

**WESTHAMPTON BEACH PLANNING BOARD AGENDA**  
**September 9<sup>th</sup>, 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 9<sup>th</sup>, 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.

**MISCELLANEOUS:**

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 4<sup>th</sup>, 2010 to re-discuss the landscaping plan and lighting. Holdover
11. Westhampton Beach Associates, LLC, (Muchnick) Old Riverhead Rd., (905-4-1-6) and (905-2-1-14-18) Applicant requests an extension of time to pay the park fee and deliver a performance bond and an extension of time to obtain a building permit and complete the work. Applicant's time to obtain a building permit was last extended to September 10<sup>th</sup>, 2010 by resolution dated March 11<sup>th</sup>, 2010.

Dated: August 20<sup>th</sup>, 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, August 26<sup>th</sup>, 2010.** The next Work Session meeting will be held on Thursday, August 26<sup>th</sup>, 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.