

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**Thursday, May 24, 2018 at 5:00 p.m.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

All new information must be submitted **before 3 p.m. on May 18, 2018 for the June 14, 2018 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on May 17, 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 June 14, 2018.

**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 2<sup>nd</sup> floor. The property is located in the B-2 Zoning District. **HELDOVER UNTIL JUNE 28, 2018**
- 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 JUNE 28, 2018**
- 3. 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 MAY 24, 2018**
- 4. 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 27, 2018**
- 5. 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 JUNE 14, 2018**
- 6. Westhampton Free Library, 7 Library Avenue, (905-11-2-31) Westhampton Beach**  
Applicant requests a site plan review to convert an existing 2<sup>nd</sup> floor attic area into usable library space. The property is located in the B-1 Zoning District and the Flood Plain. **HELDOVER UNTIL MAY 24, 2018.**

**7. 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 2<sup>nd</sup> floor Apartment. The property is located in the B-1 Zoning District.

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**8. 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.

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**9. 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 MAY 24, 2018**

**10. 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. **HELDOVER UNTIL JUNE 14, 2018**

**11. 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 JUNE 28, 2018**

**12. 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 AUGUST 23, 2018**

**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.

**14. 196/208 Montauk Highway, LLC., 196 Montauk Highway, Westhampton Beach (905-6-2-30)** Referral from the Board of Trustees for a Special Exception Permit for outdoor tables, chairs and benches for the placement of three (3) tables with attached benches.

**NEW APPLICATIONS:**

**15. Lawrence Schaeffer** (Dennis Ketcham, FD Building Co.), 185 Montauk Highway (905-5-2-14) Applicant requests a Waiver of Site Plan to change the use of the existing space from retail to Administrative Contractors Office and Display. The property is located in the B-2 Zoning District.

**16. 196/208 Montauk highway LLC, 196 Montauk Highway, (905-6-2-30) Westhampton Beach.** Applicant requests a Site Plan review to Change the use of a unit from takeout Pizza to a luncheonette with 16 seats. The property is located in the B-2 Zoning District.

**NEW FILL APPLICATION:**

**17. Mark Meyer, 42 Reynolds Lane, (905-1-3-28) Westhampton Beach.** Applicant requests a Site Plan review to bring in fill for landscaping on a property located in the Flood Zone. The property is located in the B-2 Zoning District.

**DISCUSSION/EXTENSION:**

**18. Best Market, 70 Sunset Avenue (905-12-4-20.5)** Applicant requests a discussion with the Planning Board regarding Phase III of the Approved Site Plan dated March 23, 2017, and the expiration of the Temporary Certificate of Occupancy expiration date of May 31, 2018.

**19. 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: May 21, 2018