



WESTHAMPTON BEACH PLANNING BOARD MINUTES -JANUARY 11, 2024, 5:00 P.M.

CHAIR OPENS MEETING. SALUTE TO THE FLAG.

DECISIONS:

1. 32 MILL LLC-32 MILL ROAD SCTM#905-12-4-50

No one appeared on behalf of the application. Chairman Reilly read portions of the decision and conditions. Motion member Neubauer 5-0 vote

2. HAMPTONS SYNAGOGUE PARRISH HOUSE- 161 SUNSET AVENUE SCTM#905-12-1-43.2

No one appeared on behalf of the application. Member Neubauer made a motion to accept the decision as written. 5-0 vote

3. THE GABLES OF WESTHAMPTON, LTD (FORMERLY WH EQUITY GROUP, LLC) 12,22,80 MONTAUK HWY & OLD RIVERHEAD ROAD

James N. Hulme, Esq., appeared on behalf of the application. Mr. Reilly said this was not ready for decision. Mr. Pasca said there are complications: bonding, survey, phasing of the project, conditions will be shared with the applicant. We will table for a potential 1/25/2024. Resolution in the name of WH Equity. Mr. Reilly tabled for 1/25. Motion Neubauer 5-0.

PUBLIC HEARING AGENDA:

SITE PLAN REVIEW:

1. ROGER'S AVENUE ASSOCIATES- ROGER'S AVENUE SCTM#905-3-1-7.1-7.7)

- o Continued work session on Site Plan application to review file status and closing the public hearing

Bryan Grogan appeared for the applicant. Public Hearing is still open. Atty Pasca said the appraisal is stale per the Code. Probably a 3-5% appreciation. Applicant requests that the park fee gets staged. Leave the hearing open for the receipt of the appraisal.

FILL APPLICATION REVIEW:

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

Brad Hammond said he and Ron Hill need to make a site visit. They are not delaying it but would like to holdover until 2/8/2024 meeting.

WORK SESSION AGENDA:

SUBDIVISION REVIEW:

1. BEACHWOOD WESTHAMPTON, LLC WESTERN TERMINUS OF HAPPY LANE SCTM#905-4-1-14.29

- o Modification of Subdivision to install driveway pillars

Paulina Giampietro presented the pillars. Chairman wants to refer to WHBFD, WHB Ambulance, WHB DPW, WHB police department and ARB-it has to be noted in the referral that this road will become a Village

owned road. Brad Hammond noted that these are relating to the subdivision, not a residential driveway which is why it was brought to the planning board. Attorney Pasca noted that if the road is being adopted into Village road system, it may not be appropriate to have this demarcation. Chairman made a motion to route to the agencies as noted. 5-0.

TRUSTEE REFERRAL: NONE
SITE PLAN REVIEW: NONE

MINUTES:

1. DECEMBER 14, 2023 Member Neubauer made a motion to approve 3 yes-2 abstained (absent)

HOLDOVERS (last Board review):

1. 85 & 105 MONTAUK LLC- 85 &105 MONTAUK HWY SCTM#905-5-1-12, 53.1 &52.2(pending response 1/21/2024)
2. PRIME STORAGE- 98 DEPOT ROAD SCTM#905-2-1-19.1(pending response 1/21/2024)
3. FIRST DUNES DEVELOPMENT 496 LLC- 496 DUNE ROAD SCTM#905-16-1-19 (4/13/2023)
4. 10 MITCHELL OWNER LLC- 10 MITCHELL ROAD SCTM#905-11-2-3 (pending response 1/21/2024)
5. ROBERT SCHOENTHAL- 22 BAYFIELD LANE SCTM#905-10-6-2
6. WESTHAMPTON INN, LLC, 43 MAIN STREET SCTM#905-11-1-15 (6/8/2023) (pending response 1/21/2024)
7. RICHARD OLIVO-72 SOUTH ROAD SCTM#905-8-1-27 (6/22/2023)

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

FUTURE MEETINGS:

1. **THURSDAY, JANUARY 25, 2024**
2. **THURSDAY, FEBRUARY 8, 2024**