

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**Thursday, April 25, 2019, at 5:00 p.m.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

All new information must be submitted **before 3 p.m. on April 26, 2019 for the May 23, 2019 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on April 18, 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 **May 9, 2019**

**HOLDOVERS:**

**1. 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 April 25, 2019***

*ZBA: **NEEDED***

*ARB: **ADVISORY REPORT NEEDED***

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

*SCDHS: **NEEDED***

*SCPC: **N/A***

*SCDPW: **N/A***

**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 2<sup>nd</sup> floor. The property is located in the B-2 Zoning District.

*Status: **HELDOVER until April 25, 2019**  
**AWAITING APPLICANT SUBMISSIONS***

*ZBA: **GRANTED***

*ARB: **ADVISORY REPORT RECEIVED***

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

*SCDHS: **APPROVED;***

*SCPC: **APPROVED;***

*SCDPW: **APPROVED;***

**3. 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.

**Status:** *HELDOVER until April 25, 2019*  
*AWAITING APPLICANT SUBMISSIONS*

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

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

**SCDPW:** *APPROVED;*  
**SCPC:** *APPROVED;*

**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 May 23, 2019*  
*AWAITING APPLICANT RE-SUBMISSION*

**ZBA:** *GRANTED, 5/21/2015 (EXPIRED: APPLICANT MUST RE-APPLY)*  
**ARB:** *N/A*

**SEQRA:** *COORDINATED REVIEW; DETERMINATION ISSUED: 6/25/2015*  
**SCDHS:** *NEEDED;*

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

**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 April 25, 2019*  
*AWAITING BOARD OF HEALTH & SUFFOLK COUNTY DPW FROM APPLICANT*

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

**SEQRA:** *TYPE II DETERMINATION ISSUED, MAY 2018*  
**SCDHS:** *NEEDED*

**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 April 25, 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:** **N/A**

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 April 25, 2019**  
**AWAITING RE-SUBMISSION FROM APPLICANT**

**ZBA:** **PUBLIC HEARING HELD ON February 21, 2019 – CLOSED FOR A DETERMINATION**

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

**SEQRA:** **COORDINATED REVIEW – PLANNING BOARD LEAD AGENT**  
**SCDHS:** **NEEDED**

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

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 April 25, 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, 2/25/2019  
**SCPC:** LOCAL DETERMINATION, 1/18/2019

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 May 23, 2019**

**REQUEST FOR CHANGE OF ZONE REFERRAL 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 April 25, 2019**  
**AWAITING APPLICANT RE-SUBMISSION**

**ZBA:** NEEDED

13. **Starr Boggs, 6 Parlato Drive, Westhampton Beach (905-11-2-43.1)** Applicant requests a Waiver of Site Plan to install three (3) new drainage structures in an existing parking lot. The property is located in the B-1 Zoning District.

14. **BMB Enterprises, LLC., 145 Main Street, Westhampton Beach (905-11-2-29)** Applicant requests a modification of Site Plan review to change the floor plan of the luncheonette and to modify the landscaping plan. The property is located in the B-1 Zoning District.

*Status:* **HELDOVER UNTIL April 25, 2019**  
**AWAITING APPLICANT RESUBMISSION PER VILLAGE PLANNER COMMENTS**

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

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

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

15. **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 April 25, 2019**  
**REFERRED TO BOARD OF TRUSTEES**

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

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

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

**NEW APPLICATIONS:**

16. **Karamar, Co., 77 Main Street, Westhampton Beach (905-11-2-9)** Applicant requests a Site Plan review to renovate an existing unit at the subject property for an 8-seat Luncheonette. The property is located in the B-1 Zoning District.

17. **216/218 Mill Road Realty Corp., 216 Mill Road, Westhampton Beach (905-8-3-14)** Applicant requests a Waiver of Site Plan to change the use from an Administrative Contractor’s Office to an Arts and Crafts retail store. The property is located in the B-1 Zoning District.

18. **Ronald Krieb, 22 Sunset Avenue, Westhampton Beach (905-12-4-26)** Applicant requests a Waiver of Site Plan to change the use from Physical Fitness Studio to a Retail Store. The property is located in the B-1 Zoning District.

Dated: April 17, 2019