

August 25, 2022

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**THURSDAY, August 25, 2022, at 5:00 p.m.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

**DECISION:**

**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.

**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 September 8, 2022**

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

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

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

**SCDHS:** **Received**

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

**SCPC:** **Referred August 9, 2022**

**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 September 22, 2022**

**ZBA:** **NEEDED**

**ARB:** **NEEDED**

**SEQRA:** **1/23/2020 – Deemed Complete; Unlisted Action Coordinated review commenced on 1/27/2020**

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**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 August 25, 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 August 25, 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.

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**Status:** **HELDOVER UNTIL August 25, 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 August 25, 2022**

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

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

**SEQRA:** **Needed**

**SCDHS:** **Needed**

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

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

**7. 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 22, 2022**

**ARB:** **Received**

**BOT:** **Received**

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

**SEQRA:** **Type II Action**

**SCDHS:** **Needed**

**SCDPW:** **Needed**

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

**8. 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 August 25, 2022**

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

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

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

**9. 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 August 25, 2022**

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

**SEQRA:** *Lead Agency Accepted, May 12, 2022*  
**SCDHS:** *Needed*

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

**10. 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 August 25, 2022**

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

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

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

**11. 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.

**Status:** *HELDOVER UNTIL September 8, 2022*

**ARB:** *Needed*  
**BOT:** *Needed*  
**ZBA:** *Granted, May 19, 2022*

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

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

**FILL APPLICATION:**

**12. 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.

**Status:** *HELDOVER UNTIL October 13, 2022*

**13. First Dunes Development 496 LLC, 496 Dune Road (905-016-01-019)** Applicant seeks approval to subdivide a 28,234 SF parcel in the R-3 zoning district into two lots for single-family dwelling use of 13,211 & 15,022 SF, thereby abandoning the preexisting nonconforming use of eight seasonal cottages for rent.

**Status:** *HELDOVER UNTIL August 25, 2022*

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

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

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

**14. 10 Mitchell Owner LLC, 10 Mitchell Road (905-011-02-003)** Applicant seeks site plan approval to construct a full second-story addition for two two-bedroom apartments & convert first floor to a forty-four (44) seat restaurant with exterior walk-in & associated site improvements upon a 5,290 SF parcel in the B-1 zoning district.

**Status:** *HELDOVER UNTIL August 25, 2022*

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

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

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

**15. Rogers Ave Associates, North Side of Rogers Ave (905-003-01-007.01 through -007.07)** Applicant seeks final site plan approval to construct 48 dwelling units in 12 buildings (11 townhouse groupings & 1 two-family dwelling) with private community center, pool & pickleball courts for multifamily development with on-site sewage treatment plant upon a 9.355-acre assemblage of parcels in the MF-20 zoning district.

**Status:** *HELDOVER UNTIL August 25, 2022*

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

**SEQRA:** *Complete – Positive Declaration, FEIS*  
**SCDHS:** *Needed*

**SCDPW:** *N/A*  
**SCPC:** *Referred on August 18, 2022*

**16. DRL Irrevocable Trust & Carol Schecter, 12 Potunk Lane & 42 Stevens Lane (905-011-01-003.02 & -007)** Applicants seek to modify the lot line between adjoining parcels by conveying a 1,125 SF “triangle” of land from 12 Potunk Lane to 42 Stevens Lane.

**Status:** *HELDOVER UNTIL August 25, 2022*

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

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

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

Dated: August 17, 2022