

WESTHAMPTON BEACH PLANNING BOARD AGENDA
Thursday, June 13, 2019, at 5:00 p.m.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

All new information must be submitted **before 3 p.m. on June 13, 2019 for the July 11, 2019 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on June 6, 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 27, 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 June 13, 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 2nd floor. The property is located in the B-2 Zoning District.

Status: **HELDOVER until June 13, 2019**
AWAITING APPLICANT SUBMISSIONS

ZBA: **GRANTED**

ARB: *ADVISORY REPORT RECEIVED*

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

SCPC: *NEEDED;*
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 June 13, 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 June 13, 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 June 13, 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 June 13, 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;

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 June 13, 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 June 13, 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 June 13, 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 June 13, 2019**
AWAITING APPLICANT REVISIONS

16. **Etty & Sol Levy, 41 Griffing Ave, (905-013-01-021.01).** Applicant requests a site plan review to install fill in the floodplain in conjunction with the construction of additions and alterations to a single-family dwelling and the associated required upgrade of the sanitary system. The 1-acre property is located at the Northwest corner of Griffing Avenue & Howell Lane, in the R-2 zoning district.

NEW APPLICATIONS

17. **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.

OUTDOOR DINING

18. BMB Enterprises LLC., 145 Main St, (905-011-02-029). Applicant requests to establish an outdoor dining permit for tables and chairs in conjunction with a 16-seat restaurant on the subject parcel which requires a recommendation from the Planning Board to the Village Trustees per §196-4 F.

TRUSTEE REFERRAL

19. BMB Enterprises, LLC., 145 Main Street (905-11-2-29) Special Exception Referral for seven (7) tables, and twenty-eight (28) chairs on the back patio.

WAIVER OF SITE PLAN

20. Sunset West, LLC., (Giraldo Gallery) 87 Sunset Avenue, Unit “A” (905-12-1-49) Applicant requests a Waiver of Site Plan to change the use from a 50-Seat restaurant to an Art Gallery. The property is located in the B-1 Zoning District.

DISCUSSION

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

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

WAIVER OF SITE PLAN

23. East End Hospice (Robert Busking) 56-58 Old Riverhead Road (905-4-2-25.6) Applicant is seeking a Waiver of Site Plan to change the use from retail to office. The property is located in the B-2 Zoning District.

Dated: May 29, 2019