

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**Thursday, September 24, 2020, at 5:00 p.m.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH via web-conferencing or teleconferencing (please call or visit the Village website for public log-in information.)**

**The Planning Board will hold its September 24, 2020 meeting via web-conferencing or teleconferencing (please call or visit the Village website for public log-in information.)**

**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 October 10, 2020*

*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 8, 2020*

*ZBA: **Granted***

*ARB: **Received***

*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 October 8, 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**

**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 10, 2020*

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

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

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

**5. 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 September 24, 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 Approved by Board of Trustees*

**6. 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 September 24, 2020*

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

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

SCDHS: **NEEDED**

SCDPW: N/A

SCPC: N/A

7. **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 22, 2020**

*DRAFT Scoping Documents Received on March 3, 2020  
Draft Scope referred to Suffolk County Planning Commission, Suffolk County  
Department of Health Services;  
Joint Work Session Held, June 25, 2020 with Board of Trustees*

ZBA: *Undetermined*

ARB: **NEEDED**

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

*Draft DEIS Adopted on July 23, 2020*

SCDHS: **NEEDED**

SCDPW: N/A

SCPC: **NEEDED**

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

8. **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 September 24, 2020**

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;*

9. **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 October 8, 2020**

**ZBA:** N/A  
**ARB:** Referred to ARB at January 23, 2020 Meeting;  
**SEQRA:** Coordinated Review Commenced January 27, 2020;  
Accept Lead Agency Status  
SEQRA Determination Adopted, August 27, 2020

**SCDHS:** **NEEDED**

**SCDPW:** N/A  
**SCPC:** Received SCPC No objection;

**10. 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 December 10, 2020  
Applicant is before the Suffolk County Department of Health Services Board of Review.

**ZBA:** Granted; Received, May 21, 2020  
**ARB:** Referred to ARB at January 9, 2020 Meeting;

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

**SCDHS:** **NEEDED** Applicant is before the Suffolk County Department of Health Services Board of Review.

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

**11. 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 September 24, 2020

**ZBA:** Granted; Received, April 16, 2020

**ARB:** Received

**SEQRA:** Type II Action

**SCDHS:** **NEEDED**

**SCDPW:** Received, No objection

**SCPC:** N/A

12. **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 September 24, 2020**

*ZBA:* **NEEDED**

*ARB:* N/A

*SEQRA:* *Type II Action*

*SCDHS:* *Received*

*SCDPW:* N/A

*SCPC:* N/A

13. **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 September 24, 2020**

*ZBA:* **N/A**

*ARB:* **NEEDED**

*BOT:* **SPECIAL EXCEPTION PERMIT**

*SEQRA:* *August 13, 2020 – Planning Board Accepted Lead Agency Status*

*SCDHS:* **NEEDED**

*SCDPW:* **NEEDED**

*SCPC:* **NEEDED**

**REFERRAL FROM THE BOARD OF TRUSTEES**

14. **804F Realty Corp., Robert Chase 112 Montauk Highway (905-4-2-14.1)** Special Exception Application to allow a Convenience Store as Accessory Use to an existing gas station at 112 Montauk Highway, Westhampton Beach

*Status:* **HELDOVER UNTIL September 24, 2020**

15. **Rogers Associates LLC, North Side of Rogers Ave (905-003-01-007.01 through 007.07)** A joint Work Session of the Board of Trustees and the Planning Board will be held to discuss the application of Rogers Avenue Associates, LLC., starting immediately after the Planning Board's regularly scheduled meeting at 5:00 p.m.

*Status:* **HELDOVER UNTIL October 22, 2020**

*DRAFT Scoping Documents Received on March 3, 2020*

*Draft Scope referred to Suffolk County Planning Commission, Suffolk County Department of Health Services;*

*Joint Work Session Held, June 25, 2020 with Board of Trustees*

**ZBA:** *Undetermined*

**ARB:** **NEEDED**

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

*Draft DEIS Adopted on July 23, 2020*

**SCDHS:** **NEEDED**

**SCDPW:** *N/A*

**SCPC:** **NEEDED**

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

**16. 804F Realty, 112 Montauk Highway (905-004-02-014.01)** Renovate One-Story Building for Accessory Convenience Store & Construct Canopy for Relocated Gas Service Pumps w/ Associated Site Improvements for Valero Service Station, upon a 0.44-acre Parcel in the B-2 Zoning District.

**Status:** **HELDOVER UNTIL September 24, 2020**

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

**ARB:** **NEEDED**

**BOT:** **SPECIAL EXCEPTION PERMIT**

**SEQRA:** *August 13, 2020 – Planning Board Accepted Lead Agency Status*

**SCDHS:** **NEEDED**

**SCDPW:** **NEEDED**

**SCPC:** **NEEDED**

**17. Stuart Blumberg, 150 Dune Road, (905-020-01-029.02)** Applicant requests site plan review to install fill within the floodplain in conjunction with a sanitary system in association with the construction of a new dwelling upon the 0.97-acre parcel in the R-3 zoning district.

**18. Michael Brunetti, 65 Main Street Unit 5 (905-011.02-02-005)** Applicant requests a waiver of site plan to replace front windows with accordion doors in conjunction with a modification of site plan for a 16-seat pizza takeout restaurant, approved March 12, 2020, upon a 0.59-acre parcel located at the southwest corner of Main Street & Mitchell Road in the B-1 zoning district.

**NEW APPLICATIONS:**

**19. Swordfish Beach Club, 245 Dune Road (905-019-02-011.01)** Applicant requests waiver from site plan to reconstruct a deteriorating swimming pool (4,880 SF) and surrounding deck at the existing beach club located upon a 3.7-acre parcel on the south side of Dune Road with associated parking 2.2-acre parcel on the north side of Dune Road.

**20. JP Morgan Chase, 154 Main Street (905-012-04-042.01 & -043)** Applicant requests waiver from site plan to replace deteriorating windows and exterior door at the existing bank located upon at the northwest corner of Mill Road & Main Street.

Date: September 14, 2020