

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**Thursday, August 22, 2019, at 5:00 p.m.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

All new information must be submitted **before 3 p.m. on August 29, 2019 for the September 26, 2019 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on August 15, 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 **September 12, 2019**

**DECISION:**

**1. 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.

**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 August 22, 2019**

*ZBA:* **Granted**

*ARB:* **ADVISORY REPORT RECEIVED**

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

*SCDHS:* **NEEDED;**

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

*SCDPW:* **Approved with no comment;**

**3. 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 August 22, 2019**  
***Applicant submitted revisions to Site Plan per SCDPW***

*ZBA:* **Granted**

*ARB:* **Advisory Report Received**

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

**SCDHS:** *Approved;*

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

**SCDPW:** *Approved, Changes Made to Site Plan per DPW Comments*

**4. 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 August 22, 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*

**5. 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 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*

**6. 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 August 22, 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 Received May 29, 2019;*

7. **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 August 22, 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**

8. **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 August 22, 2019**  
*Waiting on Planner to review submission*

9. **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 August 22, 2019**

**ZBA:** **NEEDED**

**ARB:** **NEEDED**

**SEQRA:** **NEEDED**

**SCDHS:** **NEEDED**

**SCDPW:** **NEEDED**

**SCPC:** **NEEDED**

**OTHER:** **Zone Change Approval Needed from Village Board of Trustees**

10. **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 August 22, 2019**  
*Applicant submitted landscape rendering, site plan and drainage plan*

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

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

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

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

**11. 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**

**12. 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 is appeared before ZBA on August 15, 2019, determination pending for September 19, 2019.*

**13. 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 August 22, 2019*  
*SWPPP approved by Ron Hill*

**14. 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 August 22, 2019*

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

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

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

**15. Westhampton Country Club, 35 Potunk Lane, (905-009-03-023.01).** Applicant requests a site plan review to reconfigure a vehicular entrance in coordination with the Westhampton Beach Village Main Street improvement project and also to improve existing dirt road openings and parking area along the ballfield with asphalt, drainage and lighting. The 45-acre parcel is located on the west side of Potunk Lane in the R-1 zoning district.

**Status:** **HELDOVER UNTIL August 22, 2019**  
**Revised Site Plan submitted by Applicant – To be reviewed by Board.**

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

**SEQRA:** N/A  
**SCDHS:** N/A

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

**WAIVER OF SITE PLAN**

**16. Joseph Abruzzo (Tech Repair), 204 Montauk Highway (905-6-2-30)** Applicant requests a waiver of site plan to change the use from a chiropractor office to an electronic repair shop and retail store. The property is located in the B-2 Zoning District.

Dated: August 9, 2019