

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**Thursday, July 12, 2018 at 5:00 p.m.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

All new information must be submitted **before 3 p.m. on July 13, 2018 for the August 9, 2018 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on July 5, 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 July 26, 2018

**HOLDOVERS:**

- 1. 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 JULY 26, 2018**
- 2. 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 JULY 12, 2018**
- 3. 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. **HELDOVER UNTIL JULY 12, 2018**
- 4. 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 JULY 12, 2018**
- 5. 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 JULY 12, 2018**
- 6. 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 JULY 26, 2018**
- 7. 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 JULY 12, 2018**

**8. 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**

**9. 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 AUGUST 9, 2018**

**10. 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 JULY 26, 2018**

**11. 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**

**12. 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**

**13. Ocean Spray Pools, Inc., 97 Old Riverhead Road, (905-2-1-6.3 and 6.4) Westhampton Beach.** Applicant requests a Site Plan review Combine two lots and expand an existing one story Commercial Building with a 5,233 sq. ft. addition and parking lot. The property is located in the B-3 Zoning District. **HELDOVER UNTIL JULY 12, 2018**

**14. Best Market, 70 Sunset Avenue (905-12-4-20.5)** Applicant requests a Modification of their Site Plan approval dated February 27, 2017. **HELDOVER UNTIL SEPTEMBER 27, 2018**

**NEW FILL / TENNIS COURT APPLICATION:**

**15. 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.

**SPECIAL EXCEPTION APPLICATION REFERRAL FROM THE BOARD OF TRUSTEES**

**16. 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.

**REQUEST FOR CHANGE OF ZONE REFERRAL FROM THE BOARD OF TRUSTEES**

**17. Mark Tech Corp., 85-105 Montauk Highway (905-5-1-12, 53.1)** The Corner Restaurant. Referral and report and recommendation from the Board of Trustees for the Change of Zone from residential to commercial.

**NEW APPLICATION:**

**18. Rock Hill Partners, 159 Mill Road (905-12-1-33.1) Westhampton Beach.** Applicant requests a Site Plan review to construct a new two-story building for a professional office and apartment above and a detached garage with parking lot. The property is located in the HC Hamlet Commercial District.

**PRE-SUBMISSION CONFERENCE:**

**19. Verizon Wireless (112 WHB LLC) 112 Old Riverhead Road, Westhampton Beach (905-2-2-4.4)** As provided for in Chapter 197-42.C (10) of the Village Code applicant requests a Pre-Submission Conference for an antenna support structure.

**REFERRAL:**

**20. Alyssa Andersen-Kuntz, 97 Hazelwood Avenue, (905-2-2-20.2 and 6.4)** This Property is located in the MF-20 Zoning district. On January 19, 2017 the Board of Zoning Appeals (BZA) issued a determination and interpretation that the subject property had only one lawful pre-existing nonconforming use. The applicant then filed for an application with the (BZA) for a 2<sup>nd</sup> use which is prohibited in the MF-20 Zoning district and therefore a use variance application. To assist the (BZA) the Board has referred this application to the Planning Board so they could look at the property with respect to Planning issues and make comments and recommendations.  
**HELDOVER UNTIL JULY 26, 2018**

**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 SEPTEMBER 27, 2018.**

Dated: July 6, 2018