

WESTHAMPTON BEACH PLANNING BOARD AGENDA
Thursday, JULY 27, 2017, 5:00 p.m.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

All new information must be submitted **before 3 p.m. on JULY 28, 2017 for the AUGUST 24, 2017 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on July 20, 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 August 10, 2017

HOLDOVERS:

- 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 2nd floor. The property is located in the B-2 Zoning District. **HELDOVER UNTIL AUGUST 10, 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 AUGUST 10, 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 AUGUST 10, 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 JULY 27, 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 JULY 27, 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 JULY 27, 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 AUGUST 10, 2017**

SPECIAL EXCEPTION APPLICATION REFERRAL FROM THE BOARD OF TRUSTEES

8. 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 JULY 27, 2017**

NEW APPLICATIONS

9. Rocco Lettieri, 34 Old Riverhead Road, (905-4-2-7) Westhampton Beach. Applicant requests a site plan review to construct two, one-story commercial buildings. Building “A” to be used for a doctor’s office and Building “B” to be used for a general and Special Trade Contractors office. The property is located in the B-2 Zoning District.

10. 33 Sunset Avenue LLC, 33 Sunset Avenue (905-12-3-9) Westhampton Beach. Applicant request a site plan to construct additions and alterations to an existing office building. The property is located in the B-1 Zoning District.

11. Craig and Marty Litt Trust, 336 Dune Road, (905-18-1-14) Westhampton Beach. Applicant requests a site plan review to install fill in the flood zone in conjunction with the construction of a new home and septic system. The property is located in the R-3 Zoning District and the flood plain.

DISCUSSION:

12. Beach Road Howell House, LLC., 10 Beach Road, Westhampton Beach (905-13-2-18.3) Board to discuss release of maintenance bond in the amount of \$5,000.00 that was subject to the Planning Board resolution dated October 12, 2006. Pursuant to Condition No. 19 of the resolution the maintenance bond was to be released upon the issuance of the final certificate of occupancy which was issued in 2008.

MISCELLANEOUS

12. 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: July 26, 2017