

February 9, 2023

PRESENT: David Reilly, Chairman
Ralph Neubauer
Rocco LogoZZo
Larry Jones

Ron Hill, Village Engineer
Britton Bistran, Village Planner

Anthony C. Pasca, Esq., Village Attorney

Maeghan Mackie, Board Secretary

Brad Hammond, Building & Zoning Administrator

ABSENT: Michael Schermeyer

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.

Nicholas A. Vero, Architect appeared on behalf o the application and sid he will submit his packet Monday or Tuesday.

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 February 23, 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 o ffice 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 23, 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 February 23, 2023**

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**

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 February 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**

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

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

FILL APPLICATION:

8. 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.

9. 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*

10. 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 February 23, 2023*

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

SEQRA: *Needed*
SCDHS: *Needed*

SCDPW: *Needed*
SCPC: *Needed*

11. 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 February 9, 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*

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SCPC: *Received August 25, 2022*

12. 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*

13. 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.

No one appeared on behalf of the application. Mr. Reilly asked if we received any of the lighting

NEW APPLICATIONS:

14. 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.

Nicholas A. Vero, Architect appeared on behalf of the application together with Michael Brunetti. Mr. Vero said they are seeking to legalize a wood storage area in the back of the building and I don’t know how long it has been there.

Mr. Brunetti said it has been there almost one year.

Mr. Vero said we are seeking to legalize it.

Ms. Bistran said she did not have any comments.

Mr. Neubauer said it is not the most attractive effort, he thinks they could make it look a little nicer.

Mr. Logozzo said he would like to see it blend a little bit better, other than that he has no comments.

Mr. Vero said in concept and theory you think the location is okay, but there are comments from Mr. Hill and I don’t know what he is meaning.

Mr. Hammond said he was asking if it’s a new use, but I cleared that up.

Mr. Vero said if he can do some creative thinking they can come up with an enclosure.

Mr. Neubauer asked how it was handled in the old location.

Mr. Brunetti said it was a fenced off area and hidden.

Mr. Vero said he understands.

15. 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.

Gaby T, Architect appeared on behalf of the application, together with Liz Epstein. He said that he appearing to seek a façade renovation, the building is in dire condition with water damage to the existing

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façade, and they are doing a face lift and existing elevation. We did a review of Main Street and came up with color palettes that they are proposing. Some areas of concentration were the Burner Building, and their colors are darker than their selection, and we're looking at TOLA which is adjacent to the applicant's building and we're hoping to stay in keeping with Main Street. I printed a picture of the Burner Building and see a color comparison, they are much darker and we want to stay neutral. TOLA across the street is in between and we'll apply a stucco finish and metal awnings on the front and we're seeking approval to do the façade changes.

Mr. Neubauer asked Ms. Bistran about her comments.

Ms. Bistran said this is a free standing building with a significant presence, and the change is harsh to what exists and the Burner Building you're only showing a section, there is a white section that softens the look and we discussed the soft black canvas now maybe you can introduce some traditional elements and you've striped the classical elements and modern is fine, and that side of Main Street is cluttered and I think you can reintegrate some traditional elements and we can send you to the ARB.

Mr. Reilly said they will need to look at it, and it's their primary function as a Board. I do echo some of Ms. Bistran's comments, it seems stark and nothing is wrong with it but the context of Main Street it seems harsh.

Mr. Gaby said the adjacent building the trim work and the details that were incorporated they were done without permits.

Ms. Epstein said I have been in the building for a long time, and I recently bought it and the awnings were just done, and the shutters were there too. The Trustee and the Mayor changed a variance so we can do this. So we can have these awnings.

Ms. Bistran said it wasn't that we like what's there now, if you're going to go in the Modern direction you should blend the traditional elements; the Burner Group did the modern elements blended well and so did Salt and Loft, and you can find a middle.

Mr. Reilly said we're not saying you can't do it, but a change has to be incremental.

Ms. Epstein said we're only making it more glass, and repainting the Stucco. If I go to ARB I can't do it this year. My window for the season is short.

Mr. Reilly said I don't see a way around that, we can't expedite things to meet the season.

Mr. Gaby said the opposition is the color and detailing?

Ms. Bistran said both.

Mr. Reilly said it is a little bit of both.

Mr. Logozzo said it's too dark; you're in between two white buildings.

Mr. Reilly said there is a mix of color palettes on that side of the road.

Ms. Epstein said she isn't sure how they are getting rid of the black.

Mr. Reilly said the ARB may have good ideas.

Mr. Hammond said they meet the first and third Tuesday of the month. The code requires anything more than 20% to go to the ARB; it's in their best interest for you to refer it.

Mr. Reilly said if you bring in what's needed you can be heard on February 21, 2023.

Mr. Hammond said we will schedule it if you refer it. We can refer it with the Board's comments tonight.

Mr. Reilly said I think we should send a referral to the ARB.

Ms. Mackie asked if you are referring it with comments or without?

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Mr. Neubauer said we are referring it with Ms. Bistrans comments.

Ms. Mackie said okay.

Mr. Hammond said there is a component the part of this is in the Village right of way and you can proceed with the Trustees to seek that license, which is a new thing that we've put in to the Code.

Mr. Reilly said it's dimensional relief?

Mr. Pasca said it's a license.

MR. Hammond said we can do a no objection,

Mr. Pasca asked if this is the first one?

Mr. Hammond said yes.

Mr. Reilly said we can hold this over to February 23, 2023.

16. 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.

David Gilmartin, Esq., appeared on behalf of the application. He said that this is the Dune Deck and you've seen this application numerous times.

Mr. Reilly said this is just a change inside?

MR. Gilmartin said yes, it's 1,100 square feet employee breakroom to provide them a break.

Mr. Reilly asked where it will be when you look at it from Dune Road?

Mr. Gilmartin said the right side.

Mr. Hammond said this already went to the ZBA. Behind the sport court you see a green screen currently, and that's what will still be seen when this is complete, you won't see anything.

Mr. Reilly asked if it's a waiver of site plan?

Mr. Hammond said no, it's a modification of site plan.

17. 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.

Diane Herold, Architect appeared on behalf of the application. She is upgrading the sanitary system and when they did a site walk it was decided under the building they wanted fill and drainage, so I'd like to make that part of my application so I know its all approved by this Board. I submitted photographs showing that the sanitary system won't been seen and where it is, is a recessed area on the South East of the property and we have approvals for that and the comments made are acceptable.

Mr. Reilly asked if were ok?

Mr. Hammond said there are no issues; the property is bowl shaped and low under the house and standing water and that's not a sanitary issue but we recommend that they bring in fill.

18. 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.

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Steve Caputo appeared on behalf of the application, he said that they did submitted revisions to the Village.

Mr. Hammond said we have had an email issue we lost our server at 12:00 p.m. today and I would assume it was addressed.

Mr. Reilly said we will hold it over to February 23, 2023.