

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

****The August 18, 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 7/7/20;
seconded by Ms. Dioguardi and unanimously carried **5 ayes 0 nays 0 absent**

HOLDOVERS

1. 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**Test**

Christopher Geiger, homeowner and Joseph Bruno, Architect appeared.

Mr. Bruno said that the Board was missing drawings at the July meeting and they have been submitted and that because of the storm there was no 8/4/20 meeting he was hoping to get approved at tonight's meeting.

Mr. Bruno said the Board should have the new drawings for the landscaping and the elevations with the finishes on them.

(Geiger-cont)

Mr. Bruno said the roof will be Timberline Asphalt shingle Charcoal, siding will be 2 different siding materials the predominant being Fiber cement Hardie Plank smooth finish in the Night Gray, 2 accent walls in a natural Mahogany finish left natural, trim will match the Hardie panel around the windows and doors, windows are Silver grayish color (aluminum) with Matt finish, chimney will be Fieldstone/Earth tone.

Ms. Lizak asked about the landscaping. Mr. Bruno said they are doing a new driveway and it will be shifted to the North in gravel; where the old driveway was there will be a patio with 2 planters that wrap the corners in the front and in the back, there will be a concrete patio. Mr. Bruno said they are removing all the wood decks a replanting grass in the rear. They will plant 85 Leyland Cypress 10 ft-12 ft 6'oc along the whole perimeter of the property.

Ms. Lizak asked about the foundation in the front of the house that was exposed. Mr. Bruno said that they can drop the siding down so the height can be brought up to hide the exposed foundation.

Mr. Minasian asked if they could mark up on the landscape plan with the 85 Leyland Cypress 10ft-12ft 6th oc. Mr. Bruno said he would mark up the landscape plan. Mr. Minasian also asked about the fencing. Mr. Bruno said there is a 6' fence that wraps the entire property. Mr. Geiger said he would like to use a wire fence hidden in the trees. Mr. Minasian asked about the fence that comes from the property line to either side of the house. Mr. Geiger said he will use a 6' decorative fence in Mahogany. Mr. Bruno said he will revise the drawings.

Motion was made by Ms. Lizak to **approve** the application of **Christopher & Elizabeth Geiger** subject to receiving a revised Landscape Plan and as noted on plans drawn by Bruno/Kearney Architects, LLP date stamped June 4, 2020, seconded by Ms. Dioguardi; and unanimously carried.

5 ayes 0 nays 0 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 that per the Boards request he removed the Yellow glow around dark the lettering and they changed the bright blue border around the sign to match the same blue lettering (navy blue)

(First Dunes-con't)

Motion was made by Mr. Stoehr to approve the revised rendering of the sign application for First Dunes Development; seconded by Ms. Dioguardi and unanimously carried **5 ayes 0 nays 0 absent**

NEW APPLICATION

3. Galway Holdings LLC, 53 Exchange Place, (905-15-5-32.1)

Additions and Renovations to Single-Family Dwelling (9 bed, 9 bath, 2 half-bath) on Existing & Expanded Pile System, Roofed-Over Front Porch, 2nd-Story Balcony, Unconditioned Cabana on Existing Rear Deck w/ Reconfigured Stairs, Retain Rear Pool w/ Integral Spa & Two-Car Garage Under, Landscaping & Sanitary Enclosure per PB Reso 7/23/2020.

William Heine, Architect, Mike Owens, contractor, Matt Horowitz, LaGuardia Landscape appeared.

Mr. Heine said that this is an existing one-story house and it was built fairly high out of the ground because it was in a flood zone. Mr. Heine said because the house was already elevated, they couldn't get a pitch roof. The homeowner was looking for a more updated modern design. (audio trouble) Mr. Heine said that a 2 and 12 pitch roof looked unattractive so they opted for a flat roof. Mr. Heine said the roof should not be visible from the other houses.

