

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**Thursday, September 28 2017 AT 5:00 p.m.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

All new information must be submitted **before 3 p.m. on September 29, 2017 for the October 12, 2017 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on September 21, 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 October 12, 2017.

**DECISIONS**

- 1. 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.
- 2. 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.

**FILL DETERMINATION**

- 3. First Dunes Development II, LLC. 102 Dune Road, (905-21-2-2.2 & 2.3)** Applicant requests a site plan review to install fill in the flood zone in conjunction with the construction of a new home Septic system, and DEC restoration Plan. The property is located in the R-3 Zoning District and the Flood Plain.

**HOLDOVERS**

- 4. 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 OCTOBER 12, 2017**
- 5. 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 OCTOBER 12, 2017**
- 6. 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 OCTOBER 12, 2017**

**7. 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 SEPTEMBER 28, 2017**

**8. Beaver Lake Development Corp., 36 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 SEPTEMBER 28, 2017**

**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. **HELDOVER UNTIL SEPTEMBER 28, 2017**

**10. 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. **HELDOVER UNTIL SEPTEMBER 28, 2017**

**11. The Hampton Jewish Cultural Center Inc. (Hampton Synagogue), 154 Sunset Avenue, (905-12-1-43.1) Westhampton Beach.** Applicant requests a site plan review to construct a one story building and parking area to be used as a Mikvah and storage. The property is located in the HC Zoning district. **HELDOVER UNTIL SEPTEMBER 28, 2017**

**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 AUGUST 24, 2017**

**13. Home Front Organization, 34 Old Riverhead Road (905-4-2-7)** Special Exception Referral for the construction of 2,625 square feet of office space and 864 square feet of contractors office in a separate building.

**MISCELLANEOUS**

**14. 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: September 22, 2017