

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

***The agenda is subject to change without notice; please check with the Planning Board Secretary to confirm an applications status.**

DECISIONS:

Ivy on Main, Inc., 103 Main Street (905-11-2-20.1) Applicant requests a waiver of site plan to replace side windows with accordion doors and install a retractable awning over an existing patio for the existing 16-seat luncheonette within the building located upon a 7,009 SF parcel in the B-1 zoning district.

Roger Ross, 104 Point Road (905-017-02-004) Applicant seeks site plan approval to install fill within the floodplain in conjunction with an emergency sanitary system replacement for a single-family dwelling upon a 4,779 SF parcel in the R-5 zoning district

10 RR Corp, 10 Old Riverhead Road (905-004-02-012) Applicant seeks modification of site plan approval to convert the northerly suite for a medical office use with no proposed alterations to the exterior of the building or site upon a 40,352 SF parcel in the B-2 zoning district.

HOLDOVERS:

1. 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 December 9, 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***

2. 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 December 9, 2021***

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

ARB: N/A

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

SCDHS: **NEEDED**

SCDPW: N/A

SCPC: **NEEDED**

3. 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 December 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**

4. 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 December 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

FEIS Adopted October 28, 2021; November 10, 2021

Application is open for Public Comment and Site Plan review as of November 10, 2021

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; Written Public Comment Period open until October 1, 2021 on Supplemental DEIS;***

SCDHS: **NEEDED**

SCDPW: **N/A**

SCPC: **NEEDED**

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

5. 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 December 9, 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***

6. 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 December 9, 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;

7. 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 December 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

8. 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 January 27, 2022

ARB: N/A
BOT: N/A

SEQRA: Needed
SCDHS: Needed

SCDPW: N/A
SCPC: N/A

9. 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 December 9, 2021

ARB: N/A
BOT: N/A

SEQRA: Needed

SCDHS: *Needed*

SCDPW: N/A

SCPC: N/A

10. 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 December 9, 2021*

ARB: *Needed*

BOT: N/A

ZBA: *Needed*

SEQRA: *Needed*

SCDHS: *Needed*

SCDPW: N/A

SCPC: N/A

11. 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 December 9, 2021*

ARB: *Needed*

BOT: *Needed*

ZBA: *Needed*

SEQRA: *Needed*

SCDHS: *Needed*

SCDPW: *Needed*

SCPC: *Needed*

12. Hampton Synagogue Parrish House, 13/15 Brook Rd & 161 Sunset Ave (905-012-01-039, -040, & -043.01) Applicant seeks site plan approval to construct a two-story parish house with attached pool cabana & mikveh, swimming pool, basketball court, gazebo, storage shed & associated site improvements for Westhampton Synagogue (demolish existing residential structures) on an assemblage of parcels totaling 39,474 square feet in the HC zoning district.

Status: *HELDOVER UNTIL December 9, 2021*

ARB: *Needed*
BOT: *To Be Determined*
ZBA: *To Be Determined*

SEQRA: *Needed*
SCDHS: *Needed*

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

NEW APPLICATIONS:

13. Country Pointe at WHB, 44 and 60 Depot Road (905-4-1-14.6 and 13.1) Applicant seeks final subdivision approval of 13.06 acres for twenty two (22) single-family lots with public road and associated site improvements.

FILL APPLICATION:

14. 13 Meadow Lane LLC, 13 Meadow Lane (905-010-01-019) Applicant seeks site plan approval to install fill and drainage within the floodplain in association with reconstruction of a tennis court & sport court, improving the backyard area of 1.1-acre single-family lot in the R-1 zoning district.

Dated: November 22, 2021