

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**Thursday, January 24, 2019, at 5:00 p.m.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

All new information must be submitted **before 3 p.m. on February 1, 2019 for the February 28, 2019 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on January 17, 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.**

The next meeting will be on **February 14, 2019**

**DECISION:**

**1. 171 Montauk Highway, LLC. (Marcus Stinchi), 171 Montauk Highway, (905-5-2-13) Westhampton Beach.** Applicant requests a Site Plan review to construct an addition to an existing Permitted Retail Liquor Store. The property is located in the B-2 Zoning District.

**HOLDOVERS:**

**2. Robert Elonowitz and Anna Gerzon, 55 and 59 Riverhead Road (905-4-7 ,9.2 and 9.3)** Applicant requests a site Plan review referred to the Planning Board by the Village Trustees for the construction of 11 residential Condominium units on three lots totaling 123,226 Sq. Ft. of lot area. The property is located in the HD Zoning District. **HELDOVER until February 28, 2019**

**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. **HELDOVER until February 28, 2019**

**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. **HELDOVER until February 14, 2019**

**5. 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. **HELDOVER until February 14, 2019**

**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. **HELDOVER UNTIL JANUARY 24, 2019**

**7. 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. **HELDOVER UNTIL JANUARY 24, 2019**

8. **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. **HELDOVER UNTIL JANUARY 24, 2019**
9. **Baycroft Condominium, 27 Mitchell Road (905-11-1-10.1)** Applicant requests a Modification of Site Plan to modify the originally approved landscape plan on the North and South property lines. The property is located in the MF-20 Zoning District. **HELDOVER UNTIL JANUARY 24, 2019**
10. **Beaver Lake Development Corp., 36 Sunset Avenue (905-12-4-25) Westhampton Beach.** Applicant requests a minor subdivision review to divide an existing property into three lots. The property is located in the B-1 zoning district. **HELDOVER UNTIL January 24, 2019**
11. **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. **HELDOVER UNTIL January 24, 2019**
12. **Best Market, 70 Sunset Avenue (905-12-4-20.1)** Applicant requests a Modification of Site Plan to modify the previously approved May 12, 2016 Site Plan. The property is located in the B-1 Zoning District. **HELDOVER UNTIL February 14, 2019**
13. **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. **HELDOVER UNTIL February 28, 2019**
14. **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. **HELDOVER UNTIL January 24, 2019**

**SPECIAL EXCEPTION APPLICATION REFERRAL FROM THE BOARD OF TRUSTEES**

15. **Robert Elenowitz and Anna Gerzon, 55 Old Riverhead Road (905-17-1-7, 9 and 9.2)** Special Exception Referral for the construction of residential condominium units pursuant to Chapter 197-16

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

16. **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.

**REFERRAL FROM THE ZONING BOARD OF APPEALS:**

**17. Alyssa Andersen-Kuntz, 97 Hazelwood Avenue, (905-2-2-20.2 and 6.4)** This Property is located in the MF-20 Zoning district. On January 19, 2017 the Board of Zoning Appeals (BZA) issued a determination and interpretation that the subject property had only one lawful Pre-existing nonconforming use. The applicant then filed for an application with the (BZA) for a 2<sup>nd</sup> use which is prohibited in the MF-20 Zoning district and therefore a use variance application. To assist the (BZA) the Board has referred this application to the Planning Board so they could look at the property with respect to Planning issues and make comments and recommendations. **HELDOVER UNTIL January 24, 2019**

**DISCUSSION/EXTENSION:**

**18. J.R.C. Land Company, LLC., 111 Hazelwood Avenue (905-2-2-21.3)** Applicant requests an extension of their time periods set forth in the Board's September 8, 2016 Determination and proposed revisions to their site plan. **HELDOVER UNTIL January 24, 2019**

**NEW FILL APPLICATIONS / DECISIONS**

**19. 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.

**20. Richard Baumer and Stacey Baumer, 166 Beach Lane, Westhampton Beach (905-15-5-11.3)** Applicant requests a site plan to bring fill onto a property In conjunction with the installation of a new septic system and grading. The property is located in a R-1 Zoning District and the flood zone.

**21. Edward Foley, 26 Stacy Drive, Westhampton Beach (905-10-5-33.7)** Applicant requests a Site Plan to bring in fill in conjunction with a new dwelling, cabana, swimming pool and septic system. The property is located in the R-1 Zoning District and the Flood Zone Area.

**22. Lawrence Francis and Donna Francis, 77 Library Avenue, Westhampton Beach (905-15-2-28)** Applicant requests a Site Plan to bring in fill in conjunction with a new dwelling, porches and septic system. The property is located in the R-1 Zoning District and the Flood Zone Area.

Dated: January 11, 2019