

December 8, 2022

**WESTHAMPTON BEACH PLANNING BOARD AGENDA  
THURSDAY, December 8, 2022, at 5:00 p.m.  
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

**DECISIONS**

**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.

**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.

**104 Westhampton LLC, 104 Main Street (905-012-04-032)** Applicant seeks waiver of site plan approval to perform façade alterations to the central two-story building, including replacement of window, doors, railings, roofing & trim, upon the 10,606 SF parcel in the B-1 zoning district.

**HOLDOVERS:**

**1. 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 8, 2022**

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

*18*

*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 December 8, 2022**

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**ZBA:** *Granted, October 20, 2022*

**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 December 8, 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 January 26, 2023*

**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 December 8, 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 January 12, 2023**

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

**SEQRA:** *Adopted on September 8, 2022*  
**SCDHS:** *Needed*

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

**7. 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 December 8, 2022**

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

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

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

**8. 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 January 26, 2023*

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

**SEQRA:** *Granted, on May 19, 2022, ZBA, Type II*  
**SCDHS:** *Needed*

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

**FILL APPLICATION:**

**9. 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 January 26, 2023*

**10. 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 December 8, 2022*

**ARB:** *Needed*  
**BOT:** *Needed*  
**ZBA:** *Received, November 17, 2022*

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

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

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**11. 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 December 8, 2022*

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

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

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

**12. 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 December 8, 2022*

**ARB:** *Referred to ARB on August 25, 2022*  
*Received October 24, 2022*

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

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

**SCDPW:** *N/A*  
**SCPC:** *Received August 25, 2022*

**13. 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 December 8, 2022*

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

December 8, 2022

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

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

**14. Westhampton Landings, 30 Mitchell Road (905-011-04-051)** Applicant seeks modification of the site plan approval for upgrades to the landscaping, hardscaping & exterior lighting for the existing multi-family development upon the 4.26-acre parcel in the MF-20 zoning district.

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

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

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

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

**15. WHB Parlato LLC, 6 Parlato Drive (905-011-02-043.01)** Applicant seeks waiver of site plan approval to install a gas firepit in the southeast section of front lawn for a waiting area for the existing restaurant upon the 16,898 SF parcel in the B-1 zoning district.

**16. Mohammad Rizwan Sabar, 156 Dune Road (905-020-01-023)** Applicant seeks site plan approval to install fill within the floodplain for a sanitary system in conjunction with the construction of a single-family dwelling, upon a 16,816 SF parcel in the R-3 zoning district.

**17. Thomas & Lori Schmidt, 66 Exchange Place (905-015-04-049.01)** Applicant seeks site plan approval to install fill within the floodplain for a sanitary system in conjunction with the construction of a single-family dwelling, upon a 22,653 SF parcel in the R-1 zoning district.

**NEW APPLICATIONS**

**18. 71 Sunset Ave Realty Inc, 71 Sunset Avenue (905-012-01-051.01)** Applicant seeks modification of site plan, previously approved on February 10, 2022, to install a commercial kitchen & supporting sanitary facilities at the butcher/grocery store on the 0.8-acre parcel in the B-1 zoning district.

**19. North Mall LLC, 74 Old Riverhead Road (905-002-02-006.03)** Applicant seeks waiver of site plan to perform changes to the storefront and occupancy for the “Sherwin Williams” paint store at Unit K, the north end of the southerly building, upon the 3.1-acre parcel in the B-2 zoning district.

Dated: December 1, 2022

December 8, 2022