



WESTHAMPTON BEACH PLANNING BOARD AGENDA -DECEMBER 14, 2023, 5:00 P.M.

CHAIR OPENS MEETING.

SALUTE TO THE FLAG.

DECISIONS:

1. BMB ENTERPRISES INC. 145 MAIN STREET SCTM#905-11-2-29
2. WHBH REAL ESTATE LLC 7 BEACH LANE SCTM#905-11-3-10

PUBLIC HEARING AGENDA:

SITE PLAN REVIEW:

1. THE GABLES OF WESTHAMPTON, LTD (FORMERLY WH EQUITY GROUP, LLC) 12,22,80 MONTAUK HWY & OLD RIVERHEAD ROAD
 - o Continued work session on Site Plan application to review phasing and site details
2. 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 luncheonette seating
3. LANDMARK MILL, LLC (STARBUCKS)- 193 & 195 MILL ROAD SCTM#905-8-2-23&24
 - o Continued work session to discuss new Site Plan application for a 16-seat coffee shop

FILL APPLICATION REVIEW:

4. IRA MITZNER 127 JESSUP LANE SCTM#905-10-5-42

WORK SESSION AGENDA:

SITE PLAN REVIEW:

5. HAMPTONS SYNAGOGUE PARRISH HOUSE- 161 SUNSET AVENUE SCTM#905-12-1-43.2
 - o Modification of Site Plan approval (Phase 2) to remove the parish house and to shift the mikveh building

SUBDIVISION REVIEW:

6. ASJM LLC 20 & 28 SEAFIELD LANE SCTM#905-14-2-8.2 & 8.8
 - o Lot line Modification to convey 41, 710sf from 20 to 28 Seafield to create two conforming parcels

BOARD DISCUSSION:

7. PROPOSED LETTER TO DORMANT APPLICATIONS

TRUSTEE REFERRAL: NONE

MINUTES:

1. OCTOBER 26, 2023
2. NOVEMBER 9, 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. ROBERT SCHOENTHAL- 22 BAYFIELD LANE SCTM#905-10-6-2
7. WESTHAMPTON INN, LLC, 43 MAIN STREET SCTM#905-11-1-15 (6/8/2023)
8. RICHARD OLIVO-72 SOUTH ROAD SCTM#905-8-1-27 (6/22/2023)
9. WESTHAMPTON PROPERTY MANAGEMENT LLC-141 MONTAUK HWY
SCTM#905-5-2-6.1 (7/13/2023)
10. SUNSET WEST LLC, 87 SUNSET AVENUE SCTM#905-12-1-49.1(9/28/2023)
11. 55-59 OLD RIVERHEAD ROAD LLC-55&59 OLD RIVERHEAD ROAD SCTM#905-4-1-7, 9.2,
9.3(10/12/2023)
12. 161 MONTAUK HIGHWAY LLC, 161 Montauk Highway SCTM#905-5-2-12.1(10/12/2023)
13. LANDMARK MILL, LLC (STARBUCKS)- 193 & 195 MILL ROAD SCTM#905-8-2-
23&24(11/9/2023)
14. SKL REALTY HOLDINGS, INC. (DAPHNE'S) 115 MAIN STREET SCTM#905-11-2-22
(11/9/2023)

FUTURE MEETINGS:

1. THURSDAY, JANUARY 11, 2024
2. THURSDAY, JANUARY 25, 2024

