

**ARCHITECTURAL REVIEW BOARD  
VILLAGE OF WESTHAMPTON BEACH  
Tuesday, February 5, 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

**Absent:** Kevin A. McGowan, Esq., Village Attorney

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

Motion was made by Mr. Stoehr to approve the minutes dated November 7, 2018 seconded by Ms. Kaloustian and unanimously carried **4 ayes 0 nays 1 absent**

Motion was made by Mr. Stoehr to approve the minutes dated December 18, 2018 seconded by Ms. Kaloustian and unanimously carried **4 ayes 0 nays 1 absent**

Motion was made by Mr. Stoehr to approve the minutes dated January 2, 2019 seconded by Ms. Dioguardi and unanimously carried **4 ayes 0 nays 1 absent**

Motion was made by Mr. Stoehr to approve the minutes dated January 15, 2019 seconded by Ms. Lizak and unanimously carried **5 ayes 0 nays 0 absent**

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

**1. 22 Old Riverhead Road, LLC, 22 Old Riverhead Road, (905-4-2-10)**

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:** Site Plan review to demolish an existing building and construct a new 3,500 square foot medical office / dry office building. The property is located in the B-2 Zoning District.

Rocco Lettieri appeared. Mr. Lettieri said that this property used to be the old Eastern Concrete site. Mr. Lettieri said they will be knocking down that building a two-story structure. He said the bottom portion of the building will be Board formed concrete (cast in place plank), Horizontal Black panel system on the first floor with mahogany slats and Vertical on the second floor will turn natural so it will turn silver.

(22 Old Riverhead Rd-con't)

Mr. Lettieri said they are leaving the existing parking lots and refacing, they will expand some of it in the rear and added some additional landscaping (buffer the parking lot in front a little bit) and lighting around as per Planning Boards request. The east side 20' buffer will remain.

Mr. Lettieri said this site was already approved when they had to put a new parking lot in when they changed the use to that building including new parking and drainage plan; it was done with a landscape plan and a lighting plan. Mr. Lettieri said they are expanding a little bit and allowing for future cross access (north & south) so they have to move a couple of lights around and make the parking lot a little bigger. Mr. Lettieri said they are adding Crepe Myrtle along the front and some boxwoods to buffer the parking area that already is existing.

Mr. Lettieri said basically the front and back landscaping is existing but we are adding little bit to the north and straighten out the back and moving the dumpster over so it has better access.

Ms. Lizak asked about the down lightening; if it were built into this building Mr. Lettieri said the second-floor cantilevers' over so they will have soffit lighting around sidewalk that travels around.

Ms. Lizak suggested that maybe like your site on Woodland has really nice suggestive up lights on the trees and was thinking that would be good for this site. Mr. Lettieri said he would have to go back to Planning Board for that. Ms. Lizak was looking to balance the soffit lighting on this very dramatic structure. Mr. Lettieri said he would talk to Kyle Collin, Village Planner but they have an intense lighting plan that is there. Mr. Lettieri said the soffit lighting is only on the south and east side.

Mr. Minasian went over the landscaping and said according to the Plan there will be 6 Crepe Myrtle's 8 foot along the north property line northwest corner, Leyland Cypress going along the rest of the north property line from the front of the building all the way to the back-property line.

Mr. Minasian said there is nothing happening in the buffer on the East and on the south side there is existing Arborvitae.

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

## **NEW APPLICATIONS**

- 2. David & Vivian Bernstein, 37 Exchange Place, (905-15-5-29.1)** Accessory use cottage with rear deck and entrance steps as per Board of Zoning Appeals decision dated August 16, 2018.

Linda Kabot, Agent, Craig Arm, Architect and Sue Wilcenski, Spaces Landscape Architecture appeared.

Ms. Kabot said this is the second building permit and design plan that is coming before this Board. The first one for the garage addition to the house was approved at the 1/15/19 ARB meeting. Ms. Kabot said there will be a new septic system with this project that has been approved by the DEC and the Board of Health.

(Bernstein-con't)

Mr. Arm said essentially what they are doing is raising the structure in same foot print and making sure it is FEMA compliant, reconfiguring the space and enhancing it trying to balance it out with some windows and thru the process updating everything to match all the exterior finished material that was used on the main house. 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. Arm said the foundation is poured concrete and there is a retaining wall which Ms. Wilcenski will discuss the plantings.

