

October 10, 2019

The Planning Board of the Incorporated Village of Westhampton Beach held its regular meeting on October 10, 2019, at 5:00 P.M. in the Municipal Building, 165 Mill Road, Westhampton Beach.

PRESENT: David Reilly, Chairman
Ralph Neubauer
Jack Lawrence Jones
Michael Schermeyer

Ron Hill, Village Engineer

Maeghan Mackie, Board Secretary

Brad Hammond, Building & Zoning Administrator

Anthony C. Pasca, Esq., Village Attorney

ABSENT: Kyle Collins, Village Planner
Rocco Logozzo

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.

HOLDOVERS:

2. 160 Montauk Highway, 160 Montauk Highway, (90.5-6-1-19) 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.

No one appeared on behalf of the application. John J. Bennett, Esq., submitted a written request to hold the application over to October 24, 2019.

Motion was made by Mr. Schermeyer to holdover the application of **160 Montauk Highway, 160 Montauk Highway, (905-6-1-19) Westhampton Beach** to October 24, 2019; seconded by Mr. Jones and unanimously carried 4 ayes, 0 nays, 1 absent.

3. 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. **HELDOVER TO NOVEMBER 14, 2019**

4. 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. **HELDOVER TO DECEMBER 12, 2019**

5. 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.

Heather A. Wright, Esq., appeared on behalf of the application. She submitted the Department of Health approval on October 4, 2019 and would like to close the public hearing for a determination, and she submitted the appraisal.

Mr. Pasca said that the appraisal is fine and acceptable.

Mr. Hill said he does not have any comments.

Motion was made by Mr. Neubauer to close the public hearing of **285 Oneck Lane, LLC., 285 Oneck Lane (905-9-2-35)** for a determination; seconded by Mr. Jones and unanimously carried 4 ayes, 0 nays, 1 absent.

6. 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.

7. 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.

Jason Ormond, Architect and Kevin Leahy appeared on behalf of the application. The application is not complete, the Board is still waiting on the Department of Health approval.

Motion was made by Mr. Neubauer to holdover the application of **SKL Realty Holdings, LLC., 115 Main Street (905-11-2-22)** to October 24, 2019; seconded by Mr. Schermeyer and unanimously carried 4 ayes, 0 nays, 1 absent.

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.

HELDOVER TO NOVEMBER 14, 2019

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.

HELDOVER TO NOVEMBER 14, 2019

REQUEST FOR CHANGE OF ZONE REFERALL 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.

FILL APPLICATIONS / DECISIONS

11. 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.

Don Moore appeared on behalf of the application. He submitted revised plans and the public hearing was closed for a determination.

Motion was made by Mr. Neubauer to close the application of Donna A. McDonough, 24 Point Road, (905-17-3-25) for a determination; seconded by Mr. Schermeyer and unanimously carried 4 ayes, 0 nays, 1 absent.

12. Gary Orbach, 12 Meadow Lane (905-010-03-009). Applicant requests a site plan review to install fill in the floodplain in conjunction with redevelopment of the backyard area of an existing single-family dwelling. The 40,000 SF property is located on the southeast corner of Meadow Lane & Lake Way, in the R-1 zoning district.

October 10, 2019

Susan Wilcenski, Spaces Landscape Architecture appeared on behalf of the application. There is a determination on the application, and the reading was waived.

Motion was made by Mr. Neubauer to adopt the determination of **Gary Orbach, 12 Meadow Lane (905-10-3-9)** as written; seconded by Mr. Jones and unanimously carried 4 ayes, 0 nays, 1 absent.

Motion was made by Mr. Neubauer to adjourn the meeting at 5:15 p.m.; seconded by Mr. Schermeyer and unanimously carried 4 ayes, 0 nays, 1 absent.