Mr. Heine said the sliding glass doors and windows will be Fleetwood traditional in an anodized medium Bronze no grilles, front door will be solid Mahogany to natural, Overhead aluminum garage doors will be Clopay and have Bronze frame with obscure glass, siding will be 1 by 6 Horizontal clear Red Cedar Shiplap ½ inch reveal (natural). Mr. Heine said there are 7 box bays projecting out from the house which will have 2 x 2 Mahogany horizontal open joint siding with ½ inch spaces. (natural). Mr. Heine said the porch foundation and the retaining wall will be 3" thick split face stone in a horizontal random pattern in Gray. Deck railings around the rear deck and front porch with 4 x 4 Mahogany posts with stainless steel cable system 3" oc.

(Galway-con't)

Mr. Minasian said they received today the new elevations and wanted to know what the difference was from the elevations from 2 weeks ago. Mr. Heine said the front porch has been slightly modified (porch fins) the 2 porch posts, the color 3D drawing was softened and the landscaping with the hedge along the street and some other landscaping. (audio trouble)

Mr. Minasian asked about the flat roof. He said the style is a bit modern and not keeping in with the neighborhood. Mr. Heine said they don't have the ability to do a 2' pitch roof. They will be adding trees. Mr. Horvath the landscaper said they will be adding three 14' high Crepe Myrtles trees in front of house and along the two curb cuts. There will also be three 25-foot colored London Plain trees. (audio trouble)

Mr. Minasian said the house is a little over powering. Ms. Lizak asked if they thought it was in keeping with the neighborhood. Mr. Heine said if you are talking about Exchange Place most of the houses are pitched roofs, they are more traditional in style. People are going with their own style.

(audio trouble). Ms. Lizak said as a Board member in the code book it states "in keeping with neighborhood.... I don't think so. Mr. Minasian said he tried to digest to see how it would look.

Mr. Heine said the landscaper was trying to minimize the house by keeping the hedge in front and to the west, putting substantial size trees to shield the front of the house so the neighbors are not staring at the house, the 25' London plain will soften the house.

Mr. Stoehr said that it's very stark and if you look at the houses around it it's very different. Mr. Kaloustian said if the roof needs to be flat because the height of the house than substantial plantings because the surrounding neighborhoods don't have any houses that look like that. Ms. Dioguardi said part of their assignment is the character of the neighborhood. I happen to like this house and this is what we are going to see more and more of. "is it the same character as the other houses in the neighborhood. Mr. Heine said if you exit Exchange Place and go to Seafield Lane there are two houses on the west and on Beach Lane with flat roofs. Mr. Minasian said that is a completely different Street; this is not Beach Lane or Dune Road.

(Galway-con't)

Mr. Minasian asked if they have met with any of the neighbors. Mr. Minasian was concerned about how the neighbors would feel about having a completely different style house with a flat roof.

Mr. Owen said the houses are not that close by the house; as you pull up to this house there's a tennis court right up to the street and a Mr. Heine said the property is very wide. And in the realm of making it not jump out is why they used wood tones for the siding and plant large trees. Mr. Owen said the homeowner didn't have many options with constructing a second floor and staying in the footprint.

Mr. Minasian said it's a massive house.

Mr. Heine said it is, it's 4,000 square feet now it's going to be roughly 8,000 square feet when it's done, although the maximum floor area we're allowed is 12,000 and we are 2/3 of what we can do, but due to the wetlands we are under the 20% lot coverage but at 19.3% including the deck and the pool (AUDIO WENT OUT) and when you're at the house because they are on the bay, the houses you see on the opposite side of the bay and on the water's edge adjacent are a more mixed sort of style of homes and a nice thing about Exchange Place is the tear drop center to the road. The neighbors across the street are much further than they would be on a standard street.

Mr. Minasian asked if they could do a Mansard roof to bring down the edges of the second floor. Mr. Minasian asked if they could go back to the drawing board a little and express to their client the concerns of the Board.

Mr. Heine said he will talk to his client. (audio trouble)

Mr. Minasian said it will bring the profile down without reducing the height.

Mr. Heine said okay.

Ms. Lizak said she feels they should hold it over.

(Galway-con't)

Mr. Heine said the North West corner the house appears (AUDIO TROUBLE) and you are seeing the full pile level sticking out of the ground (AUDIO TROUBLE)

Ms. Lizak said it's very frustrating that they can't hear Mr. Heine and it's important that they hear what he has say.

