

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**Thursday, August 12, 2021, at 5:00 p.m.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

**Harvest Power LLC, 105 Old Riverhead Road (905-002-01-019.06)** Applicant seeks site plan approval to install a roof-top photovoltaic system (solar), 348.75 kW 775 panels, on the roof of the three-story building located upon 2.64-acre parcel in the I-1 zoning district.

**Westhampton True Value, 223 Montauk Highway (905-007-01-002.04)** Applicant seeks a modification of site plan to install an accessory outdoor storage area for the hardware store use located on a 2.8-acre parcel located in the B-2 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 August 26, 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 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 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 August 26, 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 August 12, 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 August 26, 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 August 26, 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 August 12, 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 August 26, 2021**

*ARB:* **NEEDED**

*ZBA:* **N/A**

*BOT:* **N/A**

*SEQRA:* *May 13, 2021 Planning Board Lead Agency Accepted*  
*July 26, 2021 Negative Declaration Adopted*

*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 August 12, 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:* *Received, June 14, 2021*

*SCDPW:* *Referred 239F on April 26, 2021 – Approval Withheld by SCDPW May 19, 2021*  
*Approval Received, July 26, 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 August 26, 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 August 26, 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 August 12, 2021**  
*ARB:* **N/A**  
*BOT:* **N/A**

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

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

**14. WHBH Real Estate LLC, 7 Beach Lane (905-011-03-010)** Applicant seeks site plan approval to renovate & construct additions to the three-story hotel/inn (16 units) with associated site improvements, including a swimming pool with patio, pergola & outdoor seating area, upon a one-acre parcel located in the HC zoning district.

*Status:* **HELDOVER UNTIL August 12, 2021**  
*ARB:* *Needed*  
*BOT:* **N/A**  
*ZBA:* *Needed*

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

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

**15. WHB Development Partners LLC, 107 Old Riverhead Road (905-002-01-019.05)** Applicant seeks site plan approval to construct an automotive service station (eight pumps & canopy) with accessory one-story convenience store (4,872 SF) and associated site improvements, upon a 1.6-acre parcel located in the B-3 zoning district.

*Status:* **HELDOVER UNTIL August 12, 2021**

**ARB:** *Needed*  
**BOT:** *Needed*  
**ZBA:** *Needed*

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

**SCDPW:** *Needed*  
**SCPC:** *Needed*

**Fill Application:**

**16. Tamara Bedrosian, 21 Jessup Lane (905-010-06-018)** Applicant seeks site plan approval to install fill within the floodplain for a sanitary system installation in conjunction with additions to the single-family dwelling located upon the 12,648 square foot parcel in the R-1 zoning district.

Dated: July 27, 2021