

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**Thursday, September 9, 2021, at 5:00 p.m.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

**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 September 23, 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 September 23, 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 October 14, 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 September 9, 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 September 9, 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; DEIS Adopted, August 26, 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 October 14, 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 September 23, 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 September 9, 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 September 9, 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. 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 September 9, 2021**

**ARB:** **NEEDED**

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

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

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

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

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

**11. 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 September 9, 2021**

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

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

**SEQRA:** *Needed*

**SCDHS:** *Needed*

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

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

**12. 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 September 23, 2021**

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

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

**SEQRA:** *Needed*

**SCDHS:** *Needed*

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

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

**13. 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 September 9, 2021**

*ARB:* *Needed*

*BOT:* **N/A**

*ZBA:* *Needed*

*SEQRA:* *Needed*

*SCDHS:* *Needed*

*SCDPW:* **N/A**

*SCPC:* **N/A**

**14. 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 September 9, 2021**

*ARB:* *Needed*

*BOT:* *Needed*

*ZBA:* *Needed*

*SEQRA:* *Needed*

*SCDHS:* *Needed*

*SCDPW:* *Needed*

*SCPC:* *Needed*

**Fill Application:**

**15. 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.

**16. Christopher Mensch, 42 Library Avenue (905-011-03-021)** Applicant seeks site plan approval to install fill within the floodplain for a sanitary system installation in conjunction with construction of a two-family dwelling upon the 17,994 square foot parcel in the MF-20 zoning district.

Dated: August 30, 2021