

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**THURSDAY, February 10, 2022, at 5:00 p.m.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

The Planning Board will hold its regular meeting at the Municipal Building, 165 Mill Road, Westhampton Beach, New York, and/or via web-conferencing (please call or visit the Village website for public log-in information), on the following applications:

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

**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 February 24, 2022** 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 February 24, 2022**

**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 February 10, 2022**

**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 February 10, 2022**

*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 February 10, 2022

**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 February 10, 2022

**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 February 10, 2022**

**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 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 March 24, 2022**

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

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

**SEQRA:** *Needed*

**SCDHS:** *Needed*

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

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

**9. 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 February 10, 2022**

**ARB:** *Needed*

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

**ZBA:** *Needed*

**SEQRA:** *Needed*

**SCDHS:** *Needed*

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

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

**10. 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 February 10, 2022*

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

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

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

**11. 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 February 10, 2022*

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

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

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

**12. 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.

**Status:** *HELDOVER UNTIL February 10, 2022*

**ARB:** *N/A*  
**BOT:** *To Be Determined*  
**ZBA:** *To Be Determined*

**SEQRA:** *Needed*

**SCDHS:** *Needed*

**SCDPW:** *N/A*

**SCPC:** *N/A*

**13. PGJG Holding Corp, 214 & 238 Montauk Highway (905-006-02-031 & -032.01)** Applicant seeks modification of site plan to convert a portion of site parking and access way for a seasonal dining area (100 relocatable seats) with façade changes to install accordion doors & associated site improvements for the existing standard restaurant “Baby Moon,” upon property totaling 44,650 square feet in the B-2 zoning district.

**Status:** *HELDOVER UNTIL February 10, 2022*

**ARB:** *N/A*

**BOT:** *N/A*

**ZBA:** *N/A*

**SEQRA:** *N/A*

**SCDHS:** *N/A*

**SCDPW:** *N/A*

**SCPC:** *N/A*

**14. 71 Sunset Ave Realty Inc, 71 Sunset Avenue (905-012-01-051.01)** Applicant seeks modification of site plan to convert the former bank building for butcher/grocery use including screening of rear roof-over for walk-in cooler on a 0.8-acre parcel in the B-1 zoning district.

**Status:** *HELDOVER UNTIL February 10, 2022*

**ARB:** *N/A*

**BOT:** *N/A*

**ZBA:** *N/A*

**SEQRA:** *N/A*

**SCDHS:** *N/A*

**SCDPW:** *N/A*

**SCPC:** *N/A*

**15. Village Marine of Westhampton LTD, 33 Library Avenue Ext (905-015-01-005.04)** Applicant seeks modification of site plan to expand stone blend parking for boat storage & display area, and also to replace siding and install two windows for the existing one-story “Modern Yachts” marina building located upon a 3.5-acre parcel in the Marina zoning district.

**Status:** *HELDOVER UNTIL February 10, 2022*

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

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

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

**16. WH Equity Group LLC, 12, 22 & 80 Montauk Highway & 11 Old Riverhead Road (905-004-01-022.01, -023, -026.03 & -030.01)** Applicant seeks site plan approval to construct a multi-family residential development consisting of forty-eight (48) dwelling units, distributed amongst seventeen (17) buildings, with a community building, swimming pool, on-site sanitary treatment plant and associated site improvements upon an 8-acre assemblage of parcels in the HD & B-2 zoning districts.

**Status:** ***HELDOVER UNTIL February 10, 2022***

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

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

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

Dated: February 7, 2022