

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**Thursday, March 12, 2020, at 5:00 p.m.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

All new information must be submitted **before 3 p.m. on March 12, 2020 for the April 9, 2020 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on March 5, 2020, 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 26, 2020

**DECISIONS:**

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 2<sup>nd</sup> floor. The property is located in the B-2 Zoning District.

*Status:* **HELDOVER until March 26, 2020**

*ZBA:* **Granted**

*ARB:* **Advisory Report Received**

*SEQRA:* **Complete**

*SCDHS:* **NEEDED**

*SCPC:* **Approved;**

*SCDPW:* **Approved;**

2. **Westhampton Beach Holding Corp, 325 Montauk Highway (905-7-2-6, -5.6, -7.1 & -7.2).** Applicant requests modification of site plan for a revised landscaping plan in association with site redevelopment work in which the applicant received a Waiver of Site Plan dated March 22, 2018. The two-acre property, improved with four one-story apartment buildings and two one-story two-family dwellings, is located on the West side of Aspatuck Road between Montauk Highway and Mortimer Street in the HC & R-2 zoning districts.

3. **Michael Brunetti, 65 Main Street Unit 5 (905-011.02-02-005)** Applicant modification of site plan to convert vacant retail space for 16-seat pizza takeout restaurant utilizing existing sanitary system upon a 0.59-acre parcel located at the southwest corner of Main Street & Mitchell Road in the B-1 zoning district.

4. **32 Mill LLC, 32 Mill Road (905-012-04-050)** Board of Trustees referral of special exception application for outdoor seating consisting of three tables with twelve chairs within a covered porch and eight chairs around a fire pit for Sydney's Taylor Made Cuisine.

**HOLDOVERS:**

5. **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 26, 2020**

*ZBA:* **Granted**

*ARB:* **Received**

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

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

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 26, 2020**  
*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**

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 April 23, 2020**

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

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

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

8. **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 March 12, 2020**

ZBA: **NEEDED**  
ARB: **NEEDED**

SEQRA: *1/23/2020 – Deemed Complete; Unlisted Action Coordinated review commenced on 1/27/2020*

SCDHS: **NEEDED**

SCDPW: *Received SCDPW – No objection;*  
SCPC: *Received SCPC – No objection;*

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

9. **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 March 26, 2020**

**ZBA:** N/A

**ARB:** **NEEDED**

**SEQRA:** **Granted; October 10, 2019**

**SCDHS:** **NEEDED**

**SCDPW:** N/A

**SCPC:** N/A

10. **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 March 12, 2020**  
**DRAFT Scoping Documents Received on March 3, 2020**

*The Planning Board will discuss the scoping process at its March 12, 2020 meeting. All are welcome to attend, but please note that the discussion will be about the scoping process only -- no substantive comments on the Draft Scope will be entertained at March 12th meeting. Subsequent to March 12th meeting, a schedule will be published that includes a time frame and opportunity for public participation and substantive comment on the Draft Scope prior to the adoption of a Final Scope.*

**ZBA:** *Undetermined*

**ARB:** **NEEDED**

**SEQRA:** **POSITIVE DECLARATION ISSUED, 1/9/2020; PLANNING BOARD LEAD AGENT**

**SCDHS:** **NEEDED**

**SCDPW:** N/A

**SCPC:** **NEEDED**

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

11. **Westhampton Inn LLC., 43 Main Street (905-11-1-15)** Applicant requests a Site Plan approval to construct a two-story ten-room hotel building with a covered front entry, rear porte-cochere and associated site improvements upon a 0.93 acre parcel located at the South West corner of Main Street and Mitchell Road in the B-1 Zoning District.

