-2-13)** as written; seconded by Mr. Jones and unanimously carried 4 ayes, 0 nays, 1 absent.

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. **HELDOVER until February 28, 2019**

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. **HELDOVER until February 28, 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. **HELDOVER until February 14, 2019**

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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. **HELDOVER until February 14, 2019**

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.

Brittan Bistran appeared on behalf of the application. There was a variance granted in 2015 and this Board made a SEQRA and the planning review was not finalized, there was a lawsuit that has been settled to her clients benefit and they need to go back to the Board of Zoning Appeals and then this Board, and refile surveys, etc.

Mr. Neubauer asked if they could produce a new set of documents to this Board.

Ms. Bistran said okay, her intent was to submit a new application and new surveys and update all of the plans.

Motion was made Mr. Neubauer to holdover the application of **Anthony J. Cassano, Jr., and Louis Commisso, (905-5-1-21) 30 Lilac Road** to February 14, 2019; seconded by Mr. Jones and unanimously carried 4 ayes, 0 nays, 1 absent.

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. **HELDOVER UNTIL JANUARY 24, 2019**

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.

Nicholas A. Vero, Architect appeared on behalf of the application. The only thing, he thinks is outstanding is the Board of Health.

Mr. Houlihan said Maeghan and I will sit down and review the file and let you know what, if anything is outstanding still.

Mr. Vero said okay.

Motion was made by Mr. Neubauer to holdover the application of **Rock Hill Partners, 159 Mill Road (905-12-1-33.1) Westhampton Beach.** to February 14, 2019; seconded by Mr. Jones and unanimously carried 4 ayes, 0 nays, 1 absent.

9. 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.

Greg Little, Pine Edge Landscaping appeared on behalf of the application. The plants cannot be dug until the ground thaws out which would be April or May.

Mr. Neubauer asked when a realistic finish date would be?

Mr. Little said he can do the fence as long as the ground is not frozen.

Mr. Neubauer asked if they could be finished by May 31, 2019.

Mr. Little said yes.

Ms. McCaffrey asked for an additional 30 days because of the fence.

Mr. Schermeyer said no.

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Mr. Neubauer said they'd like it done by the end of May, they do not want to impact the neighbor more than you already have. If you can't get it done by May 31, 2019 you can always come back to this Board and to your advantage we will put it down as May 31, 2019.

Mr. Houlihan asked if the size of the arborvitae are shown?

Mr. Little says it says it in the plant list, they are going with the plant list. There are 27 and 6' on center.

Mr. Houlihan asked if there is notation on the type of fence?

Mr. Little said 6' high black wire fence.

Mr. Houlihan said it's noted on the plan.

Mr. Collins said it's not a big deal, but when the original plan showed the buffer to the North which is on the right, there is a parking lot to the North of it, and they have a dumpster and it doesn't have to be as much, but we'd like to see a buffer between the two (2) parking lots and you can, and it doesn't have to be 10 add some more. Instead of putting 10, plant 5 because it's not buffering a residential property, it's a parking lot to another condo complex. It's a buffer between the two (2) complexes.

Mr. Little said okay. There are grasses and some plantings.

Mr. Collins asked all plants subject to change due to availability.

Mr. Little said they will not change.

Mr. Pasca said he'd like the comments made clear.

Mr. Neubauer said there will be additional plantings along the North grass area.

Mr. Collins asked if they are agreeable to that?

Mr. Little said the plan is to buffer the mailbox, he will use deer proof plants.

Mr. Collins said he recommends five (5) rhododendrons there.

Mr. Little said there are plants in that bed already so he's not sure if they can fit.

Mr. Collins said it says sod, he would like to see additional plantings between the two (2) parking lots.

Mr. Pasca said there's no reason to rush it without a plan to approve.

Mr. Neubauer asked if they can amend the existing plan and submit the same to the Building Department.

Mr. Little said yes.

Mr. Pasca said the record has to reflect the plan they are approving.

Mr. Houlihan asked if they can start with the fence, that's the first thing they can do.

Mr. Neubauer said they can authorize the building department to issue the building permit for the fence.

Mr. Collins said the rhododendrons are all shade resistance.

