

**ARCHITECTURAL REVIEW BOARD AGENDA  
VILLAGE OF WESTHAMPTON BEACH  
Tuesday, July 21, 2020 at 7:00 pm  
MUNICIPAL BUILDING, 165 MILL ROAD**

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

**Present:** Gregory Minasian, Chairman  
Laurette Lizak  
Allegra Dioguardi  
Michael Stoehr

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

**Absent:** Andrea Kaloustian

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

Mr. Minasian said we have four 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.

**NEW APPLICATIONS**

- 1. Stuart Blumberg, 150 Dune Road, (905-20-1-29.2** Two-Story Single-Family Dwelling (6 bed, 6.5 bath) on Pile-Supported Basement for Two-Car Garage Under and Unfinished Storage, Roofed-Over Front Entry & Rear Deck, Two Fireplaces, Second-Story Balconies and Pergola-Covered Deck, Swimming Pool, Driveway w/ Pillars, Sanitary System & Landscaping \*13D Sprinkler

Agena Rigdon, DKR Shores and Craig Arm, Architect appeared. Ms. Rigdon said the dwelling materials will be Horizontal and vertical ship-lap siding system in an Alaskan Yellow Cedar and shall remain natural and weather over time, the roof will be Alaskan Yellow cedar shingle, stone veneer chimney is a mixed stone veneer with the Grey and Brown (Fieldstone) will match the foundation; the front door will be clear glass, fleet wood windows with a adonized clad finish brown, stainless steel handrail system cable, fascia Alaskan yellow cedar, there is an elevated rear pool with a deck to surround it. Mr. Minasian asked about the pillars 4'9" high it's just wood station, Mr. Arm said there will be no gate just the decorative pillars.



(Blumberg-con't)

Ms. Rigdon also said there will be wood pillars wrapped in the Alaskan Yellow cedar with no gate or lights.

Ms. Rigdon said the landscaping will consist mostly of native style salt tolerant species, there will be substantial privet hedges that surround the entire house. Ms. Rigdon said there will be Magnolia Crepe Myrtle by the driveway and the driveway will have a beach tone pebbly color mimicking the color white with grey mimicking the house,

Mr. Minasian asked to have the landscape plan documented with the quantities.

Motion was made by Mr. Stoehr to **approve** the application of **Stuart Bloomberg** subject to removing the driveway gates and adding the quantities on the landscape plan drawn by Deerkoski & Arm Design date stamped July 30, 2020 and May 11, 2020; seconded by Ms. Dioguardi and unanimously carried. **4 ayes 0 nays 1 absent**

**2. First Dunes Development 496 LLC, 496 Dune Road, (905-16-1-19)**  
Ground Sign in Existing Location for "Beach & Bay Bungalows"

Chad Gessin appeared. Mr. Gessin said they redid the sign to have the phone number on it and replaced on the ground mount the lettering on the existing panel same dimension to say "Beach & Bay Bungalows".

Mr. Minasian said the sign was already up. Mr. Gessin said that they didn't realize they needed a permit for that type of sign; after the Code Enforcement Officer told him they needed to file the application Mr. Gessin said he filed it immediately.

Mr. Minasian asked if the sign was in the same location as the old one. Mr. Gessin said yes. He said the posts are the same and it is mounted on the same frame.

Mr. Minasian said the first reaction from the Board as that it had all the different colors and that the Board would like the sign toned down. The Board asked if they could remove the highlighted Yellow behind the Beach and Bay and have the border to be the same color as the lettering Beach and Bay. (navy color). Mr. Gessin said he will have his sign contractor redo and submit.



(First Dunes-con't)

Motion was made by Ms. Lizak to **holdover** the application of **First Dunes Development** for the applicant to eliminate the Yellow glow behind the “Beach & Bay” and make the border color change from Aqua to Navy Blue to match the lettering; seconded by Ms. Dioguardi and unanimously carried.

**4 ayes 0 nays 1 absent**

**Miscellaneous**

**JSM East, LLC, 395 Dune Road, (905-16-1-19)** Revisions of materials on Permit # P180123.

Mr. Minasian said they have received a letter from the contractor that they wanted to change the siding from the Dune Grey stain that was originally approved by ARB to a Clear Cedar.

Motion was made by Mr. Stoehr to approve the change of material from Dune Gray stain to clear Cedar siding; seconded by Ms. Lizak and unanimously carried. **4 ayes 0 nays 1 absent**

Motion was made by Mr. Stoehr to adjourn the meeting at 7:30 pm; seconded by Ms. Dioguardi and unanimously carried **4 ayes 0 nays 1 absent**

Respectfully submitted,

Kerry Rogozinski  
Building Permits Coordinator

APPROVED:

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Gregory Minasian, Chairman of the Board

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