

WESTHAMPTON BEACH PLANNING BOARD AGENDA
Thursday, June 8, 2017, 5:00 p.m.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

All new information must be submitted **before 3 p.m. on June 16, 2017 for the July 13, 2017 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on June 1, 2017 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 June 22, 2017

DECISION

1. Metro Storage LLC. (905-2-1-19.5, 905-2-1-19.6) Applicant requests a Site Plan to construct a 3 story mini storage building. The property is located in the I-1 Industrial zoning district. The mini storage use is a permitted use in the I-1 Zoning District.

HOLDOVER

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. **HELDOVER UNTIL JUNE 8, 2017**

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. **HELDOVER UNTIL JUNE 8, 2017**

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. **HELDOVER UNTIL JUNE 22, 2017**

5. Andrew Edelman, 26 and 30 Stacy Drive (905-10-5-33.4 and 33.6) Westhampton Beach. Applicant requests a subdivision approval to create two lots in accordance with the Stipulation of Settlement Entered into with the Zoning Board of Appeals dated February 16, 2017. The lots are located in the R-1 Zoning District. **HELDOVER UNTIL JUNE 8, 2017**

6. 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 JUNE 8, 2017**

NEW APPLICATIONS

7. Meira and Toby Tugendhaft, 4 Watersedge Court (905-10-7-31.11) Westhampton Beach. Applicant request a site plan review to install fill in the flood zone in conjunction with the replacement of a Septic system. The property is located in the R-1 Zoning district and the flood plain.

8. Beaver Lake Development Corp., 33 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.

9. Lettieri Properties, LLC., 3 Woodland Avenue (905-12-2-14) Westhampton Beach. Applicant requests a site Plan to construct an addition to an existing office building with Patio. The property is located in the HC zoning District.

REFERRAL FROM THE BOARD OF TRUSTEES FOR OUTDOOR DINING:

10. The Mill Roadhouse, 142 Mill Road (905-12-1-44) Applicant requests six (6) tables and (24) chairs placed on their patio, along with a fire pit.

11. Joe's American Grill, 240 Montauk Highway (905-6-3-2) Applicant requests three (3) tables and (12) chairs placed on their Northern patio.

SPECIAL EXCEPTION APPLICATION REFERRAL FROM THE BOARD OF TRUSTEES

12. 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 197-16.3. **HELDOVER UNTIL JUNE 8, 2017**

MISCELLANEOUS

13. Hampton Synagogue Corp., 154 Sunset Avenue (905-12-2-1.2) Site Plan remanded to the Planning Board by the Village Trustees in their Special Exception Determination of February 4, 2010, to re-discuss landscaping plan and lighting.