

WESTHAMPTON BEACH PLANNING BOARD AGENDA
August 12th, 2010 at 7:00 P.M.
MUNICIPAL BUILDING, 165 MILL ROAD

SUBDIVISIONS:

1. 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.
2. 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 was approved on 3-8-07.

SITE PLANS:

3. 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
4. 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
5. 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
6. Guy and Cynthia Davis, 1 Beach Lane, (905-11-3-5) Applicants request a site plan approval to construct a mixed use building with two offices on the first floor and an apartment on the second floor. The property is located in the HC Zoning District. Holdover
7. 114 RR, LLC (Coachworks) 114 Old Riverhead Road, (905-2-2-20.3) Applicant requests a site plan approval to change the use of an existing automotive detailing service bay to a coffee shop, renovate an auto repair garage and office building and provide a Public Passenger Facility for The Hampton Luxury Liner Bus Company. Applicant also proposes to add drainage and pave the existing parking lot. The property is located in the B-3 Zoning District and a portion of the parking lot is located in the MF-20 Zoning District.

MODIFICATION OF SITE PLAN:

8. Rolling Pin, Inc. (Simon Jorna) 112-14 Main Street, (905-12-4-34) Applicant requests a modification of the site plan approval granted on January 9th, 1997. Specifically, the applicant requests approval to modify the location of the dumpster and to expand the storage in the rear of the property.

WAIVER OF SITE PLAN:

9. Donald Gwelke, 8 Moneybogue Lane, (905-11-2-12.1) Applicant requests a waiver of site plan for a change of use from a retail use to a physical fitness center. The property is located in the B-1 Zoning District.

SITE PLANS FOR FILL:

10. Gary Segal – Game Plan Holding, LLC, 321 Dune Road (905-18-2-20) Applicant requests a site plan review for fill brought onto a property in the flood zone area. The property is located in the R-3 Zoning District on the ocean side of Dune Road.

TRUSTEES' REFERRAL:

11. Harvey Drucker, (Funchos Fajita Grill) 127 Main Street, (905-11-2-25) Application for outdoor music referred to the Planning Board for comments and recommendations by resolution of the Village Trustees adopted on July 6th, 2010.

MISCELLANEOUS:

12. 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. Holdover

Dated: July 16th, 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, July 22nd, 2010.** The next Work Session meeting will be held on Thursday, July 22nd, 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.