

WESTHAMPTON BEACH PLANNING BOARD AGENDA
Thursday, November 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 November 7, 2019 for the December 12, 2019 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on October 31, 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 **December 12, 2019.** **There is only ONE meeting in December.**

DECISION:

1. **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 December 12, 2019**

ZBA: ***Granted***

ARB: ***Advisory Report Received***

SEQRA: ***Complete***

SCDHS: ****NEEDED****

SCPC: ***Approved;***

SCDPW: ***Approved;***

2. **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 November 14, 2019**

ZBA: ***Granted, October 17, 2019***

ARB: ***Advisory Report Received, September 4, 2019***

SEQRA: ***Granted, October 10, 2019 – Uncoordinated Review; Received SEQRA from ZBA on October 17, 2019***

SCDHS: ***Granted, Received, October 24, 2019***

SCDPW: ***N/A***

SCPC: ***N/A***

HOLDOVERS:

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 November 14, 2019**

ZBA: *Granted*
ARB: *Received*

SEQRA: *Conditional Neg. Dec. Issued*
SCDHS: **NEEDED**

SCPC: *Approved, Matter of Local Jurisdiction;*
SCDPW: *Approved with no comment;*

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 December 12, 2019**
Applicant is awaiting a determination from the Suffolk County Dept. of Health Services Board of Review.

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

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

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

5. 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 December 12, 2019**

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

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

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

6. **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 November 14, 2019**

ZBA: **NEEDED**

ARB: **NEEDED**

SEQRA: *Application is deemed INCOMPLETE for purposes of SEQRA review.*

SCDHS: **NEEDED**

SCDPW: **NEEDED**

SCPC: **NEEDED**

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

7. **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.

Status: **HELDOVER UNTIL November 14, 2019**

ZBA: N/A

ARB: **NEEDED**

SEQRA: *Granted; October 10, 2019*

SCDHS: **NEEDED**

SCDPW: N/A

SCPC: N/A

8. **Rogers Associates LLC, North Side of Rogers Ave (905-003-01-007.01 through 007.07).** Applicant seeks site plan approval to construct 52 dwelling units in 13 Buildings (11 townhouse groupings, 2 two-family dwellings) with private community center, pool & tennis court for multifamily development with on-site sewage treatment plant in two development phases.

Status: **HELDOVER UNTIL December 12, 2019;**

ZBA: *Undetermined*

ARB: **NEEDED**

SEQRA: *Coordinated Review Commenced, 10/22/2019*

SCDHS: **NEEDED**

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

OTHER: **Special Exception Permit required from Board of Trustees**

REQUEST FOR CHANGE OF ZONE REFERRAL FROM THE BOARD OF TRUSTEES

9. **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.

NEW APPLICATION:

10. **Prime Storage, 98 Depot Road (905-002-01-019.10).** Applicant requests a site plan review to construct a two-story mini-/self-storage building (10,428 SF) on slab with accessory office as an expansion of an existing storage facility operation. The 3.657-acre property is located on the east side of Depot Road, in the I-1 zoning district.

11. **La Ronde Beach Club, 297 Dune Rd (905-019-04-001).** Applicant requests a modification of site plan to repair/reconfigure commercial kitchen following fire damage with no proposed changes to restaurant seating for the existing membership beach club. The 2.9-acre property is located on the south side of Dune Road in the R-3 zoning district, with associated site parking upon a 1.7-acre parcel on the north side of Dune Road.

REFERRAL FROM THE BOARD OF TRUSTEES

12. **Westhampton Country Club, 35 Potunk Lane (905-9-3-23.1)** Special Exception application for an indoor entertainment permit.

WAIVER OF SITE PLAN:

13. **Swordfish Beach Club, 245 Dune Road (905-019-02-011.01).** Applicant requests waiver of site plan to repair/reconstruct the privacy wall in like kind and appearance for the existing membership beach club. The 3.7-acre parcel is located on the south side of Dune Road in the R-3 zoning district, with associated parking upon a 2.2-acre parcel north of Dune Road.

DISCUSSION:

14. **Westhampton Beach Holding, Corp (Tom Lettieri) 325 Montauk Highway, (905-7-2-6)** Discussion with the Planning Board regarding the approved landscape plan drawn by Dragonfly Landscape Design, Ltd., dated December 3, 2017, last updated on December 13, 2017, and date stamped received by the Village of Westhampton Beach on February 28, 2018; part of the March 22, 2018 waiver of site plan determination.

Dated: October 31, 2019