

February 23, 2023

**WESTHAMPTON BEACH PLANNING BOARD AGENDA  
THURSDAY, February 23, 2023, at 5:00 p.m.  
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

**DETERMINATIONS:**

**DLV DD LLC, 379 Dune Road (905-017-05-055.01)** Applicant seeks a modification of site plan to construct an employee break room under existing building “#600” for the Dune Deck Beach Club located upon a 4.8-acre parcel in the R-3 zoning district.

**SJS Affiliates, 25 Stillwaters Lane (905-010-04-018)** Applicant seeks site plan approval to install fill within the floodplain for a sanitary system in conjunction with additions/renovations to a single-family dwelling upon a one-acre parcel in the R-1 zoning district.

**28 Library Ave LLC, 28 Library Avenue (905-011-03-016)** 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 23,295 SF parcel in the MF-20 zoning district.

**HOLDOVERS:**

**1. 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 23, 2023**

**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*

February 23, 2023

**2. 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 March 9, 2023**

**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*

**3. 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 March 9, 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;*

**4. 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 March 9, 2023**

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

**ARB:** **NEEDED**

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

February 23, 2023

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

**SCDPW:** *Received March 21, 2022*

**SCPC:** *Received March 22, 2022*

**5. 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 9, 2023**

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

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

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

**6. 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 March 23, 2023**

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

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

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

**7. 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 March 9, 2023**

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

February 23, 2023

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

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

**8. 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 February 23, 2023*

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

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

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

**9. 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 March 23, 2023*

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

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

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

**10. 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.

February 23, 2023

**Status:** **HELDOVER UNTIL February 23, 2023**

**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*

**11. 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 February 23, 2023**

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

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

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

**12. 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 February 23, 2023**

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

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

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

February 23, 2023

13. **Michael Brunetti, 65 Main Street Unit 5 (905-011.02-02-005)** Applicant seeks waiver of site plan to maintain outdoor storage of firewood for the existing 16-seat pizza takeout restaurant upon a 0.59-acre parcel located at the southwest corner of Main Street & Mitchell Road in the B-1 zoning district.
14. **105-109 Main St LLC, 109 Main Street (905-011-02-021)** Applicant seeks waiver of site plan to perform alterations to the façade, including encroachment into the Village-owned right-of-way, for the existing mixed-use building upon the 3,732 SF parcel in the B-1 zoning district.

**NEW APPLICATIONS:**

15. **Westhampton Property Management LLC, 141 Montauk Highway (905-005-02-006.01, -006.02, -007 & -009.01)** Applicant seeks site plan approval Convert & Renovate Restaurant Building for Grocery Store (5,000 SF) w/ Roofed-Over Entry, One-Story Addition & Associated Site Improvements upon an 34,223 SF assemblage of parcels in the B-2 zoning district
16. **104 Main Street LLC, 104 Main Street (905-012-04-032)** Applicant seeks modification of site plan to convert second story of “Building B” for a studio apartment upon the 7,729 SF parcel in the B-1 zoning district.
17. **New York Cancer & Blood Specialists, 40 Main Street (905-012-03-015)** Applicant seeks modification of site plan approval to convert the “Beinecke Building” for medical offices upon the 4.2-acre St Marks Church parcel within the R-2 zoning district.

Dated: February 21, 2023