

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday February 18, 2020 at 7:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD**

Present: Gregory Minasian, Chairman
Laurette Lizak
Allegra Dioguardi

Lisa J. Ross, Village Attorney
Kerry Rogozinski, Building Permits Coordinator

Absent: Michael Stoehr
Andrea Kaloustian

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. Dioguardi to approve the minutes dated 02/04/20; seconded by Ms. Lizak and unanimously carried **3 ayes 0 nays 2 absent**

Referral from Planning Board to the Architectural Review Board

1. Prime Storage 98 Depot Road, (905-2-1-19.10)

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: Proposed Construction: Applicant requests a site plan review to construct a two-story mini-/self-storage building (10,428 SF) on slab with accessory office as an expansion of an existing storage facility operation. The 3.657-acre property is located on the east side of Depot Road, in the I-1 zoning district.

Ted Galante, Architect appeared on behalf of the application, together with Tom Richardson and he's the VP of construction, and Howie Harris, Construction Manager. Mr. Galante said there is an existing storage facility and its' a sizable parcel next to the Tennis Club and near the train station and there has been an onsite trailer for a very long time and the client wants to replace the trailer and construct a building to improve the appearance.

(Prime Storage-con't)

They do not require any variances and there's more parking that is needed, and the planning board asked for a landscape plan for the tree caliper and tree type and adding more greenery and move a dumpster and they have redone the lighting to put full cut off lighting on the site so it does not bleed off of the site and the building is an increase in size of the existing and the materials and finishes are the company's color.

Ms. Lizak asked him to enumerate the finishes.

Mr. Galante said there are four materials, there is a concrete block which matches the building between the bay doors from the street side.

Mr. Minasian asked them to start with drawing 102. Mr. Galante said A is the Flat Aluminum panel that is a blue and there is a corrugated metal panel above the overhead door that is gray metal.

Ms. Lizak asked if it's a true gray?

Mr. Galante said yes, it is. The "B" is the corrugated aluminum panel above the door and the body of the building is gray. "C" would be the concrete block around the doors. Ms. Lizak asked if that's the only place it's going? Mr. Galante said it's around both sides of the door and it's gray, it's a lighter gray. "D" is the overhead doors and it's intended to be the same color as the corrugated metal panel and it's a horizontal corrugation; "E" is plexi glass, but it has a green tint. The service doors paint will match the walls. Ms. Lizak said the signage above the overhead doors, is that the plan? Mr. Galante said it's a place holder because the marketing department will address it but its likely the location. Mr. Minasian said this Board will ask for a sign plan with the colors, materials and sizes. Mr. Galante said they are happy to come back after they get approval from the Planning Board. Mr. Richardson said they do not necessarily need signs, they put it as a place holder and the building really cannot be seen because the trees, its simply a place holder and if it creates another meeting then we will take them off. Mr. Minasian said we will request one if you do signage. Ms. Lizak said the design of that façade or elevation appears that the name is recessed in so I wanted to clarify that. Ms. Lizak asked if there's a cutaway with the light fixtures? Mr. Galante said they are pole mounted dark sky compliant light fixtures. Ms. Lizak asked about fencing? Mr. Galante said they are leaving it or replacing it with similar black fence. Ms. Lizak said okay. There is some green in fill happening along the front with a few trees being added and the dumpster is being relocated. Mr. Minasian asked if they are supplementing the existing plantings on L1 and now are on L2? Mr. Galante said yes. Mr. Galante said there are a mix of trees, some are being removed and some

are being supplemented. The dumpster was in the buffer zone so they relocated it to outside of the buffer zone by the back of the building. Mr. Minasian said they'd like to hear back from them with the signage.

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

2. 128 Main Street, LLC, 128 Main Street, (905-12-4-37) The Planning Board has received a Waiver of Site Plan for the above mentioned property for Façade renovations and roof replacement of the three-story mixed-use building located in the B-1 Zoning District. While the Planning Board does not require a Waiver of Site Plan to go to the ARB on a referral basis; they are asking the ARB to review the application and provide comment thereon as the waiver consists solely of esthetics and no change changes are being made to the site.

