**ARCHITECTURAL REVIEW BOARD**

**VILLAGE OF WESTHAMPTON BEACH**

**Tuesday January 21, 2020 at 7:00 pm**

**MUNICIPAL BUILDING, 165 MILL ROAD**

**Present:** Gregory Minasian, Chairman

 Laurette Lizak

 Andrea Kaloustian

 Lisa J. Ross, Village Attorney

 Kerry Rogozinski, Building Permits Coordinator

**Absent:** Allegra Dioguardi

 Michael Stoehr

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

Mr. Minasian said we have three Board members present tonight and that three votes would be needed to approve or disapprove any application on the agenda. Mr. Minasian asked whether any applicants wished to hold their applications over for a full Board, if so, must say before the Board hears your application, but nobody did.

Motion was made by Ms. Lizak to approve the minutes dated 01/07/20; seconded by Ms. Kaloustian and unanimously carried **3** **ayes 0**  **nays** **2 absent**

**NEW APPLICATIONS**

1. **Mathew & Caroline Maguire, 19 Church Lane, (905-13-2-16)** Convert Portion of Detached Garage for Pool Cabana (200 SF) w/ Reverse Gable & Outdoor Shower, Construct Attached Rear Deck (353 SF), Finish P/O Basement (700 SF) for Recreation Room & Construct Side Cellar Entrance, Reconstruct Roofed-Over Entry Patio, Reconfigure Driveway & Install Landscaping

Jeffrey Sands, Architect appeared. Mr. Minasian said two weeks ago the address didn’t have a house number and the Board couldn’t find the house. Mr. Sands said they did put the house number up as soon as they were aware of it. Mr. Sands said they are not doing too much to the house but they are going to keep the roof over front porch but will replace the columns and do the decking of the front porch to stone and do the walkway eliminating parking and widening g the driveway in front.

Mr. Sands said that out of the existing garage in the back they are taken out 200 sq. ft for a cabana with a changing room in it. Ms. Lizak said that there is a basketball court is not advertised and the Board was not sure whether it could be right on the property line close to the neighbor and to check with the building department.

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(Maguire-con’t)

Mr. Minasian asked about the materials for the renovations to the garage. Mr. Sands said that it is all-Natural Cedar Shingles white trim, asphalt roof shingles in Gray all to match the house. There will also be Mahogany deck and steps with white painted risers and Brick and Bluestone front porch. Ms. Lizak asked about the pool equipment and the setbacks. Mr. Sands said it was pre-existing and the setbacks were ok with the Building Department.

Mr. Minasian asked about the landscaping. Mr. Sands said right now, there is white PVC fencing from the corner of the house to the property line and overlay that with privet with wire and double gate on the west side and the east side.

Motion wasmade by Ms. Kaloustian to **approve** the application of **Mathew & Caroline Maguire** as notedon plans drawn by Jeffery Sands Architect dated December 17, 2019; seconded by Ms. Lizak and unanimously carried. **3 ayes**  **0 nays**  **2 absent**

1. **Lori & Marc Cohen, 188 Dune Road, (905-20-1-14.1**) Second-Story Addition (336 SF) for Bedroom & Bathroom (6 bed, 6.5 bath total) over Existing Garage & Foyer

Josh Rosensweig, APD Architects appeared. Mr. Rosensweig said this application is to add a small wing over the second floor over the garage. The addition will match existing house the only materials that will be added for this project is the PVC Azek material and the glass windows.

Motion wasmade by Ms. Kaloustian to **approve** the application of **Lori & Marc Cohen** as notedon plans drawn by Austin Patterson Disston Architects dated December 20, 2019; seconded by Ms. Lizak and unanimously carried

 **3 ayes**  **0 nays** **2**  **absent**

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

1. **Westhampton Inn, LLC, 43 Main Street, (905-11-1-15)**

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 a Site Plan approval to construct a two-story ten-room hotel building with a covered front entry, rear porte-cochere and associated site improvements upon a 0.93-acre parcel located at the South West corner of Main Street and Mitchell Road in the B-1 Zoning District.

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(Westhampton Inn, LLC-con’t)

James Hulme, Attorney, Ettore & Lucille Mancini appeared. Mr. Hulme said they will tear down the old bank building on the corner of Main Street and Mitchell and replace it with a 2-story building that will contain a 10-unit 2 story structure.

Mr. Hulme said they will side the building will be sided with Wolf Portrait Siding in an Oyster White color, the roofs will be asphalt shingles in black, trim in white, corbels in black, window frames and window trim in black, columns and railings in white, front steps and porch in bluestone, with the foundation walls in red brick and the turret wall in Westchester Tan stone.

Mr. Hulme said that the site plans indicate a driveway entrance and exit on Main Street and a driveway exit only on Mitchell Road. The Landscaping will consist of new Leyland Cypress trees along the west property line, new 3’ high privet hedge along the north property line at Main street and east property line at Mitchel Road, lawn at the northeast corner of the property with four (4) -14 ft. tall deciduous trees and lawn at the south side of the parking lot

Mr. Minasian asked the applicant develop a Sign Plan and return to the Architectural Review Board.

Mr. Minasian will write an Advisory report to the Planning Board.

Motion was made by Ms. Lizak to adjourn the meeting at 7:40 pm; seconded by

Ms. Kaloustian and unanimously carried **3 ayes**  **0** **nays 2 absent**

Respectfully submitted,

Kerry Rogozinski

Building Permits Coordinator

APPROVED:

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Gregory Minasian, Chairman of the Board

Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_