



WESTHAMPTON BEACH PLANNING BOARD AGENDA -SEPTEMBER 28, 2023, 5:00 P.M.

CHAIR OPENS MEETING.

SALUTE TO THE FLAG.

DECISIONS: NONE

PUBLIC HEARING AGENDA:

SITE PLAN REVIEW:

1. 32 MILL LLC-32 MILL ROAD SCTM#905-12-4-50
 - Continued work session on Modification of Site Plan approval to convert a second floor office to luncheonette seating
2. 161 MONTAUK HIGHWAY LLC, 161 Montauk Highway SCTM#905-5-2-12.1)
 - Initial work session for Site Plan Approval to construct two 2-story mixed-use buildings with offices/retail and apartments above
3. SUNSET WEST LLC, 87 Sunset Avenue SCTM#905-12-1-49.1
 - Initial 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.
4. 55 OLD RIVERHEAD ROAD LLC-55&59 OLD RIVERHEAD ROAD SCTM#905-4-1-7, 9.2, 9.3
 - Continued work session for Site Plan approval to construct a multifamily development consisting of 16 dwelling units

FILL APPLICATION REVIEW: NONE

WORK SESSION AGENDA: NONE

TRUSTEE REFERRAL: NONE

SUBDIVISION REVIEW: NONE

SITE PLAN REVIEW: NONE

FILL APPLICATION REVIEW: NONE

MINUTES:

1. SEPTEMBER 14, 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. FIRST DUNES DEVELOPMENT 496 LLC- 496 DUNE ROAD SCTM#905-16-1-19
5. 10 MITCHELL OWNER LLC- 10 MITCHELL ROAD SCTM#905-11-2-3
6. DRL IRREVOCABLE TRUST & CAROL SCHECTER- 12 PONTUNK LANE & 42 STEVEN'S LANE SCTM#905-11-1-3.2 & 7
7. BMB ENTERPRISES INC.- 145 MAIN STREET SCTM#905-11-2-29
8. ROBERT SCHOENTHAL- 22 BAYFIELD LANE SCTM#905-10-6-2
9. WESTHAMPTON COUNTRY CLUB- 35 POTUNK LANE SCTM#905-9-3-23.1
10. WESTHAMPTON INN, LLC, 43 MAIN STREET SCTM#905-11-1-15
11. RICHARD OLIVO-72 SOUTH ROAD SCTM#905-8-1-27
12. WESTHAMPTON PROPERTY MANAGEMENT LLC-141 MONTAUK HWY SCTM#905-5-2-6.1
13. THE GABLES OF WESTHAMPTON, LTD (FORMERLY WH EQUITY GROUP, LLC) 12,22,80 MONTAUK HWY & OLD RIVERHEAD ROAD
14. STARBUCKS-193&195 MILL ROAD SCTM#905-8-2-23&24

FUTURE MEETINGS:

1. **THURSDAY, OCTOBER 12, 2023**
2. **THURSDAY, OCTOBER 26, 2023**