Jason Ormond, Architect appeared and presented the application. Mr. Ormond said they are replacing the store front windows and the entry doors to the retail spaces and they are going to do a thin brick face and paint it all dark gray and the brick as well it will all be one color. The base will have a brick face veneer painted gray to match the windows and doors and fascia and they are replacing the old railing over the top with a cable rail and that will match the gray color. The existing siding is being painted with a light gray around the building as well it looks White but it's a light gray. The windows will remain white. The windows will not change. The trim will be painted. It will remain Cedar Shakes stained Gray; the windows will remain white and the roof will be Gray. Mr. Ormond said it's a Pewter Gray and part has been replaced as it blew off in a storm. Instead of patching it, they did the new color so you can see what that its but it will all be the same. Ms. Lizak asked how they are dealing with the siding? Mr. Ormond said the siding will match but the sides are Cedar stained Gray on the East and West and North, all three sides. The North will not change its just being painted gray and the trim will match the front of the building. Ms. Lizak said okay. Mr. Ormond said the trim will be painted a dark gray to match the lower façade. Mr. Minasian asked if they removing the awning? Mr. Ormond said yes, there will be three signs over the entry doors. Ms. Lizak said if its one building we tend to like the building to have a sign plan no matter who the tenant is and their logo and color so they are stuck with the signage. Mr. Ormond said we want the signs to be similar. Mr. Minassian said we've been asking for a backboard so the sign goes on a backboard so if there are holes they are on the backboard not on the building. Mr. Ormond said they will hang above the entry. Ms. Lizak said okay. Mr. Minasian asked if there are any fixtures? Mr. Ormond said they do not want what's there, and he does not know if they do anything it will be a mounted light fixture on the façade and recessed.

There's a soffit over the door they are recessed in, so they will do a recessed light there but the sign will be in front of that and it will be a down light.

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

Committee of One

2. Sol Levy. 41 Griffing Avenue, (905-13-1-12.1) Landscape Plan for Permit #P200005

Diane Herold, Architect appeared. Mr. Minasian said this is a landscape plan, and they heard the application on January 7, 2020 and they received the landscape plan. Ms. Herold said that was correct. She said its per the fill permit and they moved the privet hedge along Howell and Griffing on to the property because it was in the right of way. This Board asked for the pool area to be screened so they are proposing 8' Green Giants as a hedge, 4' on center to cover the area of the pool area. Ms. Lizak said that's not the plan, she wants her to ad the 4' on center. Mr. Minasian asked if they are on the street side of the fence? Ms. Herold said yes, it will be in line with the Privet Hedge. Mr. Minassian said right now they are 6' and very small. Ms. Herold said yes, they are not nice, and that's not her representation. The landscaping along the house is going to be a hedge with foundation plantings and accent plants at the corners of the house.

Ms. Lizak asked about the retaining wall. Ms. Herold said there was a patio that was there, and it is bluestone and it fits with the swimming pool. Ms. Lizak said she did not note where the fence is. Ms. Herold said it was not on the survey but she can bring a survey. Ms. Lizak asked if she can put it on there? Ms. Herold thought it was on the survey for the swimming pool. Ms. Lizak said it goes across to the A/C Units. Mr. Minasian asked for it to be marked on to the survey. He asked if there were any plantings on the North property line? Ms. Herold said no; Mr. Minasian said there's a White Fence on the West property line and Ms. Herold said they asked the neighbor on the North to put a fence up. Mr. Minasian asked if there's a fence? Ms. Herold said it's a 6' solid fence that the neighbors put up and they agreed to install it to block the pool. Mr. Minasian asked her to mark the fence to show where it's a chain link. Ms. Herold asked if they want the hedges on the street side of the fence? Ms. Lizak said yes, it's a 4' chain link and they don't want that to be seen by the road. Ms. Herold said okay. Ms. Lizak asked Ms. Herold to initial and date the bubbles where the arborvitae are 4' on center. Ms. Herold said okay. Ms. Lizak said that should cover everything.

(Levy-con't)

Motion was made by Ms. Lizak to **approve** the Landscape Plan of **Sol Levy** as drawn by Diane Herold, Architect date stamped February 14, 2020; seconded by Ms. Dioguardi and unanimously carried. **3 ayes 0 nays 2 absent**

Motion was made by Ms. Lizak to adjourn the meeting at 7:45 pm; seconded by Ms. Dioguardi and unanimously carried **3 ayes 0 nays 2 absent**

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator

APPROVED:

Gregory Minasian, Chairman of the Board

Dated: _____