

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

****The July 7, 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 Mr. Stoehr to approve the minutes dated 5/19/20;
seconded by Ms. Dioguardi and unanimously carried **5 ayes 0 nays 0 absent**

Motion was made by Mr. Stoehr to approve the minutes dated 6/16/20;
seconded by Ms. Lizak and unanimously carried **5 ayes 0 nays 0 absent**

Referral from Planning Board to the Architectural Review Board

1. HCMC, 51 Old Riverhead Road, (905-4-1-10)

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 to construct a two-story addition to the converted dwelling for a General Special Trade Contractors' office building (3,796 square feet) over unfinished basement and crawlspace, with associated site improvements upon a 22,886 square foot parcel located in the HD Zoning District.

Heather Wright, Esq. and Frank Lombardo, Architect appeared.

Mr. Lombardo said the first floor will be occupied by HCMC contractors and the second floor will have two tenants.

(HCMC-con't)

Mr. Lombardo said that the two story addition to the converted dwelling for a General Special Trade Contractors' office were going to be an Architectural style asphalt shingle roof by Tanko in a Heritage Oxford Grey, siding as Cedar shingles in natural finish, White Azek trim, Mahogany steps and landing, White double hung Anderson 400 series windows and a standing seam Copper roof over the front entry and back entry.

Mr. Lombardo discussed the Landscape Plan. He said there will be Leyland Cypress 6 ft. tall spaced 3 ft. on center around the perimeter of the site along the north, west, south and southeast property lines. Two (2) planting areas at the northwest and northeast corners of the parking area, each with Flowering Cherry trees of 3"-3 ½ "caliper, and shrubs consisting of Red Azalea and Blue Boy Holly. The front path with two (2) Zumi Flower crab 12 ft.-14 ft. trees. Foundation planters around the building on the north, east, and south and southwest sides consisting of Wintergreen Boxwood 5 ft. on center.

Mr. Lombardo stated the lighting will meet dark sky criteria. The Board requested that the applicant develop a Sign Plan and return to the Architectural Review Board for the project and any signage for possible tenants.

The Board also felt that this project will be a significant improvement to the property and an enhancement to Old Riverhead Road.

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

NEW APPLICATIONS

2. Christopher & Elzbieta Geiger, 53 Rogers Avenue, (905-3-1-24)

P200032 for Interior Alterations Including Renovation/Reconfiguration (Structural Beams, MEPs, Insulation & Finishes; 3 bed, 1 bath), Finish Basement for Recreation Room (495 SF) & Install Egress Well

Proposed Amendment:

Interior Alterations Including Renovation/Reconfiguration (Structural Beams, MEPs, Insulation & Finishes; 3 bed, 1 bath), Finish Basement for Recreation Room (495 SF) & Install Egress Well ****Amended: Front & Rear One-Story Additions on Crawlspace (Total 224 SF), Siding & Entry Patios, Remove Rear Deck****

(Geiger-con't)

Christopher Geiger, homeowner and Joseph Bruno, Bruno Kearney Architect LLP appeared.

Mr. Bruno said this application was added to the existing permit and was to add a front and rear one-story additions, siding and entry patio's and also to remove rear deck.

Mr. Bruno said that the house will consist of a new asphalt shingle roof in a Gray, there will be Fiber Cement Lap Siding/Hardie Plank siding tongue and groove in James Hardie Timber Bark color on all parts of the house and also there will be Black siding. Mr. Bruno said there will be one accent wall in Mahogany or Ipe to natural. New wood framed deck in rear of property in Mahogany or EPE to natural.

The Board did not have accurate color renderings of the Elevations that depicted all the materials, colors, style.

Mr. Minasian asked about there was no Landscape Plan. The Board was particularly interested in some sort of landscaping by the driveway. Mr. Bruno said as referenced on T101.01 (existing and proposed plot plan) it showed some landscaping and the new driveway. The Board never received the (11 x 17 rendering from the Architect), Mr. Bruno said there was no money in the budget for a more extensive Landscape Plan.