10. Beaver Lake Development Corp., 36 Sunset Avenue (905-12-4-25) Westhampton Beach.

Applicant requests a minor subdivision review to divide an existing property into three lots. The property is located in the B-1 zoning district.

11. 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.

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12. 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. **HELDOVER UNTIL February 14, 2019**

13. 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. **HELDOVER UNTIL February 28, 2019**

14. 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.

Rocco Lettieri appeared on behalf of the application. He said he updated the plans, and he has the photometric plan and they are bringing them and they put a light in the future cross-access but it has to be moved.

Mr. Houlihan said we did not receive that yet?

Mr. Lettieri said no, Grant is bringing that over. There is a piece of sidewalk that has to be cut out and he wants the handicapped ramps changed. He asked if Mr. Collins was okay with the addition of the 5' box woods.

Mr. Collins said they are shown on the plan as 3'.

Mr. Lettieri said they grow to 5'. He provided the Board a copy of the photometric plan, he said he will provide full sized ones to the Board Secretary.

Mr. Houlihan asked if the values were given?

Mr. Lettieri said he will ask the company who did them.

Mr. Hill said they have to be shown at the property line.

Mr. Houlihan said they need to make sure they are not spilling over.

Mr. Lettieri said they are existing.

Mr. Houlihan said you have to follow the new lighting code.

Mr. Lettieri said okay. He will revise them. He asked if they are shielded and cut off?

Mr. Collins said yes, they have to be. We just need to see the foot candle data, forget the colors and they do not need anything more than the foot candle data.

Mr. Lettieri said okay.

Mr. Collins said he does not see the kelvin shown, it shows wattage, but that's not the kelvin.

Mr. Lettieri said okay.

Mr. Collins said it has to be 3,000 k or less, ask him what the kelvin is on the fixture not the bulb.

Mr. Lettieri said okay.

Mr. Collins asked if they are being put on the property line?

Mr. Lettieri said no. He will submit something larger.

DECISION OF THE PLANNING BOARD

VILLAGE OF WESTHAMPTON BEACH

DATED: January 24, 2019

January 24, 2019

IN RE:

22 Old Riverhead Road, LLC.

22 Old Riverhead Road, Westhampton Beach, New York 11978

Suffolk County Tax Map Number 905-4-2-10

WHEREAS, the applicant 22 Old Riverhead Road, LLC., has applied for a site plan approval of a 3,500 square foot medical office / dry office building.

WHEREAS, the applicant has submitted an Environmental Assessment Form Part I pursuant to the State Environmental Quality Review Act (SEQRA); now therefore it is

RESOLVED that the Planning Board classifies the action as a Type II action under 6 NYCRR 617.5(c)(9) (nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance), and no further SEQRA review shall be required.

Dated: January 24, 2019

Motion was made by Mr. Logozzo to adopt the SEQRA determination of **22 Old Riverhead Road, LLC., 22 Old Riverhead Road, Westhampton Beach (905-4-2-10)** as written; seconded by Mr. Schermeyer and unanimously carried 4 ayes, 0 nays, 1 absent.

SPECIAL EXCEPTION APPLICATION REFERRAL FROM THE BOARD OF TRUSTEES

15. 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

16. 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.

REQUEST FOR CHANGE OF ZONE REFERALL FROM THE BOARD OF TRUSTEES

17. 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:

18. 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.

James N. Hulme, Esq., appeared on behalf of the application. They submitted a revised survey last dated October 26, 2018 and as you may recall this is a referral from the Board of Zoning Appeals and it is just South of the concrete plant, and as a result of Zoning Change in 2003 from I to MF the property became pre-existing non-conforming, and the Board of Zoning Appeals has determined that one use meets the requirement of pre-existing non-conforming but we are still before them for a second industrial use and before we move further on that they wanted to refer it to the Planning Board and it was not a full blown site plan review, assuming you make a recommendation to the Board of Zoning Appeals that is helpful and they grant the second use we welcome back to this Board for a full formal site plan. The site plan that is before the Planning Board is from input from the Building Inspector, Planner and Engineer and they have landscaping areas, storage areas have been moved from the front of the property to the rear and they have provided for plantings on the property to further screen the use from the neighbors; they have proposed a curbline that lines up with the concrete plant to the North.

