

WESTHAMPTON BEACH PLANNING BOARD AGENDA
Thursday, December 14, 2017 AT 5:00 p.m.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

All new information must be submitted **before 3 p.m. on December 15, 2017 for the January 25, 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 28, 2017.

DECISIONS:

1. 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.

HOLDOVERS

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. **HELDOVER UNTIL DECEMBER 14, 2017**

3. 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 DECEMBER 14, 2017**

4. 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 DECEMBER 14, 2017**

5. 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 DECEMBER 14, 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 DECEMBER 14, 2017**

7. 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**

8. 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**

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. **HELDOVER UNTIL DECEMBER 14, 2017**

10. 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 DECEMBER 14, 2017**

11. 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. **HELDOVER UNTIL DECEMBER 14, 2017**

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. **HELDOVER UNTIL DECEMBER 14, 2017**

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 DECEMBER 14, 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 DECEMBER 14, 2017**

15. All County Enterprises and Management Inc., 68-100 Old Riverhead Road Unit U, (905-2-2-6.02) Special Exception Referral for an administrative office for a taxi company, pursuant to Chapter 197-17. **HELDOVER UNTIL DECEMBER 14, 2017**

NEW APPLICATIONS:

16. Paul Pawlowski, 114 Old Riverhead Road, (905-2-2-20.3) Westhampton Beach. Applicant requests a waiver of site plan to change the use of an existing 2 bay auto repair shop

and office/showroom into an office/hot tub show room and storage area. The property is located in the B-2 Zoning District.

17. Westhampton Free Library, 7 Library Avenue, (905-11-2-31) Westhampton Beach Applicant requests a site plan review to convert an existing 2nd floor attic area into usable library space. The property is located in the B-1 Zoning District and the Flood Plain.

18. 82 Main Street LLC., 82 Main Street, (905-12-4-30) Westhampton Beach Applicant requests a site plan review to demolish two existing buildings and construct a new Office Building with 2nd floor Apartment. The property is located in the B-1 Zoning District.

NEW FILL APPLICATIONS:

19. 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.

20. 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.

21. Frederick K. Martin and Virginia Martin, 5 Hampton Close, (905-10-7-14) Westhampton Beach Applicant requests a site plan review to bring fill onto a property in the flood zone in conjunction with a storm water pollution prevention plan for the construction of a new single-family dwelling, deck, swimming pool and septic system. The property is located in the R-1 Zoning District.

MISCELLANEOUS

22. Sunset West, LLC., and Teserra, LLC., 87 & 131 Sunset Avenue, Westhampton Beach Applicant requests the Northern curb cut remain as a temporary access during the planned Phase II construction on the site.

23. 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: December 5, 2017