

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday, January 15, 2019 at 7:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD**

Present: Gregory Minasian, Chairman
Laurette Lizak
Andrea Kaloustian
Allegra Dioguardi
Michael Stoehr

Kerry Rogozinski, Building Permits Coordinator
Kevin A. McGowan, Esq., Village Attorney

The meeting was called to order at 7:00 p.m.

Motion was made by Ms. Dioguardi to approve the minutes dated September 18, 2018 seconded by Ms. Kaloustian and unanimously carried **3 ayes 0 nays 2 absent**

HOLDOVER

“RECONSIDERATION APPLICATION (PER VILLAGE CODE SECTION 5-19)”

1. **Giles Dellaert-Inge Debyser, 20 Seafield Lane (905-14-2-8.2)** Construct new two- story single family dwelling with attached garage and decks.

John Bennett, Attorney and Inge Debyser, owner appeared.

Mr. Minasian said the Architectural Review Board closed the discussion at the last meeting and we are here for a decision tonight. Mr. Minasian said the Architectural Review Board is guided and charged by the Village Code. After reconsideration of the application pursuant to Village Code Chapter 5-19, I move to uphold the denial of the application based on the rationale set forth in the Board’s Findings of Fact dated October 16, 2018, which found the proposed construction to be strikingly dissimilar to other structures located in the vicinity.

Motion was made by Mr. Stoehr to uphold the denial of this application; seconded by Laurie Lizak and unanimously carried **5 ayes 0 nays 0 absent**

Mr. Bennett asked for a copy. Mr. McGowan said the decision is based on the Findings of Fact and you have 30 days to take it to the Board of Zoning Appeals from the day it is filed with the Village Clerk.

NEW APPLICATIONS

2. **Lawrence & Donna Francis, 77 Library Avenue, (905-15-2-28)** New 2 story single family dwelling.

Lawrence & Donna Francis appeared. Mrs. Francis said they demolished the existing dwelling and will rebuild a 2 story dwelling which will be partially modular; the porches will be done on site.

Ms. Francis said the materials being used are Hardie Plank shingle style in Pearl Grey, roof is Slatestone Grey asphalt shingle, trim is Hardie Plank Artic White, white framed windows, white PVC railing, Mahogany decking, and front door white Therma Tru.

Mr. Minasian asked about the pool. Mrs. Francis said the pool is existing and so is much of the landscaping. Mr. Minasian asked if they had a landscaping plan. Mr. Francis said they did not. Mrs. Francis said that the property itself has hedges all around except where there is conservation buffer and where that is, they are going to put sea grass; the existing vegetation will stay.

The Board would like to see a landscape plan that has the existing landscaping, new landscaping (type of plantings, size).

Mr. Minasian said they will approve the house permit tonight and would like to have in 2 weeks a landscape plan which shows the house, pool, pool equipment, the existing fence (type) fence for pool and type and height of fence

Motion was made by Ms. Dioguardi to **approve** the application of **Lawrence & Donna Francis** subject to a landscape plan in two weeks and as noted on plans drawn by Michael W. Behringer, Architect dated October 11, 2018; seconded by Mr. Stoehr and unanimously carried
5 ayes 0 nays 0 absent

3. **Daniel & Vivian Bernstein, 37 Exchange Place, (905-15-5-29.1)** Garage/recreation room/porch/bathroom additions.

Linda Kabot, Agent and Craig Arm, Architect appeared. Ms. Kabot said the owners have plans to do improvements to the existing primary structure as well as the accessory structures.

Ms. Kabot said they are talking today about the garage area of the house. Ms. Kabot said this is the first of four building permits guest cottage that will be reconstructed, tennis court and the pool area.

Ms. Kabot said the owners wanted more of a roof line, a large portion of the home was totally reconstructed and made Fema compliant.

Mr. Arm said the owners wanted to follow the architecture of the house and wanted to make the house a little more uniform and consistent with everything else that was renovated.

(Bernstein-con't)

Mr. Arm said essentially all the materials are matching everything that is at the house currently which are a Red Cedar shingles stained light Gray, roofing will be an asphalt composite in a dark charcoal Gray and black mixture matching exactly what they have now, except on the cupola which the top roof will be copper and bottom will be a white composite, white Azek trim, white windows (vinyl clad), railings are white and white garage doors.

Mr. Minasian asked if they had a landscape plan. Ms. Kabot said all of the landscaping is pre-existing and previously approved by the Board. Ms. Kabot said they have removed some plantings around the garage to prepare for the demolition. Ms. Kabot said they will be back before this Board on February 5, 2019 with the guest cottage and the revised landscaping for that.

Ms. Kabot said the landscaping got the property itself is substantial because of the retaining wall system for the new septic system. Ms. Kabot said all of the landscaping for the frontage is staying the same the entire circular driveway. Ms. Kabot will give the Board a landscape plan for the file, but she said the Board will see a more substantial landscaping changes in connection with the guest cottage project.

Ms. Kabot said there will be two retaining walls because of the moving of the septic system therefore requiring more landscaping.

Motion was made by Mr. Stoehr to **approve** the application of **Daniel & Vivian Bernstein** as noted on plans drawn by Craig Arm, Architect, Deerkoski & Arm Design and Engineering DPC last revision date of December 20, 2018; seconded by Ms. Kaloustian and unanimously carried **5 ayes 0 nays 0 absent**

Motion was made by Ms. Kaloustian to adjourn the meeting at 7:40 pm; seconded by Ms. Dioguardi and unanimously carried **5 ayes 0 nays 0 absent**

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator

APPROVED:

Gregory Minasian, Chairman of the Board

Dated: _____