

The Planning Board of the Incorporated Village of Westhampton Beach held its regular meeting on July 8, 2021, 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  
  
Brad Hammond, Building & Zoning Administrator  
  
Kyle Collins, Village Planner  
Ron Hill, Village Engineer  
  
Anthony C. Pasca, Esq., Village Attorney

ABSENT: Maeghan Mackie, Board Secretary

**DECISIONS:**

**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.

**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.

**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.

**Status:** *HELDOVER UNTIL July 8, 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 August 12, 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 July 8, 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 July 22, 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 Review and Comment**

**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 July 22, 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 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.

**Status:** **HELDOVER UNTIL July 8, 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 July 8, 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.

**Status:** **HELDOVER UNTIL July 8, 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 – Approval Withheld by SCDPW May 19, 2021*  
**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 July 8, 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 feet 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).

**Status:** **HELDOVER UNTIL July 8, 2021**

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

**SEQRA:** *Needed*  
**SCDHS:** *Needed*

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

**TRUSTEE REFERRALS:**

**14. Jordan Edwards, Mixology Westhampton, LLC., 148 Main Street (905-12-4-41.1)** Referral from the Board of Trustees for a Special Exception Application for Outdoor Sales and Displays.

**15. Alexis Ritsch, Hamptons Artistocrat, Inc., 87 Sunset Avenue, Unit A (905-12-1-49)** Referral from the Board of Trustees for a Special Exception Application for Outdoor Tables and Seats and Outdoor Sales and Display.