Mr. Owen told Mr. Heine that his audio was lost.

Mr. Heine said okay. He was discussing the North West corner which is what you see as you come around Exchange Place and it appears lower in height because that's where the sanitary system and the house appears much taller because you are seeing the full height of the pile level, but the approach of the house is softened by the grade for the sanitary system.

Mr. Owen said in watching MR. Heine do the renderings and working the clients and looking at the rendering without landscaping, that may be throwing people off but the fact he got it to this stage and keeping within the Code and the heights and allowable coverages, he doesn't see how a mansard roof would soften the look of the house or make it more attractive.

Mr. Minasian said bring down box corners of the second floor to lower the silhouetted not lowering the height of the interior but lowering the silhouette appearance instead of four boxes with a flat roof. He is just making a suggestion.

Mr. Owen said working and talking through this and the landscape architect it's going to be an amazing house and I don't want to see us go back to the drawing board and re-design the top level of this house because it's taken quite some time to get it to where they have it and everyone may not understand the design well, but looking out to the West from the applicants backyard, this road goes past Exchange Point with other modern structures on it and you can see the homes on Beach Lane that is a much more traveled road with homes that are similar to this in design in a modern design.

Mr. Minasian said that's a completely different street, and we are looking at the neighborhood that it is which is Exchange Place and if you have any other suggestions, he's all for it.

(Galway-con't)

Mr. Owen said when going with wood siding, and this will be a natural wood looking home with the landscaping they are prepared to do it will be amazing and look amazing, it's just visioning at it and looking at it.

Ms. Lizak said it doesn't matter that it's amazing and I guess I'm looking at my responsibility as a Member and knowing what the Code says and I'm supposed to look at the neighborhood and I'm saying it needs to be softened and I don't know what that means, I am looking what my responsibilities are based on my Code Book and I'm not saying I don't like it.

Mr. Stoehr said we don't see landscaping.

Mr. Minasian said landscaping doesn't mean it will stay like that forever, I have trees on my property that are affected and they are dying so landscaping does help to soften it but this is a very, very large structure on the East and looks three stories high, and it has a flat roof and that's why I'm just concerned about this style house on Exchange Place.

Ms. Dioguardi said in looking at the renderings there is no vegetation, and it's not showing the materials looking as natural and soft as she knows the applicant's intention is. If they saw them with more plantings, they look hard edge right now and they don't look like your intention.

Mr. Minasian agrees with Ms. Dioguardi, it looks like a stucco house with mahogany. I agree that the rendering can be redone and I am all for re-visiting this.

Mr. Heine said okay.

Ms. Lizak said she agrees, but I don't want to depend on plantings to soften the structure. Somehow the structure can be addressed and softened.

Ms. Dioguardi said the rendering looks very hard line and it looks commercial and not residential and I think that's what everyone had an issue with. It looks more commercial because of the rendering and I feel that's not the intention.

Mr. Minasian said he agrees with Allegra. It doesn't look like it's wood siding.

(Galway-con't)

Mr. Owen said we are telling you we are using natural wood siding, or do we have to revisit this. Our concern is the time frame, we need to get started.

Ms. Dioguardi said our concern is backlash from the neighbors. Personally, I love it, based on what you're describing.

Mr. Minasian said there are many times we get backlash from the neighbors and I don't think the neighbors have had an opportunity to look at this and rather than going back and forth I think you have a good indication of the Board's comments and I think we can hold it over for two weeks.

Ms. Dioguardi maybe you can get feedback from the neighbors. I definitely before showing anyone would soften them or make them look more residential. Mr. Heine said okay.

Mr. Owen said if we can get the renderings to have wood siding and the landscaping it will help.

Ms. Kaloustian said she would like to see the proposed landscaping on the renderings.

Motion was made by Ms. Stoehr to **holdover** the application of Galway Holdings for the next meeting on September 15, 2020; seconded by Ms. Kaloustian and unanimously carried. **5 ayes 0 nays 0 absent**

Motion was made by Mr. Stoehr to adjourn the meeting at 8:10 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: _____