

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**

**Thursday, May 13, 2021, at 5:00 p.m.**

**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH [via web-conferencing](#) or teleconferencing (please call or visit the Village website for public log-in information).**

Planning Board Meeting, May 13, 2021

Time: May 13, 2021 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/2360484448>

Meeting ID: 236 048 4448

One tap mobile

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**DECISION:**

**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.

**SKL Realty Holdings LLC, 115 Main Street (905-011-02-022)** Applicant seeks modification of site plan to convert attic space for office use & convert approved dry retail space for wet store market use, reducing restaurant seating to accommodate sanitary design flow and parking requirements with no proposed changes to the site.

**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.

**Status:** **HELDOVER until May 13, 2021**

**ZBA:** *Granted*  
**ARB:** *Received*

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

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

2. **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 May 13, 2021**  
*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**

3. **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.

**Status:** **HELDOVER UNTIL May 13, 2021**

**ZBA:** **GRANTED, 12/20/2018**

**ARB:** N/A

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

**SCDHS:** **NEEDED**

**SCDPW:** N/A

**SCPC:** **NEEDED**

4. **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 May 13, 2021**

**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**

5. **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

*Status:* **HELDOVER UNTIL June 10, 2021**

*DRAFT Scoping Documents Received on March 3, 2020  
Draft Scope referred to Suffolk County Planning Commission, Suffolk County  
Department of Health Services;  
Joint Work Session Held, June 25, 2020 with Board of Trustees  
Draft DEIS Adopted by the Board, January 28, 2021 – Adequate for Public*

*ZBA:* Undetermined

*ARB:* **NEEDED**

*SEQRA:* **POSITIVE DECLARATION ISSUED, 1/9/2020; PLANNING BOARD LEAD AGENT**

*Draft DEIS Adopted on July 23, 2020*

*Public Hearing Held on March 25, 2021*

*SCDHS:* **NEEDED**

*SCDPW:* N/A

*SCPC:* **NEEDED**

*OTHER:* **Special Exception Permit required from Board of Trustees**

6. **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 May 13, 2021**

*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**

7. **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 May 13, 2021**
- ZBA:** N/A
- ARB:** *Referred to ARB at January 23, 2020 Meeting;*
- SEQRA:** *Coordinated Review Commenced January 27, 2020;  
Accept Lead Agency Status  
SEQRA Determination Adopted, August 27, 2020*
- SCDHS:** **NEEDED**
- SCDPW:** N/A
- SCPC:** *Received SCPC No objection;*

8. **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.

- Status:** **HELDOVER UNTIL May 13, 2021**
- ZBA:** **N/A**
- ARB:** **NEEDED**
- BOT:** **SPECIAL EXCEPTION PERMIT**
- SEQRA:** *August 13, 2020 – Planning Board Accepted Lead Agency Status*
- SCDHS:** **NEEDED**
- SCDPW:** **NEEDED**
- SCPC:** **NEEDED**

9. **Beechwood Westhampton LLC, 44 & 60 Depot Rd (905-004-01-014.06 & -013.01)** Applicant requests preliminary subdivision approval to subdivide 13.06-acre assemblage of parcels, into twenty-two (22) single-family lots with associated road, drainage and utility improvements in the R-2 zoning district.

**Status:** **HELDOVER UNTIL May 13, 2021**

**ARB:** **NEEDED**  
**ZBA:** **N/A**  
**BOT:** **N/A**

**SEQRA:** **LEAD AGENCY LETTERS SENT OUT, 2/12/2021 – COORDINATED REVIEW COMMENCED**

**SCDHS:** **NEEDED**

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

10. **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.

**Status:** **HELDOVER UNTIL May 13, 2021**

**ZBA:** **GRANTED, February 18, 2021**  
**ARB:** **Referred to ARB on April 23, 2021. Advisory Report received May 7, 2021**  
**BOT:** **Received November 19, 2020 – Special Exception Granted**

**SEQRA:** **August 13, 2020 – Planning Board Accepted Lead Agency Status – Type II Action**  
**SCDHS:** **NEEDED**

**SCDPW:** **Referred 239F on April 26, 2021 – No response received**  
**SCPC:** **N/A**

11. **PGJG Holding Corp, 214 & 238 Montauk Highway (905-006-02-031 & -032.01)** Applicant requests modification of site plan to convert a portion of site parking and access way for a seasonal dining area (40 seats) with façade changes to install accordion doors at the existing standard restaurant “Baby Moon,” upon property totaling 44,650 square feet in the B-2 zoning district.

**Status:** **HELDOVER UNTIL May 13, 2021**

**ARB:** **NEEDED**  
**BOT:** **N/A**

**SEQRA:** **N/A**  
**SCDHS:** **N/A**

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

12. **Firestar Holdings LLC, 14 Rogers Avenue (905-006-02-017)** Applicant requests minor subdivision approval to subdivide a 35,250 square foot lot, improved with a single-family dwelling, into two lots of 18,090 & 17,157 square feet in the R-4 zoning district.

*Status:* **HELDOVER UNTIL May 13, 2021**

*ARB:* **N/A**

*BOT:* **N/A**

*SEQRA:* *Needed*

*SCDHS:* *Needed*

*SCDPW:* **N/A**

*SCPC:* **N/A**

13. **WHB Kitchen LLC for J & C Realty Corp, 161 Main Street (905-011-03-003.01)** Applicant seeks modification of site plan to install an outdoor patio & fences for restaurant seating, consisting of six (6) tables with four (4) chairs each for a total of 24 seats, upon a leased portion of a 29,111 SF parcel in the B-1 zoning district and as accessory to the 16-seat restaurant located on the adjacent parcel at 149 Main Street (905-011-03-001).

**REFERRAL FROM BOARD OF TRUSTEES**

14. **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.

Dated: May 11, 2021