

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**Thursday, May 9, 2019, at 5:00 p.m.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

All new information must be submitted **before 3 p.m. on May 17, 2019 for the June 13, 2019 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on May 2, 2019, the application will be denied without prejudice. **Applicant or his representative must be present at the meeting or the case may not be heard at the Board's discretion.** Applicants are encouraged to notify the Board of any discrepancies or changes in the status of their application.

The next meeting will be on **May 23, 2019**

**MINUTES TO APPROVE**

February 14, 2019	Absent:	Michael Schermeyer
February 28, 2019	Absent:	Rocco Logozzo
March 14, 2019	Absent:	N/A
March 28, 2019	Absent:	N/A

**HOLDOVERS:**

**1. 160 Montauk Highway, 160 Montauk Highway, (905-6-1-19) Westhampton Beach.** Applicant requests a Site Plan review to construct an addition to an existing Permitted Retail Beverage Store. The property is located in the B-2 Zoning District.

**Status:** **HELDOVER until May 9, 2019**

**ZBA: NEEDED**

**ARB: ADVISORY REPORT NEEDED**

**SEQRA: GRANTED, 3/28/2019**

**SCDHS: NEEDED**

**SCPC: N/A**

**SCDPW: N/A**

**2. Avidor Group LLC, 133 Montauk Highway (905-5-2-4 and lot 5 and lot 38)** Applicant requests a site Plan Review to construct a new two story 11,000 sq. ft. mixed use building consisting of retail/office use on first floor and office and two apartments on 2<sup>nd</sup> floor. The property is located in the B-2 Zoning District.

**Status:** **HELDOVER until May 9, 2019**  
**AWAITING APPLICANT SUBMISSIONS**

**ZBA: GRANTED**

**ARB: ADVISORY REPORT RECEIVED**

**SEQRA: APPROVED; COND. NEG DEC. ISSUED**

**SCDHS: APPROVED;**

**SCPC: APPROVED;**

**SCDPW: APPROVED;**

**3. Avidor Group LLC, and Jonmor Group LLC (905-5-2-4,5 and 38) Westhampton Beach.**

Applicant requests a subdivision of property to create four lots consisting of three residential lots in the R-4 Zoning District and one commercial lot in the B-2 Zoning District.

**Status: HELDOVER until May 9, 2019  
AWAITING APPLICANT SUBMISSIONS**

**ZBA: GRANTED**

**ARB: ADVISORY REPORT RECEIVED**

**SEQRA: APPROVED; COND. NEG DEC. ISSUED**

**SCDHS: APPROVED;**

**SCDPW: APPROVED;**

**SCPC: APPROVED;**

**4. Anthony J. Cassano, Jr., and Louis Commisso, (905-5-1-21) 30 Lilac Road Applicant Requests a minor subdivision review to create two (2) lots on a parcel of land located in the R-2 Zoning District.**

**Status: HELDOVER UNTIL May 23, 2019  
AWAITING APPLICANT RE-SUBMISSION**

**ZBA: GRANTED, 5/21/2015 (EXPIRED: APPLICANT MUST RE-APPLY)**

**ARB: N/A**

**SEQRA: COORDINATED REVIEW; DETERMINATION ISSUED: 6/25/2015**

**SCDHS: NEEDED;**

**SCDPW: N/A**

**SCPC: N/A**

**5. Ocean Spray Pools, Inc., 97 Old Riverhead Road, (905-2-1-6.3 and 6.4) Westhampton Beach.**

Applicant requests a Site Plan review Combine two lots and expand an existing one-story Commercial Building with a 5,233 sq. ft. addition and parking lot. The property is located in the B-3 Zoning District.

**Status: HELDOVER UNTIL May 9, 2019  
AWAITING BOARD OF HEALTH & SUFFOLK COUNTY DPW FROM APPLICANT**

**ZBA: GRANTED, 10/18/2018**

**ARB: ADVISORY REPORT RECEIVED, 10/9/2018**

**SEQRA: TYPE II DETERMINATION ISSUED, MAY 2018**

**SCDHS: NEEDED**

**SCDPW: APPROVAL GRANTED**

**SCPC: N/A**

**6. Rock Hill Partners, 159 Mill Road (905-12-1-33.1) Westhampton Beach.** Applicant requests a Site Plan review to construct a new two-story building for a professional office and apartment above and a detached garage with parking lot. The property is located in the HC Hamlet Commercial District.

**Status:** **HELDOVER UNTIL May 9, 2019**  
**AWAITING BOARD OF HEALTH FROM APPLICANT**

**ZBA: GRANTED; 10/18/2018**

**ARB: ADVISORY REPORT RECEIVED, 8/22/2018**

**SEQRA: TYPE II DETERMINATION ISSUED;**

**SCDHS: NEEDED;**

**SCDPW: N/A**

**SCPC: N/A**

**7. Marios Nikolaidis, 36 Hazelwood Avenue (905-6-1-11.1)** Applicant requests a minor Subdivision review to create a three-lot subdivision on a lot located in the R-4 Zoning district.

