

June 10, 2021

The Planning Board of the Incorporated Village of Westhampton Beach held its regular meeting on June 10, 2021, at 5:00 P.M. in the Municipal Building, 165 Mill Road, Westhampton Beach.

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

Maeghan Mackie, Board Secretary

Brad Hammond, Building & Zoning Administrator

Kyle Collins, Village Planner  
Ron Hill, Village Engineer

Anthony C. Pasca, Esq., Village Attorney

ABSENT: David Reilly, Chairman  
Michael Schermeyer

**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.

Motion was made by Mr. Neubauer to adopt the resolution of **James Traynor, 91 Old Riverhead Rd (905-002-01-007.02)** as written; seconded by Mr. Logozzo and unanimously carried; 3 ayes, 0 nays, 2 absent.

**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 August 12, 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.

No one appeared on behalf of the application.

Motion was made by Mr. Logozzo to holdover the application of **Anthony J. Cassano, Jr., and Louis Commisso, (905-5-1-21) 30 Lilac Road** to July 8, 2021; seconded by Mr. Jones and unanimously carried 3 ayes, 0 nays, 2 absent.

**3. 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 July 8, 2021**

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

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

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**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.

Nicholas A. Vero, Architect appeared on behalf of the application. They submitted plans last week, and he's okay to hold over until the Board can review them; but he will run through them. He said the parking calculation was changed and they provided some to Boom Burger and they reduced seats in the proposed restaurant to accommodate the parking. He's appeared before the Board of Health and the County and they are reviewing the plans.

Mr. Collins asked what the nature of the change of the elevations is?

Mr. Vero said his client asked him to look at a different configuration, and make the design more contemporary and that was resubmitted to this Board for comments.

Mr. Collins asked what the preferred option is?

Mr. Vero said its his clients preferred option for now; but he will reach out to his clients daughter to make sure.

Mr. Collins said to assist in the review of the elevations, give us some colors and photographs of the proposal so we can get an indication as to what it will look like.

Mr. Vero said he will have his office do a 3D Model and submit that to review on June 24, 2021.

Mr. Collins said that's great.

There were no questions or comments.

Motion was made by Mr. Logozzo to holdover the application of **85 & 105 Montauk LLC., 85, 105 Montauk Highway and 105 Oak Street (905-5-1-12 – 53.1 and 52.2)** to June 24, 2021; seconded by Mr. Jones and unanimously carried 3 ayes, 0 nays, 2 absent.

**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.

Frank A. Isler, Esq., appeared on behalf of the application together with Jim Behringer, Jerry Rumplick, and Kim Gennaro.

Mr. Isler said they filed a Draft FEIS to be reviewed by the Lead Agency and to put that in to final form.

Mr. Neubauer said yes, they acknowledge receipt. They are still in the SEQRA process. We'd like to hold you over to July 22, 2021.

Mr. Isler said we consented to a 45 day extension.

Mr. Neubauer said okay, that's fine.

Motion was made by Mr. Logozzo to holdover the application of **Rogers Associates LLC, North Side of Rogers Ave (905-003-01-007.01 through 007.07).** to July 22, 2021; seconded by Mr. Jones and unanimously carried 3 ayes, 0 nays, 2 absent.

**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 July 8, 2021**

**ZBA:** **NEEDED**

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**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 July 8, 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.

Heather A. Wright, Esq., submitted a request to holdover the application of **55 Old Riverhead Road LLC, 55 & 59 Old Riverhead Rd (905-004-01-007, -009.02 & -009.03)** to June 24, 2021; seconded by Mr. Logozzo and unanimously carried 3 ayes, 0 nays, 2 absent.

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 June 24, 2021**

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

**SEQRA:** *May 13, 2021 Planning Board Lead Agency Accepted*  
**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.

No one appeared on behalf of the application.

Motion was made by Mr. Logozzo to holdover the application of **804F Realty, 112 Montauk Highway (905-004-02-014.01)** to June 24, 2021; seconded by Mr. Jones and unanimously carried 3 ayes, 0 nays, 2 absent.

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 June 24, 2021**

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**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 August 22, 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).

No one appeared on behalf of the application. Mr. Neubauer told the Board Secretary to send a letter to the applicant advising them that if an appearance is not made on or before July 8, 2021 the application will be removed from the agenda without prejudice.

