

WESTHAMPTON BEACH PLANNING BOARD AGENDA
Thursday, October 10, 2019, at 5:00 p.m.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

All new information must be submitted **before 3 p.m. on October 17, 2019 for the November 14, 2019 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on October 3, 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 **October 24, 2019**

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 October 10, 2019**

ZBA: **Granted**

ARB: **Advisory Report Received**

SEQRA: **Complete**

SCDHS: **NEEDED**

SCPC: **Approved;**

SCDPW: **Approved;**

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 October 10, 2019**

ZBA: **Granted**

ARB: **Referred to ARB**

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

SCDHS: **NEEDED**

SCPC: **Approved, Matter of Local Jurisdiction;**

SCDPW: **Approved with no comment;**

3. **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 November 14, 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**

4. **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**

5. **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 October 10, 2019**

ZBA: **Granted, March 21, 2019**
ARB: N/A

SEQRA: **Coordinated Review Completed, Planning Board Lead Agent, Determination Issued: April 25, 2019**

SCDHS: **Granted, Received 10/4/2019**

SCDPW: N/A
SCPC: **Approved, Local Determination Received May 29, 2019;**

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 October 10, 2019**

ZBA: **NEEDED**

ARB: **NEEDED**

SEQRA: *Planning Board Lead Agent Accepted – 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. **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 October 10, 2019**

ZBA: **NEEDED**

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

SEQRA: *Uncoordinated Review in process;*

SCDHS: **NEEDED**

SCDPW: **NEEDED**

SCPC: **NEEDED**

8. **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: *Deemed complete;*
SCDHS: **NEEDED**

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

9. 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 October 10, 2019 – For SEQRA Purposes Only; No Public Hearing will be held on the application;*

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

SEQRA: **NEEDED**
SCDHS: **NEEDED**

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

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

REQUEST FOR CHANGE OF ZONE REFERALL FROM THE BOARD OF TRUSTEES

10. 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

11. 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 October 10, 2019**
ZBA: **Granted – Approved, September 19, 2019**

12. Gary Orbach, 12 Meadow Lane (905-010-03-009). Applicant requests a site plan review to install fill in the floodplain in conjunction with redevelopment of the backyard area of an existing single-family dwelling. The 40,000 SF property is located on the southeast corner of Meadow Lane & Lake Way, in the R-1 zoning district.

Dated: October 4, 2019