

WESTHAMPTON BEACH PLANNING BOARD AGENDA
Thursday, March 8, 2018 at 5:00 p.m.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

All new information must be submitted **before 3 p.m. on March 16, 2018 for the April 12, 2018, meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on March 1, 2018 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 March 22, 2018

DECISIONS

- 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.
- 2. Joseph Masi, 5 Reynolds Drive, (905-10-2-3.1 / 905-10-2-3) Westhampton Beach.**
Applicant requests a Site Plan review to construct a tennis court recessed 2' below the existing grade. The property is located in the R-1 Zoning District.

HOLDOVERS:

- 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 MARCH 22, 2018**
- 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 MARCH 22, 2018.**
- 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 MARCH 8, 2018**
- 6. 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 MARCH 8, 2018**

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7. 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 MARCH 22, 2018.**

8. 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 MARCH 8, 2018.**

9. 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. **HELDOVER UNTIL MARCH 8, 2018.**

10. 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. **HELDOVER UNTIL MARCH 8, 2018.**

11. 171 Montauk Highway, LLC. (Marcus Stinchi), 171 Montauk Highway, (905-5-2-13) Westhampton Beach. Applicant requests a Site Plan review to construct an addition to an existing Permitted Retail Liquor Store. The property is located in the B-2 Zoning District. **HELDOVER UNTIL MARCH 8, 2018**

12. Hugh Merle, 44 Mill Road, (905-12-4-46 and 47) Westhampton Beach. Applicant requests a lot line modification. Both existing and proposed lots are in conformance with Village Zoning. The property is located in the HC zoning district. **HELDOVER UNTIL MARCH 8, 2018**

13. 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 APRIL 12, 2018**

14. 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**

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SPECIAL EXCEPTION APPLICATION REFERRAL FROM THE BOARD OF TRUSTEES

15. 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.

16. Tonino’s Pizza, 74 Old Riverhead Road, (905-2-2-6.3) Referral from the Board of Trustees for Outdoor Music pursuant to Chapter 196-4.F of the Village Code.

17. Sydney’s “Taylor” Made Cuisine, 32 Mill Road, Westhampton Beach (905-12-4-5) Referral from the Board of Trustees for an additional six (6) Adirondack chairs and a firepit.

NEW FILL APPLICATIONS:

18. Jeffrey and Lily Riedel, 73 Beach Lane, (905-10-2-24) Westhampton Beach. Applicant requests a Site Plan review to install fill on a property in the flood Zone in conjunction with the construction of a new dwelling, swimming pool, pool house and septic system. The property is located in the R-1 Zoning District.

19. Cedomir Mara, 15 Fisk Avenue, (905-9-2-34) Westhampton Beach. Applicant requests a Site Plan review to bring in fill on the above-mentioned site in conjunction with the reconstruction of a dwelling, swimming pool, guest cottage and new septic system. The3 property disturbance is in excess of one acre and requires a Storm water Pollution Prevention Plan. The property is located in the B-2 Zoning District.

NEW APPLICATIONS:

20. 160 Montauk Highway, 160 Montauk Highway, (905-6-1-19) Westhampton Beach. Applicant requests a Site Plan review to construct an addition to an existing Permitted Retail Beverage Store. The property is located in the B-2 Zoning District.

DISCUSSION/EXTENSION:

21. J.R.C. Land Company, LLC., 111 Hazelwood Avenue (905-2-2-21.3) Applicant requests an extension of their time periods set forth in the Board’s September 8, 2016 Determination and proposed revisions to their site plan. **HELDOVER UNTIL JUNE 14, 2018**

Dated: February 23, 2018