

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**Thursday, June 27 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 27, 2019 for the July 25, 2019 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on June 20, 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 **July 11, 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.

**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 July 11, 2019***

*ZBA: **RECEIVED, MAY 16, 2019***  
*ARB: **ADVISORY REPORT NEEDED***

*SEQRA: **GRANTED, 3/28/2019***  
*SCDHS: **NEEDED***

*SCPC: **Referred on June 19, 2019***  
*SCDPW: **Referred on June 19, 2019***

**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 June 27, 2019***  
***AWAITING APPLICANT SUBMISSIONS***

*ZBA: **GRANTED***  
*ARB: **ADVISORY REPORT RECEIVED***

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

**SCPC:** *Referred on June 20, 2019*  
**SCDPW:** *Referred on June 20, 2019*

**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 June 27, 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. 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 27, 2019*

**ZBA:** *GRANTED, October 18, 2018*  
**ARB:** *ADVISORY REPORT RECEIVED, 10/9/2018*

**SEQRA:** *TYPE II DETERMINATION ISSUED, MAY 2018*  
**SCDHS:** *RECEIVED – APPROVED JUNE 19, 2019*

**SCDPW:** *APPROVAL GRANTED*  
**SCPC:** *N/A*

**6. 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 27, 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*

7. **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 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**

8. **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 27, 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;**

9. **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 July 11, 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**

10. **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 July 11, 2019**

11. **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 July 11, 2019**  
**REFERRED TO BOARD OF TRUSTEES**

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

12. **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**

13. **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 July 11, 2019**  
**AWAITING APPLICANT RE-SUBMISSION**

*ZBA:* **NEEDED**

14. **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 27, 2019**  
**AWAITING APPLICANT REVISIONS**

15. **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.

16. **Pine West LLC, 272 Oneck Lane (905-010-01-009).** Applicant requests a site plan review to install fill in the floodplain in conjunction with the construction of a single-family dwelling and the associated required upgrade of the sanitary system. The 42,284 sf property is located at the east side of Oneck Lane, in the R-1 zoning district.

**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.

**Status:** *HELDOVER UNTIL July 11, 2019*

**ZBA:** *NEEDED*

**ARB:** *NEEDED*

**SEQRA:** *NEEDED*

**SCDHS:** *NEEDED*

**SCDPW:** *NEEDED*

**SCPC:** *NEEDED*

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

**TRUSTEE REFERRAL**

**18. BMB Enterprises, LLC., 145 Main Street (905-11-2-29)** Special Exception Application for Outdoor Music.

**NEW APPLICATION:**

**19. 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.

Dated: June 20, 2019