**Status:** **HELDOVER UNTIL March 12, 2020 for SEQRA Determination**

**ZBA:** **NEEDED**

**ARB:** **Referred to ARB at January 23, 2020 Meeting;**

**SEQRA:** **Planning Board Deemed Lead Agent;**

**SCDHS:** **NEEDED**

**SCDPW:** N/A

**SCPC:** *Received SCPC, 2/14/2020 – No objection;*

**12. 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.

**Status:** *HELDOVER UNTIL February 27, 2020*

**ZBA:** **NEEDED**

**ARB:** *Referred to ARB at January 23, 2020 Meeting;*

**SEQRA:** *Coordinated Review Commenced 1/27/2020;  
Accept Lead Agency Status*

**SCDHS:** **NEEDED**

**SCDPW:** N/A

**SCPC:** *Received SCPC No objection;*

**13. James Traynor, 91 Old Riverhead Rd (905-002-01-007.02)** Applicant requests site plan approval to construct a one-story General & Special Trade (G/ST) Contractors' Office building (9,744 sf) on slab, a two-story G/ST Contractors' Administrative Office building (1,776 sf) over unfinished basement, & convert dwelling to G/ST Contractors' Administrative Office (1,888 sf), with associated site improvements, upon a 63,770 square-foot parcel located in the HD zoning district.

**Status:** *HELDOVER UNTIL March 12, 2020*

**ZBA:** **NEEDED**

**ARB:** *Referred to ARB at January 9, 2020 Meeting;*

**SEQRA:** *Negative Declaration Issued, February 27, 2020*

**SCDHS:** **NEEDED**

**SCDPW:** N/A

**SCPC:** *Received SCPC No objection;*

**14. HCMC, 51 Old Riverhead Rd (905-004-01-010).** Applicant requests site plan approval to construct two-story additions to the converted dwelling for a G/ST Contractors' Office building (3,796 SF) over unfinished basement & crawlspace, with associated site improvements, upon a 22,886 square-foot parcel located in the HD zoning district.

**Status:** *HELDOVER UNTIL March 26, 2020*

**ZBA:** *Appeared on 2/20/2020 – Determination Pending*

**ARB:** *Referred to ARB at January 9, 2020 Meeting;*

**SEQRA:** *Type II Action*

**SCDHS:** **NEEDED**

**SCDPW:** N/A

**SCPC:** **NEEDED**

15. **Kevin Butler, 104 Main Street (905-012-04-032).** Applicant requests subdivision review to subdivide a 10,606 SF lot into two parcels of 2,877 SF & 7,729 SF. The subject property is improved with three mixed-use commercial buildings and located on the northwest corner of Glovers Lane & Main Street, in the B-1 zoning district. This is a re-opening of a public hearing held-over from by request of the applicant dated June 9, 2016.

*Status:* **HELDOVER UNTIL March 12, 2020**

**ZBA:** **NEEDED**

**ARB:** N/A

**SEQRA:** *Type II Action*

**SCDHS:** **NEEDED**

**SCDPW:** N/A

**SCPC:** N/A

16. **55 Old Riverhead Road LLC, 55 & 59 Old Riverhead Rd (905-004-01-007, -009.02 & -009.03)** Applicant requests site plan approval to construct a multifamily development consisting of 16 (sixteen) senior dwelling units in four two-story townhouse buildings with attached garages, pickleball court, and associated site improvements, upon an assemblage of three parcels totaling 122,001 square feet on the west side of Old Riverhead Road in the HD zoning district.

*Status:* **HELDOVER UNTIL March 26, 2020**

**ZBA:** **NEEDED**

**ARB:** **NEEDED**

**SEQRA:** *Unlisted Action; Coordinated Review Commenced on February 14, 2020*

**SCDHS:** **NEEDED**

**SCDPW:** **NEEDED**

**SCPC:** **NEEDED**

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

17. **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.

*Status:* **HELDOVER UNTIL March 12, 2020**

**REFERRAL FROM THE BOARD OF TRUSTEES**

18. **Build Coastal, LLC., 26 Old Riverhead Road (905-4-2-9)** Special Exception Application for “Change of Use” from Administrative Contractors Office to Propane Contractor and Administrative Contractors Office.

*Status:* **HELDOVER UNTIL March 26, 2020**

**NEW APPLICATIONS:**

19. **Epicuria LLC, 145 Main Street (905-011-02-029)** Board of Trustees referral of permit application for outdoor dining consisting of seven tables with twenty-eight chairs on the rear patio for Salt & Loft.

Dated: March 9, 2020