

WESTHAMPTON BEACH PLANNING BOARD AGENDA
July 9th, 2009 at 7:00 P.M.
MUNICIPAL BUILDING, 165 MILL ROAD

SITE PLANS:

1. 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
2. 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. Pending Decision
3. Timothy Stevens, 17 Library Avenue, (905-11-2-39) 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
4. 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
5. Winhaven Realty, LLC. (North Mall) 66 and 74 Old Riverhead Road, (905-2-2-6.1 and 6.2) Applicant requests a site plan approval to construct a 15,947 square feet second story addition to an existing commercial building. The property is located in the B-2 Zoning District. Holdover
6. Beaver Lake Development Corp., 36 Sunset Avenue (905-12-4-25) and 98 Main Street, (905-12-4-31.2) Applicant requests a site plan and subdivision for three (3) lots with two-story retail and office space buildings on each lot. This lot is located in the B-1 Zoning District. Holdover
7. Ronald Fabian, 64 Old Riverhead Road, (905-2-2-7) Applicant requests a site plan approval to install a mini-spa in an existing space in a building located in the B-2 Zoning District. Holdover
8. Mill Road Plaza, LLC, 170 Mill Road, (905-12-1-36) Applicant requests a site plan approval to convert an existing dry storage cellar area into office space. The building is located in the B-1 Zoning District and was the subject of a previous site plan approval. The conversion, as proposed, will need a variance for one parking space.

SITE PLAN FOR FILL:

9. Joseph Kelly and Margaret Kelly, 122 Seafield Point, (905-15-5-21) Applicant requests a site plan approval for fill and French drains at the above mentioned property which is located within the flood plain and in the R-1 Zoning District.

MISCELLANEOUS:

10. Beach Road Howell House, LLC., 10 Beach Road, (905-13-2-18.1) Discussion regarding completion of January 7th, 2009 punch list items for this project, Village Engineer's recommendation for maintenance bond and release of performance bond.

Dated: June 19th, 2009

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 25th, 2009.** The next Work Session meeting will be held on June 25th, 2009 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 session meetings for **April** through **October** will begin at **5:00 P.M.** (summer schedule). The work sessions will begin at **4:00 P.M.** **November** through **March** (winter schedule).