

October 12, 2023

Incorporated Village of Westhampton Beach held its Planning Board meeting on Thursday, October 12, 2023, at 5:00 p.m. in the Municipal Building, located at 165 Mill Road, Westhampton Beach, New York.

PRESENT: David Reilly, Chairman  
Ralph Neubauer  
Larry Jones  
Michael Schermeyer  
Rocco Logozzo  
  
Ron Hill, Village Engineer  
  
Anthony C. Pasca, Esq., Village Attorney  
  
Maeghan Mackie, Board Secretary

Motion was made by Reilly to open the meeting and asked for everyone to please stand to salute the flag.

**DECISIONS:**

1. 55-59 OLD RIVERHEAD ROAD LLC-55&59 OLD RIVERHEAD ROAD SCTM#905-4-1-7, 9.2, 9.3

No one appeared on behalf of the application. Mr. Reilly stated there was a determination and the reading was waived.

Motion was made by Mr. Logozzo to adopt the SEQRA determination as written; seconded by Mr. Jones and unanimously carried 5 ayes, 0 nays, 0 absent.

Motion was made by Mr. Logozzo to adopt the report and recommendation as written; seconded by Mr. Jones and unanimously carried 5 ayes, 0 nays, 0 absent.

2. 13 MEADOW LANE , LLC-13 MEADOW LANE SCTM#905-10-1-19

No one appeared on behalf of the application. Mr. Reilly stated there was a determination and the reading was waived.

Motion was made by Mr. Logozzo to adopt the determination of 13 Meadow Lane, LLC., 13 Meadow Lane (905-10-1-19) as written; seconded by Mr. Jones and unanimously carried 5 ayes, 0 nays, 0 absent.

**PUBLIC HEARING AGENDA:**

**SITE PLAN REVIEW:**

1. 161 MONTAUK HIGHWAY LLC, 161 Montauk Highway SCTM#905-5-2-12.1)
  - o Continued work session for the review and adoption of SEQRA determination for Site Plan Approval to construct two 2-story mixed-use buildings with offices/retail and apartments above(last review 9/28/23)

No one appeared on behalf of the application. Mr. Reilly stated there was a SEQRA determination and the reading was waived.

2. WESTHAMPTON COUNTRY CLUB- 35 POTUNK LANE SCTM#905-9-3-23.1
  - o Continued work session on Modification of Site Plan Approval for enlarging staff housing bldg. and associated site improvements.

Kittric Motz, Esq., appeared on behalf of the application. They went to the ZBA and received an approval from them and had the Code Amended by the Board of Trustees. She previously submitted the area of disturbance in May 2023 and they were waiting on the ZBA determination, and they granted that variance so they are before this Board to receive approval and SEQRA.

Mr. Hill said I went through the plan and was satisfied with the plans.

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Mr. Hammond said the Board of Health was hanging out, and that process has been changed and the BZA issued a SEQRA and I don't know if that was filed, but that should be enough to go to the BOH.

Mr. Pasca said this Board will do its own. The Board of Health needs a Village SEQRA determination and the one from ZBA should suffice.

Mr. Panza said yes, we submitted that to the Board of Health; and the latest NOI asked for SEQRA.

Ms. Bistran asked if they submitted the ZBA SEQRA?

Mr. Panza said no, we will send it this week.

Mr. Hammond said they usually accept it, but this Board has to do one anyway.

Mr. Neubauer asked if there is lighting on the plan?

Mr. Hill said he doesn't think there is any.

Mr. Panza said the only lighting is Code required and exterior doors which are fully shielded and 60W bulbs at the three locations.

Mr. Hill said it's a question whether you want to look at the entire site or not?

Mr. Pasca said that's excessive, I think. But it's this Boards discretion whether to look at the whole site and we have done it but I don't know if that should be done on this site.

Mr. Reilly said under the rather unique circumstances of this particular use and applicant it's a bit over the top.

Mr. Hill Mr. Hammond agreed; and Mr. Hammond said he will make sure its dark sky compliant.

Ms. Bistran said there is adequate parking, landscaping, and lighting. We can do SEQRA on October 26.

Mr. Pasca said we can do SEQRA and conditional approval under the new Code.

**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 28, 2023

**HOLDOVERS (last Board review):**

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 (4/13/2023)
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 INN, LLC, 43 MAIN STREET SCTM#905-11-1-15 (6/8/2023)
10. RICHARD OLIVO-72 SOUTH ROAD SCTM#905-8-1-27 (6/22/2023)
11. WESTHAMPTON PROPERTY MANAGEMENT LLC-141 MONTAUK HWY SCTM#905-5-2-6.1 (7/13/2023)
12. THE GABLES OF WESTHAMPTON, LTD (FORMERLY WH EQUITY GROUP, LLC) 12,22,80 MONTAUK HWY & OLD RIVERHEAD ROAD (8/24/2023)
13. STARBUCKS-193&195 MILL ROAD SCTM#905-8-2-23&24 (9/14/2023)
14. 32 MILL LLC-32 MILL ROAD SCTM#905-12-4-50 (9/28/2023)

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15. SUNSET WEST LLC, 87 SUNSET AVENUE SCTM#905-12-1-49.1(9/28/2023)

**FUTURE MEETINGS:**

1. **THURSDAY, OCTOBER 26, 2023**
2. **THURSDAY, NOVEMBER 9, 2023**