

February 13, 2020

The Planning Board of the Incorporated Village of Westhampton Beach held its regular meeting on February 13, at 5:00 P.M. in the Municipal Building, 165 Mill Road, Westhampton Beach.

PRESENT: David Reilly, Chairman  
Ralph Neubauer  
Jack Lawrence Jones  
Rocco Logozzo  
Michael Schermeyer  
  
Maeghan Mackie, Board Secretary  
  
Brad Hammond, Building & Zoning Administrator  
  
Kyle Collins, Village Planner  
Ron Hill, Village Engineer  
  
Anthony C. Pasca, Esq., Village Attorney

**DECISIONS:**

**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 2<sup>nd</sup> floor. The property is located in the B-2 Zoning District.

**HOLDOVERS:**

**2. 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.

Bailey Larkin, Esq., submitted request to holdover the application to March 26, 2020.

Motion was made by \_\_\_\_\_ to holdover the application of 160 Montauk Highway, Westhampton Beach to March 26, 2020; seconded by \_\_\_\_\_ and unanimously carried 5 ayes, 0 nays, 0 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.

**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.

**5. 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.

**6. 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.

Bailey Larkin, Esq., requested to holdover the application to March 26, 2020.

Motion was made by \_\_\_\_\_ to holdover the application of Laurence Verbeke, 167 Oneck Lane, to March 26, 2020; seconded by \_\_\_\_\_ and unanimously carried 5 ayes, 0 nays, 0 absent.

**7. 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.

Gair G. Betts, Esq., submitted a request to holdover the application of Rogers Associates, LLC., to March 12, 2020.

Motion was made by \_\_\_\_\_ to holdover the application of Rogers Associates, LLC., to March 12, 2020; seconded by \_\_\_\_\_ and unanimously carried 5 ayes, 0 nays, 0 absent.

**8. 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.

**9. Westhampton Inn LLC., 43 Main Street (905-11-1-15)** Applicant requests a Site Plan approval to construct a two-story ten-room hotel building with a covered front entry, rear porte-cochere and associated site improvements upon a 0.93 acre parcel located at the South West corner of Main Street and Mitchell Road in the B-1 Zoning District.

James N. Hulme, Esq. appeared on behalf of the application and they appeared before the ARB who did not have an objection to the plan. Today they submitted a revised survey prepared by David Fox and that's their latest update.

Mr. Pasca said the Board can accept Lead Agency status for Coordinated Review & SEQRA at the meeting.

Mr. Hill said the survey and the plan reflect Main Street before the revision that is undertaking presently, he would like them to check the elevations and have them reflect what exists. He discussed with Mr. Collins and they would like to see sidewalks along Mitchell Road with handicapped ramps, and I will review the plan with more detail and provide more comments.

**10. 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.

**11. James Traynor, 91 Old Riverhead Rd (905-002-01-007.02)** Applicant requests site plan approval to construct a one-story General & Special Trade (G/ST) Contractors' Office building (9,744 sf) on slab, a two-story G/ST Contractors' Administrative Office building (1,776 sf) over unfinished basement, & convert dwelling to G/ST Contractors' Administrative Office (1,888 sf), with associated site improvements, upon a 63,770 square-foot parcel located in the HD zoning district.

**12. HCMC, 51 Old Riverhead Rd (905-004-01-010).** Applicant requests site plan approval to construct two-story additions to the converted dwelling for a G/ST Contractors' Office building (3,796 SF) over unfinished basement & crawlspace, with associated site improvements, upon a 22,886 square-foot parcel located in the HD zoning district.

**13. Kevin Butler, 104 Main Street (905-012-04-032).** Applicant requests subdivision review to subdivide a 10,606 SF

lot into two parcels of 2,877 SF & 7,729 SF. The subject property is improved with three mixed-use commercial buildings and located on the northwest corner of Glovers Lane & Main Street, in the B-1 zoning district. This is a re-opening of a public hearing held-over from by request of the applicant dated June 9, 2016.

Jodi Giglio appeared on behalf of the application.

**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.

**WAIVER OF SITE PLAN:**

**15. 128 Main Street Owner LLC, 128 Main Street (905-012-04-037)** Applicant requests a waiver of site plan for façade renovations and roof replacement of the three-story mixed-use building located upon a 0.26-acre parcel on the north side of Main Street in the B-1 zoning district.

No one appeared on behalf of the application.

Mr. Reilly said they think they would like to refer it to the ARB for their commentary.

Motion was made by Mr. Neubauer to refer the application to ARB; seconded by Mr. Logozzo and unanimously carried 5 ayes, 0 nays, 0 absent.

**NEW APPLICATION:**

**16. 55 Old Riverhead Road LLC, 55 & 59 Old Riverhead Rd (905-004-01-007, -009.02 & -009.03)** Applicant requests site plan approval to construct a multifamily development consisting of 16 (sixteen) senior dwelling units in four two-story townhouse buildings with attached garages, pickleball court, and associated site improvements, upon an assemblage of three parcels totaling 122,001 square feet on the west side of Old Riverhead Road in the HD zoning district.