

WESTHAMPTON BEACH PLANNING BOARD AGENDA
Thursday, October 25, 2018 at 5:00 p.m.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

All new information must be submitted **before 3 p.m. on October 12, 2018 for the November 8, 2018 meeting.** If the Board receives no new information or reason for adjournment by letter by 3:00 p.m. on October 18, 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 November 8, 2018. There is not a second meeting in November due to the Thanksgiving holiday.

Minutes To Approve

August 9, 2018	Absent:	Larry Jones
August 23, 2018	Full Board	
September 13, 2018	Absent:	Larry Jones
September 27, 2018	Absent:	David Reilly
October 11, 2018	Full Board	

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 November 8, 2018**
- 2. 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 OCTOBER 25, 2018**
- 3. 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 OCTOBER 25, 2018**
- 4. 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 OCTOBER 25, 2018**

5. **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 OCTOBER 25, 2018**

6. **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 OCTOBER 25, 2018**

7. **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 OCTOBER 25, 2018**

8. **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 January 24, 2019**

9. **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 OCTOBER 25, 2018**

10. **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 OCTOBER 25, 2018**

11. **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 OCTOBER 25, 2018 subject to the receipt of the application for a Modification of Site Plan on or before October 25, 2018.**

12. **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. **HELDOVER UNTIL OCTOBER 25, 2018**

13. **Marios Nikolaides, 36 Hazelwood Avenue (905-6-1-11.1)** Applicant requests a minor Subdivision review to create a three-lot subdivision on a lot located in the R-4 Zoning district. **HELDOVER UNTIL January 10, 2019**

14. **Baycroft Condominium, 27 Mitchell Road (905-11-1-10.1)** Applicant requests a Modification of Site Plan to modify the originally approved landscape plan on the North and South property lines. The property is located in the MF-20 Zoning District. **HELDOVER UNTIL NOVEMBER 8, 2018**

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 REFERALL FROM THE BOARD OF TRUSTEES

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

REFERRAL:

18. 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 2nd 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 October 25, 2018

DISCUSSION/EXTENSION:

20. 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 NOVEMBER 8, 2018**

Dated: October 12, 2018