

WESTHAMPTON BEACH PLANNING BOARD AGENDA
March 11th, 2010 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. 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
3. 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
4. J.R.C. Land Company, LLC, 111 Hazelwood Avenue, (905-2-2-21.2) Applicant requests a site plan approval for various site improvements; the installation of a portable screening plant, the installation of a storage trailer and the expansion of an existing storage/office building on the above mentioned property. The site is located in the MF44 Residential Zoning District and is a non-conforming "concrete batch plant." Holdover
5. Westhampton Country Club, 35 Potunk Lane, (905-9-3-23.1) Applicant requests a site plan approval to reconstruct 11 tennis courts on a property located in the R-1 Zoning District.

SITE PLANS FOR FILL:

6. Robert and Clare Kretzman (Bayfield, LLC) 66 Bayfield Lane, (905-10-6-11) Applicants request a site plan approval for fill to be placed on a property located in the R-1 Zoning District and the Flood Plain area. Holdover
7. 66 Dune Road, LLC (Ginsberg) 66 Dune Road (905-22-1-1 and 2) Applicant requests a site plan approval to place fill on a property located in the R-3 Zoning District and the Flood Plain Area.

MISCELLANEOUS:

8. Westhampton Beach Associates, LLC (Muchnick) Old Riverhead Road, (905-4-1-6) and (905-2-1-14-18) Applicant requests an additional six (6) month extension of time to obtain a building permit and to complete the project in accordance with the site plan approval of August 14th, 2008, which gave applicant 6 months from the date of the determination to obtain a building permit and 18 months thereafter to complete the work. On September 10th, 2009, this Board, *nunc pro tunc*, extended applicant's time to obtain a building permit to March 10, 2010 and to September 10, 2011 to complete the project.
9. Westhampton Beach Associates, LLC (Muchnick) Old Riverhead Road, (905-4-1-6) and

(905-2-1-14-18) Applicant seeks reconsideration and modification of a previously granted site plan approval dated August 14th, 2008.

10. Hampton Synagogue Corp., 154 Sunset Avenue (905-12-2-1.2) Site Plan remanded back to the Planning Board by the Village Trustees in their Special Exception Determination of February 4th, 2010 to re-discuss the landscaping plan and lighting.

Dated: February 23, 2010

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, February 25th 2010.** The next Work Session meeting will be held on Thursday, February 25th, 2010 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.**