

WESTHAMPTON BEACH PLANNING BOARD AGENDA
Thursday, September 26, 2019, at 5:00 p.m.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

All new information must be submitted **before 3 p.m. on September 26, 2019 for the October 24, 2019 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on September 19, 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 10, 2019**

DECISION:

1. 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: Application is complete, and public hearing is closed for a written determination

ZBA: N/A

ARB: Received Advisory Report, February 12, 2019

SEQRA: Type II Determination Issued January 24, 2019

SCDHS: Approved, Received September 4, 2019

SCDPW: Approved, February 25, 2019

SCPC: Approved, January 18, 2019

2. 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;

3. 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: Application and SWPPP are complete

HOLDOVERS:

4. 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;

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 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***

6. 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 September 26, 2019

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

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

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

7. **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 September 26, 2019**
Application is pending approval from the Department of Health Services, and upon receipt of Approval from the Department of Health Services, application may be deemed complete.

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

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

SCDHS: **NEEDED**

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

8. **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**

9. **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 September 26, 2019**

ZBA: **NEEDED**

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

SEQRA: *Uncoordinated Review in process;*

SCDHS: **NEEDED**

SCDPW: **NEEDED**

SCPC: **NEEDED**

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 September 26, 2019**
AWAITING APPLICANT RE-SUBMISSION

ZBA: **NEEDED** – *Applicant appeared before ZBA on August 15, 2019, determination pending for September 19, 2019.*

12. **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 26, 2019**

ZBA: N/A

ARB: **NEEDED**

SEQRA: *Deemed complete;*

SCDHS: **NEEDED**

SCDPW: N/A
SCPC: N/A

NEW APPLICATIONS:

13. 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: First Public Hearing

ZBA: Undetermined

*ARB: **NEEDED***

*SEQRA: **NEEDED***

*SCDHS: **NEEDED***

*SCDPW: **NEEDED***

*SCPC: **NEEDED***

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

Dated: September 13, 2019