

**WESTHAMPTON BEACH PLANNING BOARD MEETING AGENDA
FEBRUARY 9, 2012 – 7 P.M.
MUNICIPAL BUILDING, 165 MILL ROAD**

APPROVE MINUTES from meetings of September 22, October 13, October 27, November 10, and December 8, 2011.

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 located on the northeast corner of Montauk Highway and Depot Road. The property is located in the HD Zoning District.
- 2. Beaver Lake Development Corp., 36 Sunset Avenue, (905-12-4-25) and 98 Main Street, (905-12-4-31.2)** Applicant requests site plan and subdivision for three lots with two-story retail and office space buildings on each lot. The property is located in the B-1 Zoning District.
- 3. Guy and Cynthia Davis, 1 Beach Lane, (905-11-3-5)** Applicants request 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.
- 4. EMK 137 Realty, LLC. (True Value Hardware) 137 Montauk Highway, (905-5-2-5)** Applicant requests site plan review to demolish an existing 5.5' x 32.3' 177.65-square foot storage building, replace it with a 40.4' x 10.4' 420.16-square foot storage building, and create access to the storage building from Oak Street . The property is located in the B-2 Zoning District.
- 5. Winhaven Realty LLC, 84 Old Riverhead Road, (905-2-2-6.1 & 6.2)** Applicant requests site plan approval to construct a 1,214 sq. ft. addition to an existing commercial building along with a new façade for both buildings on the site. The property is located in the B-2 Zoning District.
- 6. Rolling Pin, Inc. 112-14 Main Street, (905-12-4-34)** Applicant requests site plan approval to demolish an existing single-family dwelling and garage, combine three lots, construct a two-story addition onto an existing building, construct a parking lot, and change the use of an existing bakery and apartment to a bakery, apartment and restaurant. The property is located in the B-1 Zoning District.
- 7. J.R.C. Land Company, LLC, 111 Hazelwood Avenue, (905-2-2-21.2)** Applicant requests 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.” Closed pending final Zoning Board of Appeals review.
- 8. Conway, 66 Seafield Lane, (905-15-3-15)** Applicant requests a subdivision review for a three-lot subdivision. The property is located in the R-1 Zoning District.
- 9. Timber Ridge Management LLC (Westhampton Beach Associates), 63-77 Old Riverhead Road (905-2-1-14—18)** Applicant requests modification of site plan to adjust architectural details of the townhouses and a modification of the park fee payment schedule

REQUEST FOR EXTENSION:

- 10. CASA PROPERTIES INC. / LIBERTY GAS, 26 OLD RIVERHEAD ROAD (905-4-2-9)**
Applicant requests extension of site plan approval dated July 12, 2010.

REQUEST FOR WAIVER OF SITE PLAN:

- 11. MARGARITA GRILLE (DUNE ROAD REALTY LLC), 83 MAIN STREET (905-11-2-10)**
Applicant requests waiver of site plan to construct a handicapped bathroom and handicapped entrance ramp and to reconstruct the existing roof over the existing porch area.

FILL APPLICATIONS:

- 13. Bondi/Greenwood, 10 Cox Cove Road (905-15-4-13)** Applicant requests a site plan to bring in fill for septic system and drainage structures on a lot located in the Flood Plain area, in the R-1 Zoning District.

REFERRAL FROM THE TRUSTEES:

- 14. Beach Bakery, 112-114 Main Street (905-12-4-53, 34, and 16)** Special Exception Use application for a restaurant. Holdover.
- 15. Sandwich Club, 4 Hazelwood Avenue (905-6-1-19)** Applicant requests permission to place outdoor tables and chairs.

MISCELLANEOUS:

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

COVENANTS:

- A. Sunset West, LLC and Teserra, LLC, 87 and 131 Sunset Ave., (905-12-1-49 and 48.4 and 48.5).**
Approved 12-10-09 – Performance Bond, Consulting fees. (recorded maintenance & parking covenants received 5-25-10)
- B. CAB Associates, LLC, 66 Depot Road, (905-2-1-11.1)** Covenant restricting placement of utilities and future subdivision of lot; easement agreement to be recorded; park fee to be paid. 9-9-10

Dated: January 20, 2012

By Order of the Board of Trustees
Village of Westhampton Beach
By: Rebecca Molinaro, Village Clerk

All new information must be submitted **before 3 p.m. on Thursday, February 9, 2012, for the March 8, 2012, meeting.** The next work session will be held on **Thursday, February 23, 2012, at 5 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.**