**Status:** **HELDOVER UNTIL June 27, 2019**

**ZBA: GRANTED, 12/20/2018**

**ARB: N/A**

**SEQRA: UNLISTED ACTION, GRANTED FEBRUARY 28, 2019**

**SCDHS: NEEDED**

**SCDPW: N/A**

**SCPC: N/A**

**8. 285 Oneck Lane, LLC., 285 Oneck Lane (905-9-2-35)** Applicant requests a Subdivision of a parcel of property to create a four-lot subdivision. The property is located in the R-1 Zoning District.

**Status:** **HELDOVER UNTIL May 23, 2019**  
**AWAITING RE-SUBMISSION FROM APPLICANT**

**ZBA: PUBLIC HEARING HELD ON February 21, 2019 – CLOSED FOR A DETERMINATION**

**ARB: N/A**

**SEQRA: COORDINATED REVIEW – PLANNING BOARD LEAD AGENT**

**SCDHS: NEEDED**

**SCDPW: N/A**

**SCPC: N/A**

**9. 22 Old Riverhead Road, LLC., 22 Old Riverhead Road, Westhampton Beach (905-4-2-10)**  
Applicant requests a Site Plan review to demolish an existing building and construct a new 3,500 square foot medical office / dry office building. The property is located in the B-2 Zoning District.

**Status:** **HELDOVER UNTIL May 9, 2019**  
**AWAITING BOARD OF HEALTH FROM APPLICANT**

**ZBA:** N/A  
**ARB:** Received Advisory Report, 2/12/2019

**SEQRA:** TYPE II DETERMINATION ISSUED, 1/24/2019  
**SCDHS:** NEEDED

**SCDPW:** APPROVED, 2/25/2019  
**SCPC:** LOCAL DETERMINATION, 1/18/2019

**10. Metro Storage, LLC., 105 Old Riverhead Road, Westhampton Beach (905-2-1-19.6)** Applicant requests a Modification of Subdivision / Lot Line on a property located in the I-1 and B-3 Zoning District.

**Status:** **HELDOVER UNTIL May 23, 2019**

**11. BMB Enterprises, LLC., 145 Main Street, Westhampton Beach (905-11-2-29)** Applicant requests a modification of Site Plan review to change the floor plan of the luncheonette and to modify the landscaping plan. The property is located in the B-1 Zoning District.

**Status:** **HELDOVER UNTIL May 9, 2019**  
**AWAITING APPLICANT RESUBMISSION PER VILLAGE PLANNER COMMENTS**

**ZBA:** N/A  
**ARB:** N/A

**SEQRA:** N/A  
**SCDHS:** N/A

**SCDPW:** N/A  
**SCPC:** N/A

**12. 112 WHB, LLC., 112 Old Riverhead Road, Westhampton Beach (905-2-2-4.4)** Applicant requests a Site Plan to install a small cell public utility wireless communications facility on an existing two story commercial building. The property is located in the B-2 Zoning District.

**Status:** **HELDOVER UNTIL May 9, 2019**  
**REFERRED TO BOARD OF TRUSTEES**

**ZBA:** N/A  
**ARB:** N/A

**SEQRA:** N/A  
**SCDHS:** N/A

SCDPW: N/A

SCPC: N/A

**REQUEST FOR CHANGE OF ZONE REFERALL FROM THE BOARD OF TRUSTEES**

**13. Mark Tech Corp., 85-105 Montauk Highway (905-5-1-12, 53.1)** The Corner Restaurant. Referral from the Board of Trustees for report and recommendation for the Change of Zone from residential to commercial.

**FILL APPLICATIONS / DECISIONS**

**14. Donna A. McDonough, 24 Point Road, Westhampton Beach (905-17-3-25)** Applicant requests a Site Plan to bring in fill in conjunction with a new dwelling and septic system. The property is located in the R-5 Zoning District and the Flood Zone Area.

*Status:* **HELDOVER UNTIL May 9, 2019**  
**AWAITING APPLICANT RE-SUBMISSION**

**ZBA:** **NEEDED**

**15. Starr Boggs, 6 Parlato Drive, Westhampton Beach (905-11-2-43.1)** Applicant requests a Waiver of Site Plan to install three (3) new drainage structures in an existing parking lot. The property is located in the B-1 Zoning District.

*Status:* **HELDOVER UNTIL May 9, 2019**  
**AWAITING RESUBMISSION FROM APPLICANT**

**16. 285 Oneck Lane, LLC., 285 Oneck Lane, Westhampton Beach (905-9-2-35)** Applicant requests a site plan review to install fill in the Floodplain in conjunction with the development of a four-lot residential subdivision and in accordance with a required Storm Water Pollution Prevention Plan (SWPPP). The 45,309 acre property is located at the South West corner of Oneck Lane and Fiske Avenue in the R-1 Zoning District.

Dated: May 2, 2019