

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday August 20, 2019 at 7:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD**

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

Kevin A. McGowan, Esq., Village Attorney

Absent: Allegra Dioguardi
Kerry Rogozinski, Building Permits Coordinator

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.

Referral from Planning Board to the Architectural Review Board

1. SKL Realty Holdings, LLC, 115 Main Street, (905-11-2-22)

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: Applicant is proposing a two-story mixed-use commercial building, 4,153 square feet, with a partially covered front patio for two retail suites and a restaurant on the first story, and a single-family apartment and restaurant accessory office / storage room on the second floor with associated site improvements. The 6,840 square foot property is located on the South side of Main Street in the B-1 Zoning District.

Jason Ormond, Architect appeared. Mr. Ormond said that the materials will be Hardi-Plank -Artisan Smooth horizontal siding in white, roof will be Asphalt Charcoal Blend, Azek fascia and trim in white, the rear rail will be ADA compliant along ramp.

Mr. Ormond stated that the base of the building will have cultured stone in the front and rear, as well as the front and west patio areas, and small portion of the front east corner. The proposed retaining walls in the rear for the septic system will also have the same cultured stone.

(SKL Holding-con't)

Mr. Ormond said the west side of the building will have a gated access to the A/C equipment. The landscaping will consist of grass on the raised septic area as well as Arborvitae on the southeast and southwest corners, with stairs leading down from the rear paved walkway to a pervious gravel walkway with grass, mulch and landscape areas with assorted perennials and annuals and two benches.

The Board requested a Sign Plan for the overall project to be submitted to the Architectural Review Board at a later date.

Mr. Minasian will write up an Advisory Report for the Planning Board.

NEW APPLICATIONS

2. LaVon & Daniel Napoli, 17 Griffing Avenue (905-13-3-10), One-Story Great room Addition over Crawlspace with Roofed-Over Rear Patio & Double-Sided Fireplace, Front & Side Roofed-Over Entry Patios, Including Renovations & Reconfiguration Throughout, New Roof Structure, Pool Patios, Fence & Landscaping per ZBA dated July 18, 2019 (5 bed, 4.5 bath)

Salvatore Iannone, Architect and Doug Nappi, Dragonfly appeared. Mr. Iannone said the finishes are wood siding- Cedar shingles light Gray stain, asphalt roofing Gray Architectural asphalt, exterior doors and windows Black framed Anderson, exterior columns, trim and soffit White, covered porches Gray Porcelain patio, chimney will be done in a Danish Blend brick veneer. Mr. Iannone also said the pool enclosure fencing will be Black vinyl mesh with White picket self-closing gates.

Mr. Minasian said the elevations show standing seam. Mr. Iannone also said on the front porch that's an existing front porch and it is such a slow slope that what's there currently is asphalt but it won't hold up at that angle so we are going to put standing seam in a Silver color matt finish on there.

Mr. Iannone said currently the pool is will get a new liner and remove the brick patio around the pool and replace it with two new patio's and there will be grass right up to the pool.

Doug Nappi, Dragonfly presented the landscape plan. Mr. Nappi said there will be a stone driveway with Belgium Block border along Griffing Avenue. Mr. Nappi said along Griffing Avenue going north and south will be New Evergreen screening trees approximately 8'. Mr. Minasian asked on the North end of the property you have trees that appear to be on Village property. Mr. Minasian said that the plantings have to be three feet in from your property line. Mr. Nappi said he will make the adjustments. Mr. Nappi said that the foundation plantings will be boxwood and upright plants, there will be 30" steppers -Gray (mimicking bluestone) that will have grass joints in between them.

(Napoli-con't)

Mr. Nappi said right now there is an existing Privet hedge all the way around the house that's around 15' tall and the south side they put in 8-10' Leland Cyprus along that line connecting to the existing hedge. Mr. Nappi will get a revised landscape plan for the Board showing all the plantings inside the front property line.

Motion was made by Mr. Stoehr to **approve** the application of **LaVon & Daniel Napoli** subject to receiving a Landscape plan prior to our next meeting in two weeks and as noted on plan drawn by Salvatore Iannone, Jr., Architect dated August 13, 2019 and plans drawn by Dragonfly Landscape Design LTD last revision date of August 26, 2019; seconded by Ms. Lizak and unanimously carried **4 ayes 0 nays 1 absent**

3. Kerry & Michael Pasquale, 50 White Oak Lane (905-9-1-8), One-Story Addition to Enlarge Living Room & Create Entry Foyer over Crawlspace & Basement with Egress Well, Roofed-Over Entry Patio, One-Story One-Car Garage Addition, Second-Story Addition for Three Bedrooms (5 total) and Two Bathrooms (4.5 total), Including Renovations/Reconfiguration Throughout, Fireplace, & Legalize Partial Finished Basement for Recreation Room. ZBA D19016.

Salvatore Iannone, Architect appeared. Mr. Iannone said they have an existing one-story ranch house that they want to add a second story to and also adding room to front of the house.

Mr. Iannone said there will be wood siding Cedar shingles, Light Gray, asphalt roofing Gray Architectural asphalt, exterior doors, windows, columns, trim and soffits will be White, covered porch Gray Porcelain tile and chimney in a Danish blend Brick veneer.

Motion was made by Mr. Stoehr to **approve** the application of **Kerry & Michael Pasquale** as noted on plan drawn by Salvatore Iannone, Jr., Architect dated August 5, 2019; seconded by Ms. Lizak and unanimously carried **4 ayes 0 nays 1 absent**

4. 134 Beach Corp, 134 Beach Road, (905-7-2-11) Construct Roofed-Over Front Porch (6' x 9') and Reconstruct Attached Rear Deck (10' x 20'), with New Siding, Windows & Doors, Install I/G Swimming Pool (16' x 32') with Fence, Landscaping and Reconfigured Driveway

Richard Bartel appeared. Mr. Bartel said the plan was to take off the all the old shingles and change the appearance of the house. Mr. Bartel said the materials will be the siding will be White Malbec Cedar perfection shingle, roof will be an asphalt roof shingle in Gray, trim, windows, fascia will also be white. and columns by the garage and front porch will be white, there will be a Red Brick chimney. Mr. Bartel said there will also be a rear deck with railing and lattice work under deck.

(134 Beach Corp)

Mr. Bartel said they will not have fence around property but around the pool they will have a 4' pool fence. The Board requests new landscape plan being more specific.

Mr. Bartel said they will be taking down the two very large Green Giants and replacing the entire front of the house with Boxwoods.

Motion was made by Mr. Stoehr to **approve** the application of **134 Beach Corp** subject to receiving a Landscape plan within 30 days and as noted on plans drawn by Keri Kazel, Architecture dated July 23, 2019 seconded by Ms. Lizak and unanimously carried **4 ayes 0 nays 1 absent**

Motion was made by Ms. Kaloustian to adjourn the meeting at 8:06 pm; seconded by Mr. Stoehr and unanimously carried **4 ayes 0 nays 1 absent**

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator

APPROVED:

Gregory Minasian, Chairman of the Board

Dated: _____