

April 25, 2019

The Planning Board of the Incorporated Village of Westhampton Beach held its regular meeting on April 25, 2019, at 5:00 P.M. in the Municipal Building, 165 Mill Road, Westhampton Beach.

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

Brad Hammond, Building & Zoning Administrator

Ron Hill, Village Engineer
Kyle Collins, Village Planner

Kerry Rogozinski, Building Permits Coordinator

ABSENT: David Reilly, Chairman
Anthony C. Pasca, Esq., Village Attorney
Maeghan Mackie, Board Secretary

HOLDOVERS:

1. 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.

No one appeared on behalf of the application.

2. 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.

3. 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.

Jefferson Murphree appeared on behalf of the application. He said they are waiting for a resolution to hire the appraiser for the park fee from the Board of Trustees.

Mr. Neubauer asked if they need anything other than that from this Board?

Mr. Murphree said that's his question to this Board.

Mr. Neubauer said the correspondence with the Trustees has been taken care of by the Village Attorney.

Mr. Murphree said okay, they have a minor additions from Mr. Hill and they should have that in advance of the next meeting. He has to ask, is there a chance of receiving a resolution at the next meeting?

Mr. Neubauer said this Board has no reason to keep them from getting a resolution, however the Village Attorney is not present today so he cannot commit to that.

Mr. Murphree said okay.

Motion was made by Mr. Neubauer to holdover the applications of **Avidor Group LLC, 133 Montauk Highway (905-5-2-4 and lot 5 and lot 38)** and **Avidor Group LLC, and Jonmor Group LLC (905-5-2-4,5 and 38) Westhampton Beach** to May 9, 2019; seconded by Mr. Jones and unanimously carried 5 ayes, 0 nays, 0 absent.

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4. **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 MAY 23, 2019

5. **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.

No one appeared on behalf of the application.

Motion was made by Mr. Neubauer to holdover the application of **Ocean Spray Pools, Inc., 97 Old Riverhead Road, (905-2-1-6.3 and 6.4) Westhampton Beach** until May 9, 2019; seconded by Mr. Jones and unanimously carried 5 ayes, 0 nays, 0 absent.

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.

No one appeared on behalf of the application.

Motion was made by Mr. Neubauer to holdover the application of **Rock Hill Partners, 159 Mill Road (905-12-1-33.1) Westhampton Beach** until May 9, 2019; seconded by Mr. Jones and unanimously carried 5 ayes, 0 nays, 0 absent.

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.

No one appeared on behalf of the application.

Motion was made by Mr. Neubauer to holdover the application of **Marios Nikolaidis, 36 Hazelwood Avenue (905-6-1-11.1)** until May 9, 2019; seconded by Mr. Jones and unanimously carried 5 ayes, 0 nays, 0 absent.

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.

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.

No one appeared on behalf of the application.

Motion was made by Mr. Neubauer to holdover the application of **22 Old Riverhead Road, LLC., 22 Old Riverhead Road, Westhampton Beach (905-4-2-10)** until May 9, 2019; seconded by Mr. Jones and unanimously carried 5 ayes, 0 nays, 0 absent.

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 May 23, 2019**

REQUEST FOR CHANGE OF ZONE REFERALL FROM THE BOARD OF TRUSTEES

11. **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

12. **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.

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No one appeared on behalf of the application.

Motion was made by Mr. Neubauer to holdover the application of **Donna A. McDonough, 24 Point Road, Westhampton Beach (905-17-3-25)** until May 9, 2019; seconded by Mr. Jones and unanimously carried 5 ayes, 0 nays, 0 absent.

13. Starr Boggs, 6 Parlato Drive, Westhampton Beach (905-11-2-43.1) Applicant requests a Waiver of Site Plan to install three (3) new drainage structures in an existing parking lot. The property is located in the B-1 Zoning District.

No one appeared on behalf of the application.

Motion was made by Mr. Neubauer to holdover the application of **Starr Boggs, 6 Parlato Drive, Westhampton Beach (905-11-2-43.1)** until May 9, 2019; seconded by Mr. Jones and unanimously carried 5 ayes, 0 nays, 0 absent.

14. BMB Enterprises, LLC., 145 Main Street, Westhampton Beach (905-11-2-29) Applicant requests a modification of Site Plan review to change the floor plan of the luncheonette and to modify the landscaping plan. The property is located in the B-1 Zoning District.

15. 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.

NEW APPLICATIONS:

16. Karamar, Co., 77 Main Street, Westhampton Beach (905-11-2-9) Applicant requests a Site Plan review to renovate an existing unit at the subject property for an 8-seat Luncheonette. The property is located in the B-1 Zoning District.

17. 216/218 Mill Road Realty Corp., 216 Mill Road, Westhampton Beach (905-8-3-14) Applicant requests a Waiver of Site Plan to change the use from an Administrative Contractor's Office to an Arts and Crafts retail store. The property is located in the B-1 Zoning District.

18. Ronald Krieb, 22 Sunset Avenue, Westhampton Beach (905-12-4-26) Applicant requests a Waiver of Site Plan to change the use from Physical Fitness Studio to a Retail Store. The property is located in the B-1 Zoning District.

Dated: April 17, 2019