

**ARCHITECTURAL REVIEW BOARD AGENDA  
VILLAGE OF WESTHAMPTON BEACH  
Tuesday, May 7, 2024 at 6:00 pm  
MUNICIPAL BUILDING, 165 MILL ROAD**

**1. Westhampton Property Management, LLC, (Citarella Kitchen) 141 Montauk Highway, (905-5-2-6.1, 6.2, 7 and 9.1)**

As provided for in Chapter 5-14. A and B the Planning Board requests that this attached application be reviewed by the Architectural Review Board and an Advisory report be returned to the Planning Board.

Proposed Construction: Applicant seeks site plan approval to convert & renovate restaurant building for grocery store (5,000 SF) with roofed-over entry, addition & associated site improvements upon an 34,223 SF assemblage of parcels in the B-2 Zoning District.

**NEW APPLICATIONS**

**2. Beechwood Westhampton LLC, 5 Margareta Court, (905-4-1-14.19)** Two-Story Single-Family Dwelling (5 bed, 4.5 bath) over Finished Basement w/ Egress Well, Attached Two-Car Garage, Roofed-Over Entry Patio, Gas Fireplace, I/G Swimming Pool w/ Patio At-Grade & Enclosure Fence, Driveway, Sanitary & Landscaping (Lot 13)

**3. Beechwood Westhampton LLC, 1 Happy Lane, (905-4-1-14.14)** Install One Decorative Pier 6' tall with Plaque & Solar Light located at the N/W/C of Property (Lot 8)

**4. Beechwood Westhampton LLC, 1 Happy Lane, (905-4-1-14.14)** Install One Decorative Pier 6' tall with Plaque & Solar Light located at the S/W/C of Property (Lot 10)

**5. Jamandaly, LLC, 33 Beach Lane, (905-11-3-19)** Two-Story Single-Family Dwelling (6 bed, 6.5 bath) over Crawlspace w/ Roofed-Over Entry Porch, Three Fireplaces, Front & Rear Balconies, Rear Screened Porch & Covered Patio, I/G Swimming Pool w/ Hot Tub & Patio At-Grade, Detached One-Car Garage & \*Attached Cabana w/ Bathroom, Pickleball Court, Sanitary, Driveway & Landscaping per ZBA 1/20/22

**6. Tennis & Sea Escape LLC, 18 Hazelwood Avenue, (905-6-1-18)** Two-Story Addition Over Crawlspace & Slab for Attached Two-Car Garage, Foyer & Half-Bath/Laundry on the First-Floor w/ Primary Bedroom Suite Above (5 bed, 3.5 bath total), Gas Fireplace & Roofed-Over Entry Porch, One-Story Addition on Slab & Conversion of Detached Tennis Cabana for Accessory Apartment (1 bed, 1 bath), I/G Swimming Pool w/ Hot Tub & Patio At-Grade, Sanitary, Driveway & Landscaping per ZBA 5/18/23

**By Order of the Board of Trustees  
Village of Westhampton Beach**

**Dated: April 26, 2024**

**WE STRONGLY RECOMMEND THAT YOU ATTEND THIS MEETING TO ANSWER ANY QUESTIONS THE BOARD MEMBERS MAY HAVE. IF THE BOARD HAS A QUESTION AND NO ONE IS PRESENT FOR THE APPLICANT, THE MATTER WILL BE HELD OVER TO THE NEXT MEETING DATE.**