

WESTHAMPTON BEACH PLANNING BOARD AGENDA
Thursday, July 25, 2019, at 5:00 p.m.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

All new information must be submitted **before 3 p.m. on July 25, 2019 for the August 22, 2019 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on July 18, 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 **August 8, 2019**

DECISION:

1. 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.

HOLDOVERS:

2. 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 July 25, 2019***

*ZBA: **RECEIVED, MAY 16, 2019***
*ARB: **ADVISORY REPORT NEEDED***

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

*SCPC: **Referred on June 19, 2019***
*SCDPW: **Referred on June 19, 2019***

3. 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 2nd floor. The property is located in the B-2 Zoning District.

*Status: **HELDOVER until July 25, 2019***
AWAITING APPLICANT SUBMISSIONS

*ZBA: **GRANTED***
*ARB: **ADVISORY REPORT RECEIVED***

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

SCPC: *Referred on June 20, 2019*
SCDPW: *Referred on June 20, 2019*

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 August 22, 2019*
AWAITING APPLICANT RE-SUBMISSION

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

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

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

5. 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 July 25, 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*

6. 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 September 26, 2019*

ZBA: *GRANTED, 12/20/2018*
ARB: *N/A*

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

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

7. **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 July 25, 2019**
AWAITING RE-SUBMISSION FROM APPLICANT

ZBA: **GRANTED, MARCH 21, 2019**
ARB: **N/A**

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

SCDPW: **N/A**
SCPC: **APPROVED, LOCAL DETERMINATION LETTER RECEIVED, MAY 29, 2019;**

8. **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 July 25, 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, February 25, 2019**
SCPC: **LOCAL DETERMINATION, January 18, 2019**

9. **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 July 25, 2019**

10. **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 July 25, 2019**
REFERRED TO BOARD OF TRUSTEES

11. **85 & 105 Montauk LLC, 85, 105 Montauk Hwy & 105 Oak St, (905-005-01-012, -053.01 & -052.02).** Applicant requests Site Plan review to construct a two-story restaurant building with associated site improvements including improvements on lots to the West & South, consideration of a change of Zoning District for the Southerly lot with demolition of the dwelling and site build-out for parking with buffer, and site improvements on the Westerly lot including curbing, buffer & access reorientation.

Status: **HELDOVER UNTIL July 25, 2019**

ZBA: *NEEDED*
ARB: *NEEDED*

SEQRA: *NEEDED*
SCDHS: *NEEDED*

SCDPW: *NEEDED*
SCPC: *NEEDED*

OTHER: *Zone Change Approval Needed from Village Board of Trustees*

12. SKL Realty Holdings LLC, 115 Main St, (905-011-02-022). Applicant requests site plan review to construct a two-story mixed-used commercial building (4,153 sf) with partially covered front patio for two retail suites and a restaurant on the first story and a single-family apartment and restaurant accessory office/storage room on the second story, with associated site improvements. The 6,840 sf property is located on the south side of Main Street in the B-1 zoning district.

Status: *HELDOVER UNTIL July 25, 2019*

ZBA: *NEEDED*
ARB: *NEEDED*

SEQRA: *NEEDED*
SCDHS: *NEEDED*

SCDPW: *NEEDED*
SCPC: *NEEDED*

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 July 25, 2019*
AWAITING APPLICANT RE-SUBMISSION

ZBA: *NEEDED*

15. 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.

Status: **HELDOVER UNTIL July 25, 2019**
AWAITING APPLICANT REVISIONS

16. Alvi Abuaf, 10 Fanning Dr, (905-015-02-008). Applicant requests a site plan review to reconstruct/modify an existing tennis court and import fill the floodplain for an approved sanitary system enclosure in conjunction with the redevelopment of a single-family dwelling lot. The 61,558 SF property is located at the north side of Fanning Drive, in the R-1 zoning district.

NEW APPLICATIONS

17. Laurence Verbeke, 167 Oneck Lane, (905-009-01-019). Applicant requests review to subdivide a 207,984 SF (4.77 ac) lot, improved with a single-family dwelling and accessory structures, into two flag lots of 151,621 SF (3.48 ac) and 56,363 SF (1.29 ac). The subject property is located on the west side of and with access to Oneck Lane, in the R-1 zoning district.

18. Westhampton Country Club, 35 Potunk Lane, (905-009-03-023.01). Applicant requests a site plan review to reconfigure a vehicular entrance in coordination with the Westhampton Beach Village Main Street improvement project and also to improve existing dirt road openings and parking area along the ballfield with asphalt, drainage and lighting. The 45-acre parcel is located on the west side of Potunk Lane in the R-1 zoning district.

Dated: July 17, 2019