

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**Thursday, May 23, 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 31, 2019 for the June 27, 2019 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on May 16, 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 **June 13, 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.
  
- 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:**

- 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 May 23, 2019**

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

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

*SCPC:* **NEEDED**  
*SCDPW:* **NEEDED**

- 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 May 23, 2019**  
**AWAITING APPLICANT SUBMISSIONS**

*ZBA:* **GRANTED**

**ARB:** *ADVISORY REPORT RECEIVED*

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

**SCPC:** *APPROVED;*  
**SCDPW:** *APPROVED;*

**5. 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:** *N/A*  
**ARB:** *N/A*

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

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

**6. 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 23, 2019*  
*AWAITING BOARD OF HEALTH & SUFFOLK COUNTY DPW FROM APPLICANT*

**ZBA:** *GRANTED, October 18, 2018*  
**ARB:** *ADVISORY REPORT RECEIVED, 10/9/2018*

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

**SCDPW:** *APPROVAL GRANTED*  
**SCPC:** *N/A*

**7. 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 23, 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

**8. 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 June 27, 2019

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

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

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

**9. 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:** GRANTED, MARCH 21, 2019  
**ARB:** N/A

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

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

**10. 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 23, 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

11. **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 June 27, 2019**

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 23, 2019**  
**REFERRED TO BOARD OF TRUSTEES**

**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 23, 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 23, 2019**  
**AWAITING APPLICANT APPEARANCE**

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.

*Status:* **HELDOVER UNTIL May 23, 2019**  
**AWAITING APPLICANT REVISIONS**

17. **Tri-Properties LLC, 10 Dune Road, Westhampton Beach (905-022-01-023).** Applicant requests a site plan review to install fill for a sanitary system in the floodplain in conjunction with development of a single-family dwelling. The .61 acre property is located on the north side of Dune Road in the R-3 zoning district.

**18. Daniel Bernstein, 37 Exchange Place, Westhampton Beach (905-009-02-035).** Applicant requests a site plan review to install fill in the floodplain in conjunction with development of a single-family dwelling and accessory structures and in accordance with a required stormwater pollution prevention plan (SWPPP). The 2.98 acre property is located at the south side of Exchange Place in the R-1 zoning district.

**REQUEST FOR EXTENSION OF TEMPORARY CERTIFICATE OF OCCUPANCY**

**19. Best Market, 70 Sunset Avenue, Westhampton Beach (905-12-4-20.5)** Applicant requests a 30 day extension of their Temporary Certificate of Occupancy set to expire on May 31, 2019, up to and including July 1, 2019.

**DISCUSSION**

**20.** Policy change regarding Site Plan waivers pursuant to the Building & Zoning Administrator's Memorandum dated May 15, 2019.

**21.** Review Memorandum from Board Secretary and Village Attorney dated May 23, 2019 regarding Board procedures.

Dated: May 23, 2019