



WESTHAMPTON BEACH PLANNING BOARD AGENDA THURSDAY JULY 13, 2023, 5:00 P.M.

CHAIR OPENS MEETING.

SALUTE TO THE FLAG.

DECISIONS:

1. OZMAR PROPERTIES- 103 MAIN STREET SCTM#905-11-2-20.1
2. NEW YORK CANCER & BLOOD SPECIALISTS- 40 MAIN STREET SCTM#905-12-3-15

PUBLIC HEARING AGENDA:

SITE PLAN REVIEW:

1. WH EQUITY GROUP, LLC 12,22,80 MONTAUK HWY & OLD RIVERHEAD ROAD
 - o Continued work session on Park Fee, appraisal & affordable housing
2. WESTHAMPTON PROPERTY MANAGEMENT LLC-141 MONTAUK HWY SCTM#905-5-2-6.1
 - Continued work session on Site Plan
3. 161 MONTAUK HWY LLC-161 MONTAUK HWY SCTM#905-5-2-12.1
 - o Continued work session on Site Plan
4. 32 MILL LLC-32 MILL ROAD SCTM#905-12-4-50
 - o Continued work session on Modification of Site Plan approval to convert a second floor office to a dining room and associated improvements.
5. SEAFIELD CENTER, INC, 7 SEAFIELD LANE SCTM#905-14-1-8.2
 - o Initial work session on Waiver of Site Plan to use existing parking lot in the evenings for valet car service during the hours of 4:30pm to 1:00am

FILL APPLICATION REVIEW: NONE

WORK SESSION AGENDA:

TRUSTEE REFERRAL:

1. **WHB 149 Main, LLC., 149 Main Street (905-11-3-1) Flora** – Continued work session for Applicants request of 28 seats and 8 tables in the front of their building; with no seating on the Easterly side; No Music
2. **Haskell’s Seafood, 77A Main Street (905-11-2-9)** Continued work session for Applicants request of 3 café tables with a privacy barrier; five (2) seat café tables in the back with three (4) seat tables; No Music

3. **Remigio Rivera, Mi Pueblito Restaurant 136 Old Riverhead Road (905-1-1-4)** Applicant requests four tables, and sixteen (16) chairs.
4. **Pawcasso Art Studio, 3 Sunset Avenue (905-12.1-1-9)** Applicant requests five (5) tables and sixteen (16) chairs.

SUBDIVISION REVIEW: NONE
SITE PLAN REVIEW: NONE
FILL APPLICATION REVIEW: NONE

MINUTES:

1. JUNE 22, 2023 (Full Board)

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. 55 OLD RIVERHEAD ROAD LLC- 55 &59 OLD RIVERHEAD ROAD SCTM#905-4-1-7, 9.2, 9.3
5. FIRST DUNES DEVELOPMENT 496 LLC- 496 DUNE ROAD SCTM#905-16-1-19
6. 10 MITCHELL OWNER LLC- 10 MITCHELL ROAD SCTM#905-11-2-3
7. DRL IRREVOCABLE TRUST & CAROL SCHECTER- 12 PONTUNK LANE & 42 STEVEN'S LANE SCTM#905-11-1-3.2 & 7
8. BMB ENTERPRISES INC.- 145 MAIN STREET SCTM#905-11-2-29 **(8/10/2023)**
9. ROBERT SCHOENTHAL- 22 BAYFIELD LANE SCTM#905-10-6-2 **(8/24/2023)**
10. WESTHAMPTON COUNTRY CLUB- 35 POTUNK LANE SCTM#905-9-3-23.1
11. WESTHAMPTON INN, LLC, 43 MAIN STREET SCTM#905-11-1-15
12. RICHARD OLIVO-72 SOUTH ROAD SCTM#905-8-1-27
13. SUNSET WEST LLC, 87 SUNSET AVENUE SCTM#905-12-1-49.1

FUTURE MEETINGS:

1. **THURSDAY, JULY 27, 2023**
2. **THURSDAY, AUGUST 10, 2023**