Mr. Minasian wanted to discuss what was done and the future projects coming to the Board. He said the garage addition was approved, the cottage is what they are looking at tonight, tennis court will be coming to this Board when Board of Zoning Appeals makes a decision, pool deck and pool house which Ms. Kabot said has to go to the Planning Board first and future covered porch.

Mr. Arm continued and said the retaining wall is coming off the north side of the building which will be in a stucco concrete finish with extensive landscaping.

Ms. Wilcenski said that the one of the two retaining walls coming from the north side of house going north and the second retaining wall going north east. Ms. Wilcenski said they will have different sizes of junipers, evergreen trees ornamental grasses; it will be a massive green wall and you won't see the retaining wall. Mr. Minasian emphasized that this retaining wall is in the back of the property not visible from exchange place and is pretty hidden.

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 dated March 1, 2018 and Landscape plan drawn by Spaces Landscape Architecture date stamped January 16, 2019; seconded by Ms. Kaloustian and unanimously carried

**5 ayes 0 nays 0 absent**

**3. Charles and Patty Conigliaro, 28 Bridle Path, (905-3-2-26)** Remove shingles from roof and replace with standing seam metal roof and asphalt shingles, outdoor shower, new decking and interior renovation.

Charles Conigliaro appeared. He described the scope of the work and explained the materials he wanted to use. He described the roof as having architectural asphalt shingles on the peaks and a standing seam roof in the middle on the front and back. He also wants to reface the pressure treated deck with no expansion. He will be removing the wall around the pool and installing a code conforming enclosure with fencing and gates around the property.

Ms. Lizak noticed that the enclosure was not advertised, therefore she didn't think it should be heard at this meeting and that the applicant should come back for the enclosure.

Mr. Conigliaro said the siding will remain the same and the outdoor shower will be added. There is also going to be an interior renovation

Mr. Minasian said that the only thing the Board has an objection to is the standing seam metal roof. He said there are none of those types of roofs in Bridal path and asked Mr. Congiliaro if he can change it to an asphalt shingle roof

(Conigliaro-con't)

Mr. Conigliaro said they recently purchase the house and that portion of the roof was leaking. He said he wasn't aware that he needed a permit to replace the roof, until Kerry Rogozinski clarified it after she received the building permit application. Mr. Conigliaro said that he and his wife drove around the village and noted that this particular roofing has been approved in the Village the past.

Ms. Lizak wanted to know where he saw that type of roofing approved. She told him the ARB is responsible for looking around in the area around where applicant is seeking approval and see if there are any similar materials being used.

Mr. Minasian reiterated that there are no houses in Bridle Path with that type of roofing.

Mr. Conigliaro mentioned more properties that have standing seam roofs, but Mr. Minasian told him that they are talking about Bridle Path not other areas of the Village.

Mr. Conigliaro said that there is a house on Woodland (#25) that has this type of roofing although the rest of the houses on the block do not.

Mr. Minasian said that this proposal is dissimilar to all the houses in Bridle Path.

The applicant discussed the fact that there are many houses in Bridle Path that are ready for new roofs and the material he proposes is more modern and used often so why allow his roof to be the first standing seam installed and others might follow suit

Mr. Minasian said they are not approving the standing seam roof and he should change the plans to read asphalt roofing for the whole roof.

Mr. Conigliaro asked the Board if what they were saying is that he has to rip off the portion of standing seam roofing and replace it with the architectural style shingles. The Board said yes. He showed the Board the proposed plan and told the Board this look is not offensive.

The Board reiterated that the roof does not keep in character with the neighborhood.

Mr. Minasian said if he will change the plans to reflect a grey architectural shingle roof, then the Board could approve it.

Mr. Conigliaro revised the plans an initialed and dated them to show a black architectural style asphalt shingle in black. (not grey).

Motion was made by Mr. Stoehr to **approve** the application of **Charles and Patty Conigliaro** with the changes made to the roof and as noted on plans drawn by Michael W. Behringer, Architect, dated December 28, 2018; seconded by Ms. Kaloustian and unanimously carried

**5 ayes 0 nays 0 absent**

(Conigliaro-con't)

4. **Enzo Morabito & Catherine Albert, 110 Beach Road, (905-7-2-18)** Additions/alterations and renovation of existing dwelling.

