

WESTHAMPTON BEACH PLANNING BOARD AGENDA
Thursday, November 9, 2017 AT 5:00 p.m.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

All new information must be submitted **before 3 p.m. on November 10, 2017 for the December 14, 2017 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on November 2, 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 December 14, 2017.

HOLDOVERS

- 1. 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. **HELDOVER UNTIL NOVEMBER 9, 2017**
- 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 NOVEMBER 9, 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 NOVEMBER 9, 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 NOVEMBER 9, 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 NOVEMBER 9, 2017**
- 6. 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 APRIL 12, 2018**
- 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 DECEMBER 14, 2017**

8. 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 NOVEMBER 9, 2017**

9. 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 NOVEMBER 9, 2017**

10. Westhampton Beach Holding Corp., 325 Montauk Highway, (905-7-2-5,6,7.1 and 7.2) Westhampton Beach. Applicant requests a waiver of site plan to modify existing parking areas to provide additional parking. The property is located in the HC and R-2 Zoning District.

NEW APPLICATIONS:

11. Joseph Abruzzo, 196/208 Montauk Highway, (905-6-2-30) Westhampton Beach. Applicant requests a waiver of site plan to modify the existing site by replacing a lawn area on the West side of the building with a brick surface. The property is located in the B-2 Zoning District.

12. All County Enterprises and Management Inc., 68-100 Old Riverhead Road Unit U, (905-2-2-6.02) Applicant requests a site plan review to change the use in Unit “U” from dry retail to a taxi cab establishment. The property is located in the B-2 Zoning District.

SPECIAL EXCEPTION APPLICATION REFERRAL FROM THE BOARD OF TRUSTEES

13. 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 NOVEMBER 9, 2017.**

14. 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. **HELDOVER UNTIL NOVEMBER 9, 2017**

NEW FILL APPLICATIONS:

15. Glen Edwards, 6 Lake Way, (905-10-3-7) Applicant requests a site plan review to install fill in the flood zone as part of the construction of a new single-family dwelling and septic system. The property is located in the R-1 Zoning District and the Flood Plain.

16. Inge and Gilles Dellaert, 20 Seafield Lane, (905-14-2-8.2) Westhampton Beach Applicant requests a site plan review to install fill as part of a landscape plan to construct a new dwelling and septic system. The property is located in the R-1 Zoning District and the Flood Plain.

MISCELLANEOUS

17. 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: November 1, 2017