

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

**1. 55 Old Riverhead Road, LLC, 55 & 59 Old Riverhead Road, (905-4-1-7,9.2, & 9.3)**

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 requests site plan approval to construct a multifamily development consisting of 16 (sixteen) dwelling units in four two-story townhouse buildings with attached garages, pickleball court, and associated site improvements, upon an assemblage of three parcels totaling 122,001 square feet on the west side of Old Riverhead Road in the HD zoning district.

**NEW APPLICATIONS**

**2. Avitris -1517 Real Estate Holdings LLC, 171 Oneck Lane, (905-9-1-23)**

Two-Story Single-Family Dwelling (\*7 bed, 8 bath, 2 half-bath) over Finished Basement w/ Cellar Entrance & Two Egress Wells, Attached Two-Car Garage, Two Fireplaces, Roofed-Over Front & Side Entry Patios, Two Rear Balconies, Attached Trellis, Gunitite Pool w/ Integral Hot Tub, Patio, BBQ Area, Cabana w/ Bathroom, Outdoor Shower & Roof-Over, Enclosure Fence, Landscaping, Driveway w/ Gates.

**3. Thomas J. and Faith Tilson, Jr., 218 Dune Road, (905-20-1-2)** Construct Full Second Story Addition & Renovations Throughout to Single-Family Dwelling (4 bed, 5.5 bath) on Existing & Add'l Piles w/ Garages Under, Gas Fireplace, Two Rear Balconies, NFPA 13D per \*ZBA 11/16/23 (Retain Rear Decks, Swimming Pool, & Sanitary)

**4. Westhampton Country Club, Inc., 35 Potunk Lane, (9-3-23.1)** Two-Story Modular Staff Housing Building (22 single-occupancy units; 2 dwelling units, 2 sleeping units w/ en suite baths, 18 sleeping units) w/ Communal Kitchen/Lounge & Three Multi-User Bathrooms over Unfinished Basement w/ Two Laundry Rooms & Cellar Entrance, Roofed-Over Entry Patios, NFPA13, per ZBA 9/21/23 & PB 10/26/23 {Occupancy: [R-2] Construction Type: VB}

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

**Dated: November 9, 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.**