Mr. Minasian said the Board needs new drawings with the materials and the colors. Starting with the roof, drawings showing all 4 sides if its 2 or 3 different colors and material colors what they are and sample.

The Board wanted to see samples, materials, color rendering and all the colors and such on a set of plans and a Landscape plan with details and asked Mr. Bruno to submit new Landscape plan and revised drawings.

Motion was made by Mr. Stoehr to **holdover** the application of **Christopher & Elizabeth Geiger** until the next meeting on July 21, 2020, seconded by Ms. Lizak; and unanimously carried. **5 ayes 0 nays 0 absent**

3. RM & JP Holdings, LLC, 294 Sunset Avenue, (905-5-4-4) One Story Addition on Crawlspace & Renovations to Single- Family Dwelling (4 bed, 2.5 bath), I/G Swimming Pool, Patio/Walks at Grade, Sanitary System & Landscaping

(RM & JP Holdings-con't)

Joseph Spano, contractor appeared. Mr. Spano said this is a small cottage on the corner of Pin Oak and Sunset Avenue. Mr. Spano said that that the materials on the addition will be asphalt shingle roofing color is Fox Hollow Gray, fascia, trim and exiting post White, prefinished Snow-White Cedar shingles, white windows replaced in same openings White, and existing railing to be painted White.

Mr. Minasian asked about the Landscape Plan. Mr. Spano said in the rear yard there will be a pool will put bluestone coping and they will put lawn right up to it. Also, in the rear of the new addition there will be a wood deck that will be Mahogany. Mr. Spano said they will create a horse shoe driveway since it's so hard to back out on Sunset Avenue. Mr. Spano said there will be foundation plantings that will be Boxwoods where there is limited spacing are.

Mr. Spano said there will be 6' natural cedar fencing on the south property line and north property line. (smooth side facing neighbor) and also the east side. There are existing Oak trees along Pin Oak Lane which will also have Cypress evergreens with a split rail fence, there will be 4' Privet hedge on the west side (Sunset Ave) and the south side of driveway which will be Bluestone.

Ms. Dioguardi would like to see the wire fencing with plantings inside and out. Mr. Spano said whatever they plant there are going to have a hard time to grow and part of the property is owned by the Village. He would like to put a 1' x 6' boards natural cedar fence. The Board would like to see more plantings in front of house like Boxwoods.

Motion was made by Mr. Stoehr to **approve** the application of **RM & JP Holdings, LLC** as noted on plans drawn by Christopher Jeffrey Architects PLLC, date stamped June 3, 2020 seconded by Ms. Dioguardi and unanimously carried. **5 ayes 0 nays 0 absent**

Committee of One

Robert & Nidhi Pair, 20 Lilac Road, (905-5-1-23) Remove existing asphalt shingle roof and install New GAF Timberline High-Definition Architectural Asphalt Roof Shingle, color to be "Biscayne Blue"

Joseph Pagac, Architect who was originally at the June 16, 2020 and was disapproved by the ARB for "New Castle Metal Standing Seam Aluminum roof (deep sea blue) submitted to the Board that the owner was going to take the Boards' recommendation and install an Asphalt roof. Mr. Pagac submitted stamped plans showing a new asphalt roof shingle in a Biscayne Blue.

(Pair-con't)

Motion was made by Mr. Stoehr to **approve** the application of **Robert & Nidhi Pair** as noted on plans drawn by Joseph Pagac Architect P.C. date stamped July 1, 2020 seconded by Ms. Dioguardi and unanimously carried. **5 ayes 0 nays 0 absent**

Motion was made by Ms. Dioguardi to adjourn the meeting at 8:15 pm; seconded by Ms. Lizak and unanimously carried **5 ayes 0 nays 0 absent**

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator

APPROVED:

Gregory Minasian, Chairman of the Board

Dated: _____