



WESTHAMPTON BEACH PLANNING BOARD AGENDA THURSDAY JUNE 22, 2023, 5:00 P.M.

CHAIR OPENS MEETING.

SALUTE TO THE FLAG.

DECISIONS: NONE

PUBLIC HEARING AGENDA:

SITE PLAN REVIEW:

1. RICHARD OLIVO-72 SOUTH ROAD SCTM#905-8-1-27
 - a. Continued work session on Subdivision approval to subdivide a 49,823sf parcel into two equal lots of 24,912sf for single-family dwelling use to review and adopt SEQRA determination
2. SUNSET WEST LLC, 87 SUNSET AVENUE SCTM#905-12-1-49.1
 - a. Continued work session for Modification to Phase II of Site Plan Approval for change of occupancy of the approved 2-story building (6,000 sf) from retail/office to single medical office use
3. 32 MILL LLC-32 MILL ROAD SCTM#905-12-4-50
 - a. Initial work session on Modification of Site Plan approval to convert a second floor office to a dining room to provide alternate seating for the existing 15-seat luncheonette
4. OZMAR PROPERTIES- 103 MAIN STREET SCTM#905-11-2-20.1
 - a. Initial work session on Modification of Site Plan approval for retail store modification to convert a retail store to provide alternate seating for an existing luncheonette and other site improvements

FILL APPLICATION REVIEW: NONE

WORK SESSION AGENDA

TRUSTEE REFERRAL:

SUBDIVISION REVIEW: NONE

SITE PLAN REVIEW: NONE

FILL APPLICATION REVIEW: NONE

MINUTES:

1. APRIL 26, 2023
2. MAY 11, 2023
3. MAY 25, 2023
4. JUNE 8, 2023

HOLDOVERS:

1. 85 & 105 MONTAUK LLC- 85 &105 MONTAUK HWY SCTM#905-5-1-12, 53.1 &52.2
2. ROGER'S AVENUE ASSOCIATES- ROGER'S AVENUE SCTM#905-3-1-7.1-7.7)
3. PRIME STORAGE- 98 DEPOT ROAD SCTM#905-2-1-19.1
4. WH EQUITY GROUP LLC- 12, 22, 80 MONTAUK HWY & 11 OLD RIVERHEAD ROAD
SCTM#905-4-1-22.1, 23, 26.3, 30.1
5. 55 OLD RIVERHEAD ROAD LLC- 55 &59 OLD RIVERHEAD ROAD SCTM#905-4-1-7, 9.2, 9.3
6. FIRST DUNES DEVELOPMENT 496 LLC- 496 DUNE ROAD SCTM#905-16-1-19
7. 10 MITCHELL OWNER LLC- 10 MITCHELL ROAD SCTM#905-11-2-3
8. WESTHAMPTON PROPERTY MANAGEMENT LLC- 141 MONTAUK HWY SCTM#905-5-2-6.1
9. DRL IRREVOCABLE TRUST & CAROL SCHECTER- 12 PONTUNK LANE & 42 STEVEN'S
LANE SCTM#905-11-1-3.2 & 7
10. BMB ENTERPRISES INC.- 145 MAIN STREET SCTM#905-11-2-29 **(8/10/2023)**
11. ROBERT SCHOENTHAL- 22 BAYFIELD LANE SCTM#905-10-6-2 **(8/24/2023)**
12. NEW YORK CANCER & BLOOD SPECIALISTS- 40 MAIN STREET SCTM#905-12-3-15
13. WESTHAMPTON COUNTRY CLUB- 35 POTUNK LANE SCTM#905-9-3-23.1
14. 161 MONTAUK HWY LLC, 161 MONTAUK HWY SCTM#905-5-2-12.1
15. WESTHAMPTON INN, LLC, 43 MAIN STREET SCTM#905-11-1-15

FUTURE MEETINGS:

1. **THURSDAY, JULY 13, 2023**
2. **THURSDAY, JULY 27, 2023**