

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**Thursday, June 22, 2017, 5:00 p.m.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

All new information must be submitted **before 3 p.m. on June 30 2017 for the July 27, 2017 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on June 15, 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 July 13, 2017.

**HOLDOVER**

**1. 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. **HELDOVER UNTIL JUNE 22, 2017**

**2. 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 22, 2017**

**3. 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**

**4. 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 22, 2017**

**5. 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 22, 2017**

**6. 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. **HELDOVER UNTIL JUNE 22, 2017**

**7. 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. **HELDOVER UNTIL JUNE 22, 2017**

**NEW APPLICATION:**

**8. Owen Construction, 48 Main Street, Unit E (905-12-3-16) Westhampton Beach**  
Applicant requests a site plan review to change the use of an existing office to a special exception Administrative Contractors office. The property is located in the B-1 Zoning district.

**SPECIAL EXCEPTION APPLICATION REFERRAL FROM THE BOARD OF TRUSTEES**

**9. 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 22, 2017**

**10. Owen Construction, 48 Main Street, Unit E (905-12-3-16)** Special Exception Referral for the change of use from retail to administrative contractors office.

**MISCELLANEOUS**

**11. 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.

Dated: June 12, 2017