Motion was made by Mr. Logozzo to holdover the application of **WHB Kitchen LLC for J & C Realty Corp, 161 Main Street (905-011-03-003.01)** to June 24, 2021; seconded by Mr. Jones and unanimously carried 3 ayes, 0 nays, 2 absent.

**14. North Fork Roasting Co, 65 Main Street Unit 6 (905-011.02-02-006)** Applicant requests a waiver of site plan to install retractable awnings for a coffee shop upon a 0.59-acre parcel located at the southeast corner of Main Street & Mitchell Road in the B-1 zoning district.

Heather Drapal appeared on behalf of the application.

Mr. Neubauer said we don't have enough information to look at this, we need a survey and the structures shown on that to make sure this awning is on your property not the Village property.

Ms. Drapal said she submitted a survey.

Mr. Logozzo said there's no survey submitted.

Ms. Drapal said East End Awning gave the dimensions of how far out it'll come.

Mr. Neubauer said this doesn't suffice, we need something specific to the location with the awning shown on it. I can't tell how far out it's going to extend. We need a rendering so we can see what is being done, and that survey you submitted has to show more.

Ms. Drapal said the awning that was done at Brunetti and that's who is going to do this awning, and he said this was what they provided to this Board.

Mr. Neubauer said that is likely, but they had to go back and forth a few times. They need more information.

Mr. Logozzo said Brunetti showed the property line information.

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Mr. Hill said eventually Brunetti did do that.

Mr. Neubauer said that's correct.

Mr. Hill said you have to go back to the original survey and the awning company doesn't do that, you have to get someone to do it if you can't.

Mr. Hammond said Brunetti gave an Architectural elevation for the Board to act on.

Mr. Neubauer suggested she talked to Brunetti, and perhaps they can do the same for you.

Mr. Hill said he recommends that she blow it up to scale so they can see it. With Brunetti we were working with the tables and chairs so we had an idea where the property line was but you can start with the site plan but it has to be to scale. The property line should be 5 feet from the building.

Motion was made by Mr. Neubauer to holdover the application of **North Fork Roasting, Co., 65 Main Street, Unit 6 (905-11.2-2-6)** to June 24, 2021; seconded by Mr. Jones and unanimously carried 3 ayes, 0 nays, 2 absent.

#### **FILL APPLICATIONS:**

**15. The Crampton Society LLC, 119 Dune Road (905-021-03-008)** Applicant seeks site plan approval to install fill within the floodplain for a sanitary system and regrading in conjunction with rehabilitation of a single-family property on a 4.98-acre parcel located in the R-3 zoning district.

Motion was made by Mr. Logozzo to adopt the determination of **The Crampton Society LLC, 119 Dune Road (905-021-03-008)** as written; seconded by Mr. Jones and unanimously carried 3 ayes, 0 nays, 2 absent.

**16. Joan Magleby, 404 Dune Road (905-017-03-051)** Applicant seeks site plan approval to install fill within the floodplain for a sanitary system enclosure in conjunction with an addition to a single-family dwelling on a 10,695 SF parcel located in the R-5 zoning district.

Motion was made by Mr. Neubauer to adopt the determination of **Joan Magleby, 404 Dune Road (905-17-3-51)** as written; seconded by Mr. Logozzo and unanimously carried 3 ayes, 0 nays, 2 absent.

**17. Dune Star Realty LLC, 153 Dune Road (905-020-02-028)** Applicant seeks site plan approval to install fill within the floodplain for a sanitary system enclosure in conjunction with development of a single-family dwelling on a 1.3-acre parcel located in the R-3 zoning district.

Nicholas A. Vero, Architect appeared on behalf of the application. They received Ron Hill and Brad Hammond's comments and they will work on them and return to June 24, 2021 for a determination.

Mr. Neubauer said okay.

Motion was made by Mr. Neubauer to holdover the application of Dune Star Realty, LLC., 153 Dune Road (905-20-2-28) to June 24, 2021; seconded by Mr. Jones and unanimously carried 3 ayes, 0 nays, 2 absent.

Motion was made by Mr. Neubauer to adjourn the meeting at **5:30 p.m.**; seconded by Mr. Logozzo and unanimously carried 3 ayes, 0 nays, 2 absent.