

July 23, 2020

The Planning Board of the Incorporated Village of Westhampton Beach held its regular meeting on July 23, 2020, 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

Maeghan Mackie, Board Secretary

Brad Hammond, Building & Zoning Administrator

Kyle Collins, Village Planner
Ron Hill, Village Engineer

Anthony C. Pasca, Esq., Village Attorney

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.

Status: *HELDOVER until July 23, 2020*

ZBA: *Granted*
ARB: *Advisory Report Received*

SEQRA: *Complete*
SCDHS: **NEEDED**

SCPC: *Approved;*
SCDPW: *Approved;*

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.

Status: *HELDOVER until July 23, 2020*

ZBA: *Granted*
ARB: *Received*

SEQRA: *Conditional Neg. Dec. Issued*
SCDHS: **NEEDED**

SCPC: *Approved, Matter of Local Jurisdiction;*
SCDPW: *Approved with no comment;*

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.

Status: *HELDOVER UNTIL July 23, 2020*
Applicant is awaiting a determination from the Suffolk County Dept. of Health Services Board of Review.

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

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

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

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.

Status: **HELDOVER UNTIL September 24, 2020**

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

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

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

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.

Status: **HELDOVER UNTIL August 13, 2020**

ZBA: **NEEDED**
ARB: **NEEDED**

SEQRA: 1/23/2020 – Deemed Complete; Unlisted Action Coordinated review commenced on 1/27/2020

SCDHS: **NEEDED**

SCDPW: Received SCDPW – No objection;
SCPC: Received SCPC – No objection;

OTHER: Zone Change Approved by Board of Trustees

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.

Status: **HELDOVER UNTIL July 23, 2020**

ZBA: N/A
ARB: N/A

SEQRA: Granted; October 10, 2019
SCDHS: **NEEDED**

SCDPW: N/A
SCPC: N/A

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.

Mr. Reilly said this is not a public hearing, but they are going to adopt the Draft DEIS, and the community center has been included in it.

Mr. Jones said he read it and he agrees with it.

Mr. Logozzo said that he read it as well, and agrees with it.

Mr. Pasca said they need a motion to adopt the document as the Final Scope. The applicant has to compile a draft EIS that complies with the Scope, and we have told them they should come to the Village with questions,

and we don't have to have it as an agenda item every meeting but other than that we are waiting for the applicant to return to this Board with a proposed Draft EIS which will be reviewed and determined whether it's complete and ready for public comment. The public then gets the chance to comment on it, and that is a long time off and I would not be shocked if they do not return before the end of the year, maybe in the Fall if not the Winter.

Kim Gennaro, PWC asked if the final Scope was adopted and they should proceed with the EIS?

Mr. Reilly said yes, and they are held over to October 22, 2020.

Motion was made to holdover the application of

8. 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.

Status: **HELDOVER UNTIL July 23, 2020**

ZBA: **NEEDED**

ARB: **Referred to ARB at January 23, 2020 Meeting;**

SEQRA: **Planning Board Deemed Lead Agent;**

SCDHS: **NEEDED**

SCDPW: **N/A**

SCPC: **Received SCPC, 2/14/2020 – No objection;**

9. 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.

Status: **HELDOVER UNTIL August 13, 2020**

ZBA: **N/A**

ARB: **Referred to ARB at January 23, 2020 Meeting;**

SEQRA: **Coordinated Review Commenced 1/27/2020;
Accept Lead Agency Status**

SCDHS: **NEEDED**

SCDPW: **N/A**

SCPC: **Received SCPC No objection;**

10. 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.

Status: **HELDOVER UNTIL July 23, 2020**

ZBA: **Granted; Received, May 21, 2020**

ARB: **Referred to ARB at January 9, 2020 Meeting;**

SEQRA: **Negative Declaration Issued, February 27, 2020**

SCDHS: **NEEDED**

SCDPW: **NEEDED**

SCPC: **Received SCPC No objection;**

11. 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.

Status: *HELDOVER UNTIL July 23, 2020*

ZBA: *Granted; Received, April 16, 2020*

ARB: *Received*

SEQRA: *Type II Action*

SCDHS: **NEEDED**

SCDPW: *Received, No objection*

SCPC: *N/A*

12. **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.

Status: *HELDOVER UNTIL July 23, 2020*

ZBA: **NEEDED**

ARB: *N/A*

SEQRA: *Type II Action*

SCDHS: *Received*

SCDPW: *N/A*

SCPC: *N/A*

13. **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. ****THIS APPLICATION WILL BE DISCUSSED ON AUGUST 13, 2020.**

Status: *HELDOVER UNTIL August 13, 2020*

ZBA: **N/A**

ARB: **NEEDED**

SEQRA: *Unlisted Action; Coordinated Review Commenced on February 14, 2020*

SCDHS: **NEEDED**

SCDPW: **NEEDED**

SCPC: **NEEDED**

REFERRAL FROM THE BOARD OF TRUSTEES

14. **Build Coastal, LLC., 26 Old Riverhead Road (905-4-2-9)** Special Exception Application for “Change of Use” from Administrative Contractors Office to Propane Contractor and Administrative Contractors Office.

Status: *Decision for July 23, 2020*

15. **804F Realty Corp., Robert Chase 112 Montauk Highway (905-4-2-14.1)** Special Exception Application to allow a Convenience Store as Accessory Use to an existing gas station at 112 Montauk Highway, Westhampton Beach

16. **Galway Holdings LLC, 53 Exchange Place (905-015-05-032.01)** Applicant requests a site plan review to install fill within the floodplain in conjunction with a sanitary system upgrade for

additions/renovations to an existing single-family dwelling upon a 1.87-acre property located in the R-1 zoning district.

17. Rogers Associates LLC, North Side of Rogers Ave (905-003-01-007.01 through 007.07) A joint Work Session of the Board of Trustees and the Planning Board will be held to discuss the application of Rogers Avenue Associates, LLC., starting immediately after the Planning Board's regularly scheduled meeting at 5:00 p.m.

NEW APPLICATION:

18. 804F Realty, 112 Montauk Highway (905-004-02-014.01) Renovate One-Story Building for Accessory Convenience Store & Construct Canopy for Relocated Gas Service Pumps w/ Associated Site Improvements for Valero Service Station, upon a 0.44-acre Parcel in the B-2 Zoning District.

Dave Bittner, High Point Engineering appeared on behalf of the application.

Mr. Reilly said they received the site plan showing four (4) curb cuts, and the Suffolk County DPW says they will only allow two (2).

Mr. Bittner said two (2) will not work because the fuel truck cannot maneuver the site, and they wanted on Montauk Highway with one driveway for a right turn in and a right turn out, so we are trying to discuss that with them.

Mr. Reilly said that will dictate a lot.

Mr. Neubauer asked if they can go to the ARB?

Mr. Reilly said he would like to see more engineering issues taken care of first.

Ms. Mackie said it is premature to send them to the ARB.

Mr. Hammond said they need variances as well, it's too premature to send them to the ARB and it's a Type II Action, there is no coordination issue. The Engineer does a lot of these applications and they may come up with something different but until we're at a point where