

**ARCHITECTURAL REVIEW BOARD AGENDA  
VILLAGE OF WESTHAMPTON BEACH  
Tuesday, February 21, 2023 at 6:00 pm  
MUNICIPAL BUILDING, 165 MILL ROAD**

**1. Referral from Planning Board to the Architectural Review Board**

**105-109 Main Street, A/K/A Fahrenheit 4 Kids and Fahrenheit 451 (905-11-2-21)**

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 Waiver of Site Plan to perform alterations to the façade, including encroachment into the Village-owned right-of-way, for the existing mix-use building upon the 3,732 SF parcel in the B-1 Zoning District

**HOLDOVER**

**2. Enthusiasm LLC, 2 Brook Road, (905-8-3-34)** Facade & Storefront Renovation \*Sign to be filed separately\*

**NEW APPLICATIONS**

**3. Depot Road Tennis Club, Inc, 12 Happy Lane, Lot#20, (905-4-1-14.2)** Two-Story Single-Family Dwelling (4 bed, 3.5 bath) over Unfinished Basement w/ Egress Well, Attached Two-Car Garage, Gas Fireplace, Roofed-Over Entry Porch, Sanitary, Driveway & Landscaping

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

**Dated: February 13, 2023**

**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.**