

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**THURSDAY, May 12, 2022, at 5:00 p.m.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

**HOLDOVERS:**

**1. 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 May 26, 2022*

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

**ARB:** *N/A*

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

**SCDHS:** *Received*

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

**SCPC:** **NEEDED**

**2. 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 May 12, 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*

3. **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 May 12, 2022**

**ZBA:** **NEEDED**

**ARB:** *Referred to ARB at January 23, 2020 Meeting;  
Referred for revisions at March 10, 2022 Meeting;*

**SEQRA:** *Planning Board Deemed Lead Agent;*

**SCDHS:** **NEEDED**

**SCDPW:** *N/A*

**SCPC:** *Received SCPC, 2/14/2020 – No objection*

4. **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 May 12, 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;*

5. **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 May 12, 2022**

**ZBA:** **N/A**

**ARB:** **NEEDED**

**BOT:** **SPECIAL EXCEPTION PERMIT, NEEDED**

**SEQRA:** August 13, 2020 – Planning Board Accepted Lead Agency Status  
**SCDHS:** **NEEDED**

**SCDPW:** Received March 21, 2022

**SCPC:** Received March 22, 2022

**6. 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 May 26, 2022**

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

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

**SEQRA:** *Needed*

**SCDHS:** *Needed*

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

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

**7. 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 May 12, 2022**

**ARB:** *Referred on February 24, 2022*

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

**ZBA:** *Granted, February 17, 2022*

**SEQRA:** *Complete*

**SCDHS:** *Needed*

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

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

**8. 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 May 12, 2022**

**ARB:** *Needed*

**BOT:** *Needed*

**ZBA:** *Granted, March 17, 2022*

**SEQRA:** *Type II Action*

**SCDHS:** *Needed*

**SCDPW:** *Needed*

**SCPC:** *Referred on March 10, 2022*  
*Received Local Determination*

**9. 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 May 12, 2022*

**ARB:** *Received*  
**BOT:** *To Be Determined*  
**ZBA:** *Granted*

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

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

**10. 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 May 12, 2022*

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

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

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

**11. 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 May 12, 2022*

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

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

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

**12. George Vickers, 25 & 27 Hazelwood Ave (905-004-02-020 & -019)** Applicant seeks lot line modification between adjoining parcels that total 26,897 SF (Existing: 19,773 SF & 7,124 SF) resulting in one lot of 13,304 SF and one lot of 13,593 SF.

**Status:** *HELDOVER UNTIL May 26, 2022*

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

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

**SCDPW:** *Needed*  
**SCPC:** *Local Determination Received*

**FILL APPLICATION:**

**13. 282 Dune Road LLC, 282 Dune Road (905-019-03-004 & -005)** Applicant seeks site plan approval to install fill within the floodplain for a sanitary system in conjunction with proposed development of a single-family dwelling on combined parcels totaling 32,749 SF in the R-3 zoning district.

**14. 213 Dune Road LLC, 213 Dune Road (905-020-02-005)** Applicant seeks site plan approval to install fill within the floodplain for a sanitary system in conjunction with proposed development of a single-family dwelling on a 55,860 SF parcel in the R-3 zoning district.

**NEW APPLICATIONS:**

**15. 165 Oneck Lane LLC, 165/167 Oneck Lane (905-009-01-021.01 & -021.02)** Applicant seeks modification of the conditions of subdivision approval of the “Laurence Verbecke” two-lot subdivision, originally approved by resolution of the Planning Board on March 25, 2021.

**16. Robert Schoenthal, 22 Bayfield Lane (905-010-06-002)** Applicant seeks minor subdivision approval to subdivide an improved 97,769 SF parcel in the R-1 zoning district into two lots; 57,768 SF & 40,001 SF.

Dated: May 3, 2022