

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**JULY 10<sup>TH</sup>, 2008 at 7:00 P.M.**  
**MUNICIPAL BUILDING, 165 MILL ROAD**

**SUBDIVISIONS:**

1. Chester E. Morris, 36 Hazelwood Avenue (905-6-1-11.1) Applicant requests a minor subdivision review to subdivide a single parcel into two lots in the R-4 Zoning District, as required by Chapter 150 of the Village Code. Holdover
2. Philip DiGiacomo, 257 Mill Road, (905-8-2-15) Applicant requests a minor subdivision review, as provided for in Chapter 150 of the Village Code, to divide a single parcel of property into four lots. Holdover
3. CAB Associates, LLC., 66 Depot Road, (905-2-1-11.1) Applicant requests a subdivision review to create two nonconforming lots from a single parcel of land in the R-2 Zoning District. Holdover
4. Kenny Family Lost Tree Trust, Oneck Lane, (905-9-3-8.3, 8.4 and 8.5) Applicant requests a major subdivision review for a four lot subdivision with access road. Preliminary Layout approved on 3-8-07. Holdover
5. Thomas Terry and Andrew Terry, 52 Hazelwood Avenue, (905-6-1-4) Applicants request a subdivision review and approval for a two lot subdivision to create two 18,000 square feet lots in the R-4 Zoning District, as provided for under Chapter 150 of the Village Code. Preliminary layout approved on 7-12-07. Holdover
6. Patio Gardens, III, LLC, Montauk Highway and Depot Road, (905-4-1-22.1, 23, 26.3 and 30.1) Applicant seeks site plan approval to construct 48 condominium units on an 8 acre parcel of land located on the northeast corner of Montauk Highway and Depot Road. The property is located in the HD Zoning District. Holdover

**SITE PLANS:**

7. The Hampton Synagogue, 154 Sunset Avenue (905-12-2-1.2) Applicant proposes to convert a single family dwelling (Rabbi's dwelling) to offices for the Synagogue on the second floor and a meeting hall on the first floor, which will provide kosher catering of private events, which are part of services or events sponsored by the Synagogue. Holdover
8. JSC Resources, Inc., 52 Stevens Lane, (905-11-1-8.2) Applicant requests a site plan review and approval to build 4 residential condo units in the MF-20 Zoning District. Holdover
9. Timothy Stevens, 17 Library Avenue, (905-11-2-29) Applicant requests a site plan review to construct four (4) condominium units located in the MF-20 District, as provided for in Chapter 197-11.A.(3) of the village Code. Holdover
10. Westhampton Beach Associates, LLC, Old Riverhead Road (905-4-1-6) and (905-2-1-14-18) Applicant requests a site plan review for the construction of 39 three bedroom condominium units on 6.6 acres of land located on the west side of Old Riverhead Road. Holdover
11. 22 Old Riverhead Road, LLC, 22 Old Riverhead Road, (905-4-2-10) Applicant requests a site plan review to convert a property in the B-2 Zoning District from a single family dwelling to a special exception commercial contractor's office. Holdover

12. Kathleen O'Keefe, 46 Sunset Avenue, (905-12-4-24) Applicant requests a site plan review to construct a 410 square feet addition onto an existing building to be used as an eye doctor's office. The property is located in the B-1 Zoning District.. Holdover
13. BMB Enterprises, LLC., (Barry Bernstein) 145 Main Street, (905-11-2-29) Applicant requests a site plan review to construct a 3050 square feet building containing a 15-seat luncheonette and retail store with an unfinished attic. The property is located in the B-1 Zoning District. Holdover
14. Sunset West, LLC. and Tessera, LLC, 87 and 131 Sunset Avenue (905-12-1-49 and 48.4 and 48.5) Applicant requests a site plan review to construct two, two-story buildings with total floor area of 10,000 square feet to be used as retail and office space. Applicant also requests a site plan review to change the façade of the existing bowling alley building. The property is located in the B-1 Zoning District. Holdover
15. Craig's Realty, Inc., (Ince Painting) 183 Montauk Highway, (905-5-2-14) Applicant requests a change of use from retail space to a Special Exception Contractor's Office in a property located in the B-2 Zoning District. Holdover
16. Oak Realty Group, Inc., (Westhampton Free Library), 28 Library Avenue, (905-11-3-16) Applicant requests a site plan review to construct a 5,040 square feet temporary municipal library and parking area for an 18 month period. This application is also before the Zoning Board of Appeals. Holdover

**WAIVER OF SITE PLAN:**

17. Bodeca Realty, LLC. (Westhampton Glass) 44 Old Riverhead Road, (905-4-2-4 and 3) Applicant requests a waiver of site plan approval to modify the previously approved site plan and add 335 square feet of finished office space in the existing unfinished cellar. The property is located in the B-2 Zoning District.

**SITE PLANS FOR FILL:**

18. Jay Lefkowitz, 65 Bayfield Avenue, (905-4-2-8) Applicant requests a site plan review to bring fill onto a property located in the flood hazard area as per Chapter 197-27.B. of the Village Code. The property is located in the R-1 Zoning District. Holdover
19. 16 Lott Avenue Realty, LLC. 16 Lott Avenue (905-9-2-25) Applicant requests a site plan review to bring fill onto a property located in the flood hazard area and to install a tennis court as provided for in Chapter 197-27 and 28 of the Village Code. The property is located in the F-1 Zoning District.

Dated: June 20<sup>th</sup>, 2008

By Order of the Board Of Trustees  
 Village of Westhampton Beach  
 By: Kathleen McGinnis, Village Clerk

All new information must be submitted **before 3:00 P.M. on Thursday, June 26<sup>th</sup>, 2008.** The Work Session will be held on June 26<sup>th</sup>, 2008 at 5:00 P.M.\* If the Board receives no new information or reason for adjournment by letter by the date of the Work Session, 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 work sessions will begin at **5:00 P.M. April** though **October** (summer schedule).  
 The work session meetings for **November** through **March** will begin at **4:00 P.M.** (winter schedule).