Mr. Neubauer asked if they are looking for a no objection?

Mr. Houlihan asked if the uses are general contractor / roofer and the second one is the Twin Forks Heating?

Mr. Hulme said yes.

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Mr. Houlihan said that's the second use that the Board of Zoning Appeals is looking to grant, if they grant it.

Mr. Pasca said the Board of Zoning Appeals is looking for the comments on the sites ability to absorb the second use. From a Site Plan review, if it appears conceptually and works as a planning plan for the two uses.

Mr. Houlihan said another site similar would be the old Liberty Gas, which is now a contractors office and that's a typical site that resembles this site.

Mr. Pasca asked where they are on SEQRA.

Mr. Hulme believes it was done.

Mr. Pasca said he is not sure it should go back to the Board of Zoning Appeals without SEQRA.

Mr. Hulme said they can put it over to February 14, 2019.

Mr. Pasca asked if the buildings are changing.

Mr. Hulme said no.

Mr. Houlihan said the general contractor / roofer was decided that is the use that lasted and was there, but the new use that will be a regular site plan and a new use introduced to the site.

Mr. Pasca asked how many total square feet is it?

Mr. Hulme said the building exists, we're not making it bigger or smaller.

Mr. Pasca asked if the square footage per use has been broken down?

Mr. Hulme said he can.

Mr. Collins said it looks greater than 4,000 square feet.

Mr. Pasca asked which one was approved by the Board of Zoning Appeals. The Twin Forks heating is the new use listed as 2,761 square feet, and what's the warehouse?

Mr. Collins said it's 1,677 square feet.

Mr. Pasca said it's over 4,000 square feet. He asked the Board Secretary to look back in the minutes and let them know. If we need to do SERQA we will do that plus the referral to the Board of Zoning Appeals which will be very helpful to the Board of Zoning Appeals.

Mr. Neubauer said there will be no parking on Hazelwood Avenue, correct?

Mr. Hulme said there is enough on site parking.

Mr. Collins said this eliminates the parking that's there now.

Mr. Neubauer said they can park in front.

Mr. Collins said they perpendicularly park now, and if you had one on the street it's only one or two because they have to parallel park so a lot will be eliminated.

Mr. Pasca said you can address that in conditions.

Mr. Houlihan said the Village can address that with No Parking signs.

Mr. Pasca said he believed there was a condition in the site plan for 111 Hazelwood Avenue which prohibits trucks from parking on the street.

Mr. Houlihan said they can do that and make it no parking on the West side.

Mr. Hulme said they are okay with that condition.

Mr. Pasca said they will be coming back and you will have full jurisdiction over the site plan review.

DISCUSSION/EXTENSION:

19. J.R.C. Land Company, LLC., 111 Hazelwood Avenue (905-2-2-21.3) Applicant requests an extension of their time periods set forth in the Board's September 8, 2016 Determination and proposed revisions to their site plan.

No one appeared on behalf of the application.

NEW FILL APPLICATIONS / DECISIONS

20. 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.

No one appeared on behalf of the application.

Mr. Houlihan said the surveyor was off 2.5' and it has to be redone. We need to hold it over until we receive the new information.

21. Richard Baumer and Stacey Baumer, 166 Beach Lane, Westhampton Beach (905-15-5-11.3) Applicant requests a site plan to bring fill onto a property In conjunction with the installation of a new septic system and grading. The property is located in a R-1 Zoning District and the flood zone.

Nicholas A. Vero, Architect appeared on behalf of the application.

22. Edward Foley, 26 Stacy Drive, Westhampton Beach (905-10-5-33.7) Applicant requests a Site Plan to bring in fill in conjunction with a new dwelling, cabana, swimming pool and septic system. The property is located in the R-1 Zoning District and the Flood Zone Area.

Mark Schilling, Hamptons Habitat appeared on behalf of the application.

23. Lawrence Francis and Donna Francis, 77 Library Avenue, Westhampton Beach (905-15-2-28) Applicant requests a Site Plan to bring in fill in conjunction with a new dwelling, porches and septic system. The property is located in the R-1 Zoning District and the Flood Zone Area.

No one appeared on behalf of the application.