**ARCHITECTURAL REVIEW BOARD AGENDA**

**VILLAGE OF WESTHAMPTON BEACH**

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

**MUNICIPAL BUILDING, 165 MILL ROAD**

**\*\*The April 21, 2020 Meeting was held via teleconference\*\***

**Present:** Gregory Minasian, Chairman

Laurette Lizak

Andrea Kaloustian

Allegra Dioguardi

Michael Stoehr

Lisa J. Ross, Village Attorney

Kerry Rogozinski, Building Permits Coordinator

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

Motion was made by Ms. Dioguardi to approve the minutes dated 02/18/20; seconded by Ms. Lizak and unanimously carried **3** **ayes 0**  **nays**  **2 absent**

**NEW APPLICATIONS**

1. **Greg & Jill Blum, 29 Beach Lane, (905-11-3-18)** Two-Story Single-Family Dwelling (6 bed, 5.5 bath) over Unfinished Basement w/ Four Egress Wells, Attached Three-Car Garage, Fireplace, Covered Front Entry Patio, Covered Rear Patio w/ Fireplace, Roof Deck Off Upstairs Master, Swimming Pool w/ Hot Tub, Cabana w/ Bathroom & Attached Roof-Over, Patios, Enclosure Fence & Landscaping

Louis F. Baldino, LBA Architects appeared, together with Gregory Blum and Jill Blum.

Mr. Baldino said the house that’s on the property will be demolished, they are proposing a 2-story hybrid between colonial and farmhouse style home. Ms. Lizak asked him to go through the finishes. Mr. Baldino said it is a series of reverse gable roof lines and one main long ridge which goes North to South and reverse gables coming off of that. Ms. Lizak asked him to just state his finishes. Mr. Baladino said it’s a GAF Timberline HD Charcoal asphalt roof; the exterior siding is Hardy Board and Batten and they have some thin brick veneer painted white to match the Board and Batten. The windows are picture frame 4” and crown molding; the soffits are beaded board cement board. The gutters are half round 6” white aluminum gutters with 3” round white liters the windows are Andersen with grills simulated and the upper stash are in white also.

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(Blum-con’t)

Mr. Baldino said the first floor bays on the garage and dining room is a standing seam metal roof by Berridge Manufacturing and its Zinc Gray.

Mr. Minasian asked if it is a matte finish. Mr. Baldino said it is not matte, but it’s not semi-gloss. The shutters are composite for maintenance, will be painted to match the Zinc Gray of the metal roof, which also exist on the two dormers on the roof over the front door and over the staircase where it shows the three windows.

Mr. Baldino said there are no other colors on the house; the front door is a Fir Natural Wood by Simpson and that will be painted black. Ms. Lizak asked about the railings. Mr. Baldino said they are PVC by Intext and it is White and it has metal which prevents sagging. There is only a railing off of the master balcony. The pool house will have the same finishes as the house, but there is no brick. The architecture is the same and the roof gutters, siding and windows and color palettes are the same. Next month we will present the landscape plan. The walkway and steps and all exterior patios will be bluestone. Ms. Lizak asked the garage door style. Mr. Baldino said it is a transitional style door with the picture frame to match the window details, and it is white and it is a steel insulated door with a slight wood grain for depth. There’s black hardware which will match the holdbacks of the shutters and that’s what will hold the shutters back, they are functional and not vinyl and have hinges on them they are operable. In some instances of the house, there is a 3’ wide window with a shutter that is 18” so to the trained eye it would look as though it does not cover the window, but when you go to the second floor plan the shutters will be two shutters and they will have hinges and if they close they will close the window you will see four shutter panels on a double window it will look like an old farmhouse. The brick is from the first floor down, so it is just some areas in the front and it will be painted white. It is not stark white, like snow white it will be a White that will match the Andersen Window, it will be monochromatic. Mr. Baldino said the brick will be on the front entry to the left of the entry, to the right of the entry. On the South elevation he wants to go over one other exterior finish, and that is the chimney and there is one by the fireplace for the family room and one for the covered patio and that’s real stone, its Corinthian Granite. The chimney cap is the same material as the standing seam roof.

Mr. Minasian asked if there were any questions. None of the Board Members had any questions. Mr. Baldino said they are working on the landscape plan, and they are still redesigning the landscape hardscape plan and would like to consult with a landscape architect.

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(Blum-con’t)

Mr. Minasian said he would like to approve the drawings, but wants to know how much time they would need to come up with a landscape plan?

Mr. Baldino said 30 days would be fine.

Mr. Minasian said he’d like to see the pool compliant fence in the landscaping and hardscaping plan. He would like the type of fence, height of the fence and the landscaping detail.

Mr. and Mrs. Blum said that works for them.

Motion was made by Mr. Stoehr to adjourn the meeting at 7:20 pm; seconded by Ms. Lizak 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: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_