

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**Thursday, March 14, 2019, at 5:00 p.m.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

All new information must be submitted **before 3 p.m. on March 15, 2019 for the April 11, 2019 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on March 7, 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 **March 28, 2019**

**DECISIONS:**

**1. Baycroft Condominium, 27 Mitchell Road (905-11-1-10.1)** Applicant requests a Modification of Site Plan to modify the originally approved landscape plan on the North and South property lines. The property is located in the MF-20 Zoning District.

*Status: HELDOVER until March 14, 2019  
AWAITING RE-SUBMISSION FROM APPLICANT*

**2. Schlüsselberg Family Limited Partnership, 24 E. Division Street, Westhampton Beach (905-10-7-30)** Applicant requests a Site Plan to bring fill in conjunction with a new dwelling and septic system. The property is located in the R-1 Zoning District and the Flood Zone Area.

**HOLDOVERS:**

**2. Robert Elonowitz and Anna Gerzon, 55 and 59 Riverhead Road (905-4-7, 9.2 and 9.3)** Applicant requests a site Plan review referred to the Planning Board by the Village Trustees for the construction of 11 residential Condominium units on three lots totaling 123,226 Sq. Ft. of lot area. The property is located in the HD Zoning District.

*Status: HELDOVER until March 28, 2019  
AWAITING SUBMISSION FROM APPLICANT*

**ZBA: APPEAL DENIED**

**ARB: ADVISORY REPORT NEEDED**

**SEQRA: NEEDED**

**SCDHS: NEEDED**

**SCPC: NEEDED**

**SCDPW: NEEDED**

3. **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 March 14, 2019

**ZBA:** *NEEDED – PUBLIC HEARING HELD February 21, 2019*

**ARB:** *ADVISORY REPORT NEEDED*

**SEQRA:** *NEED TO INIATE COORDINATED REVIEW*

**SCDHS:** *NEEDED*

**SCPC:** *N/A*

**SCDPW:** *N/A*

4. **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 March 14, 2019  
AWAITING APPLICANT SUBMISSIONS

**ZBA:** *GRANTED*

**ARB:** *ADVISORY REPORT RECEIVED*

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

**SCDHS:** *APPROVED;*

**SCPC:** *APPROVED;*

**SCDPW:** *APPROVED;*

5. **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 March 14, 2019  
AWAITING APPLICANT SUBMISSIONS

**ZBA:** *GRANTED*

**ARB:** *ADVISORY REPORT RECEIVED*

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

**SCDHS:** *APPROVED;*

**SCDPW:** *APPROVED;*

**SCPC:** *APPROVED;*

6. **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 March 14, 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**

7. **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 March 14, 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 WITHHELD, 1/17/2019**  
**SCPC: N/A**

8. **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 March 14, 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**

9. **Marios Nikolaides, 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 April 25, 2019

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

**ARB:** N/A

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

**SCDHS:** NEEDED

**SCDPW:** N/A

**SCPC:** N/A

10. **Best Market, 70 Sunset Avenue (905-12-4-20.1)** Applicant requests a Modification of Site Plan to modify the previously approved May 12, 2016 Site Plan. The property is located in the B-1 Zoning District.

**Status:** HELDOVER UNTIL March 14, 2019  
**AWAITING RE-SUBMISSION FROM APPLICANT**

11. **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 March 28, 2019  
**AWAITING RE-SUBMISSION FROM APPLICANT**

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

**ARB:** N/A

**SEQRA:** NEED TO INITIATE

**SCDHS:** NEEDED

**SCDPW:** N/A

**SCPC:** N/A

12. **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 March 14, 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**

**SPECIAL EXCEPTION APPLICATION REFERRAL FROM THE BOARD OF TRUSTEES**

**13. Robert Elenowitz and Anna Gerzon, 55 Old Riverhead Road (905-17-1-7, 9 and 9.2)** Special Exception Referral for the construction of residential condominium units pursuant to Chapter 197-16

**14. 112 WHB LLC., 112 Old Riverhead Road (905-2-2-4.4)** Special Exception Referral to construct, operate and maintain a small cell public utility wireless communication facility.

**Status:** **HELDOVER UNTIL APRIL 11, 2019 at the applicants request**

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

**15. 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.

**REFERRAL FROM THE ZONING BOARD OF APPEALS:**

**16. Alyssa Andersen-Kuntz, 97 Hazelwood Avenue, (905-2-2-20.2 and 6.4)** This Property is located in the MF-20 Zoning district. On January 19, 2017 the Board of Zoning Appeals (BZA) issued a determination and interpretation that the subject property had only one lawful Pre-existing nonconforming use. The applicant then filed for an application with the (BZA) for a 2<sup>nd</sup> use which is prohibited in the MF-20 Zoning district and therefore a use variance application. To assist the (BZA) the Board has referred this application to the Planning Board so they could look at the property with respect to Planning issues and make comments and recommendations.

**Status:** **HELDOVER UNTIL March 14, 2019**  
**AWAITING APPLICANT RE-SUBMISSION**

**ZBA: NEEDED**

**ARB: ADVISORY REPORT NEEDED**

**SEQRA: COORDINATED REVIEW NEEDED**

**SCDHS: N/A**

**SCDPW: N/A**

**SCPC: N/A**

**FILL APPLICATIONS / DECISIONS**

**17. 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 March 14, 2019**

***AWAITING APPLICANT RE-SUBMISSION***

***ZBA: NEEDED***

**NEW APPLICATIONS**

**18. BMB Enterprises, Inc., 145 Main Street, Westhampton Beach (905-11-2-29)** Applicant requests a Modification of Site Plan to change the floor plan of the previously approved Luncheonette, approved by the Planning Board of December 8, 2016; to add a 24' long "Bar" and new seating layout. The property is located in the B-1 Zoning District.

Dated: March 8, 2019