Gary Osher, GOA Enterprises appeared. Mr. Osher said he was adding a second story moving the bedrooms upstairs and adding a new bedroom, and squaring off the back of the house.

Mr. Osher said the materials will consist of Horizontal vinyl siding in Gray, roof will be in an Architectural asphalt shingle in Gray, white Azek fascia's, crown molding, trim and windows.

The Board did not like the standing seam metal roof over the porch and asked Mr. Osher to change the standing seam metal roof to the asphalt shingle in Gray. Mr. Osher agreed and initialed and dated the drawings.

Motion was made by Ms. Dioguardi to **approve** the application of **Enzo Morabito & Catherine Albert** as noted on plans drawn by G.A.O. Enterprises, Inc. date stamped January 14, 2019; seconded by Mr. Stoehr and unanimously carried **5 ayes 0 nays 0 absent**

5. **Stacey & Richard Baumer, 166 Beach Lane, (905-15-5-11.3)** Additions and alterations to the existing 2 story dwelling. Pool and deck.

Application for Stacey & Richard Baumer was approved by Mr. Minasian as a "Committee of One" on January 30, 2019 and memo dated January 29, 2019.

6. **Michael Rettig, 51 South Road, (905-9-3-17.6)** 2 Story dwelling with porches and attached garage.

Larry Citterelli, Contractor appeared. Mr. Citterelli said gambrel style postmodern home. The roof will be Red Cedar perfection shingle left natural, the siding will be Cedar shake stained Dune Grey, the exposed portion of the foundation will be in a Pennsylvania Blue, the windows will be in a white Azek along with the trim, soffits and fascia. Mr. Citterelli said the garage doors will be a carriage style in white

Mr. Minasian said that there was a note to the file that the swimming pool, pool house and tennis court was not part of this application. Mr. Citterelli agreed and said he will come back with another application for that.

Mr. Citterelli submitted a landscape plan and explained that basically hedges, evergreens mixed with Hydrangeas' in the back along with blue spruce and junipers. Mr. Citterelli said they are going to try to maintain the existing maples. Mr. Minasian said that it shows plantings along South Road which turn onto Michaels Way, continue the plantings with existing green giants along the north of south road there will be privet hedge between the driveway and continuing south of the driveway south west with junipers boxwoods.

Motion was made by Mr. Stoehr to **approve** the application of **Michael Rettig** as noted on plans drawn by Nicholas A. Vero, Architect dated October 9, 2018 and landscape plan by Landscape Solutions, Nathan Taft Corwin III Land Surveyor dated January 18, 2019; seconded by Ms. Kaloustian and unanimously carried **5 ayes 0 nays 0 absent**

7. Mark & Jennifer Lessner, 32 Meadow Lane, (905-10-3-22) 1<sup>st</sup> and 2<sup>nd</sup> story additions, deck extension and cabana.

Application for Mark & Jennifer Lessner was approved by Mr. Minasian as a “Committee of One” on January 30, 2019 and memo dated January 29, 2019.

**Miscellaneous**

**Lawrence Francis, 77 Library Avenue, (905-15-2-28)** Planting Plan

Mr. Minasian said that the Board received a landscape plan that consisted of 9-12 Privet hedges along Library avenue, continuing around the east side and foundation plantings with box tree shrubs various annuals, in the south west corner 8’-11’ Rosa Sharon tree on the south west side and other plantings through out the property evergreen trees on the south side will remain.

Motion was made by Ms. Lizak to **approve** the application of **Lawrence Francis** as noted on Landscape plan by Lawrence Francis date stamped February 5, 2019; seconded by Mr. Stoehr and unanimously carried **5 ayes 0 nays 0 absent**

Motion was made by Mr. Stoehr to adjourn the meeting at 8:00 pm; seconded by Ms. Dioguardi and unanimously carried **5 ayes 0 nays 0 absent**

Respectfully submitted,

Kerry Rogozinski  
Building Permits Coordinator

APPROVED:

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Gregory Minasian, Chairman of the Board  
Dated: \_\_\_\_\_