

**ARCHITECTURAL REVIEW BOARD AGENDA  
VILLAGE OF WESTHAMPTON BEACH  
Tuesday, September 1, 2020 at 7:00 pm  
MUNICIPAL BUILDING, 165 MILL ROAD**

**\*\*The September 1, 2020 Meeting was held via teleconference\*\***

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

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

**Absent:** Michael Stoehr

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.

**HOLDOVER**

- 1. 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 Murphy, owner, Matt Horvath & Ian Hanbach, LaGuardia Landscape Design.

Mr. Heine said when the house was original built the 1<sup>st</sup> floor was at 14' above sea level where FEMA required 8' so the house was built 6' higher than required and it was built as a one story house. Mr. Heine said as we tried to put a 2<sup>nd</sup> floor on the house it is very difficult to put pitch roofs on them and that's how it ended up basically flat. Mr. Heine said visually you are not going to see them and they are not going to function well.

(Galway-con't)

Mr. Heine said that the house is basically 160' – 200' from the neighbors across the street. The neighbors to the east are both waterfront properties and their view and direction of their house face the water and they are not looking at this house. The 2 houses to the north of Exchange Place and to the east are facing the water. They are only 3 houses across the street looking at this house and they are 160'-200' away from us.

Mr. Heine said he knows this Board is concerned with the flat roof and he designed some of the sketches to indicate a more accurate color depiction of the weathered cedar siding and the weathered mahogany siding on the house. Mr. Heine said he also included some drawings from Ian Hanbach, LaGuardia Landscape design that have shown the landscape in the front of the house with hedge's along the street and adding a few trees very close to the house they would be on the top of the mound created by the sanitary system, even though they are shorter they create a higher point because the grade goes higher. Mr. Hanbach said there will be substantial trees out by the street to break up the view and minimize anybody's direct view toward this project.

Ms. Lizak asked why they were in front of Planning Board. Mr. Heine said for a fill permit.

Mr. Heine said that the Board wanted to know if there were mechanicals on the roof. Mr. Heine said no. Ms. Lizak asked if they were exceeding the foundation of the original house. Mr. Heine said no except for the front porch they actually reduced the front porch and removed some decking that made the porch smaller.

Mr. Minasian asked what the height of the house was. Mr. Heine said 28'.4". Mr. Heine said that they have about 3 ½ ' to put a pitched roof on it and to get a decent pitch you would end up with a 2' or less pitch which was visually looked like a big head with a small hat, proportionately I didn't work, so that's why we opted to do present the flat roof (it wasn't aesthetically appealing)

Mr. Minasian asked if aesthetically they consulted with any of the neighbors. Mr. Murphy said he spoke to the McCooyes at 52 exchange (across the street) which is the only house that faces his and that they were completely in support of this project. Mr. Murphy said in full disclosure that the McCooyes are friends of the family and their kids and our kids play at each other's house.

(Galway-con't)

Mr. Hanbach said there will be layers of plant material to buffer the views from the road. There is an existing hedge that will remain and behind that they will have a roughly 25' London plain trees which will be positioned across the front of the property, along the road entry they will be 15' crepe myrtles which will serve as comprehensive buffer. All are deciduous.

Ms. Lizak asked if they are keeping the basketball court. Mr. Horvath said the court will remain. He said the court is tile laid down on the top of the gravel fits like a puzzle and will be removed in the winter. They had the vegetation working in concert to buffer the house.

Ms. Lizak asked if they would see the pool. Mr. Hanbach said you may see some of the pool deck. You would see the glass barrier railing around the decking.

Mr. Minasian asked if the property to west (37 Exchange) have seen these drawings and Mr. Murphy said they had and they loved it. Mr. Hanbach said that the main house at 37 Exchange is traditional and has the same type of material finish as this project would.

Mr. Minasian addressed the Board and said without having the 5<sup>th</sup> Board member here to hear this application would any Board member like to hold over this application for two weeks so we can have a full Board. Ms. Lizak said 2 weeks ago we could hardly hear the Architect and that today was the first time she could hear the presentation by Mr. Heine and it was done well and she needs to digest it.

Mr. Minasian said if we hold over this application for 2 weeks we can have the Board members go down to the property again.

Ms. Dioguardi said for the record she was OK with the project the way it is.

Motion was made by Ms. Lizak to **holdover** the application of Galway Holdings for the next meeting on September 15, 2020; seconded by Ms. Kaloustian and unanimously carried. **4 ayes 0 nays 1 absent**

**NEW APPLICATIONS**

- 2. James & Cynthia Walsh, 30 Woodland Avenue, (905-12-2-23)** Two-Story Single Family Dwelling (4 bed, 4.5 bath) over Unfinished Basement w/ Bulkhead Enclosure, Fireplace, Front & Side Roofed-Over Entry Porches, Rear Partially Roofed-Over Porch w/ Outside Fireplace, I/G Pool w/ Patio at Grade, Hot Tub, & Enclosure Fence, Sanitary System & Landscaping, Retain Detached Two-Car Garage (demolish existing dwelling)

Bruce Nagel, Architect appeared. Mr. Nagel said they considered to renovate the existing house but the construction quality was poor. Mr. Nagel said that they were building a 2876 sq. ft. They intended to give the house a certain level of dormer, porch detail that would help develop a scale of the house appropriate to the street that it exists on.

Mr. Nagel said the house will be pre dipped Cedar shingles Semi solid stain in a Slate Gray, Asphalt roof shingle in an English Gray. There will be a decorative shingle pattern in a Slate Gray. There will be a standing seam metal roof in a "Gun" metal with a matt finish in 3 places, above the 2<sup>nd</sup> floor windows front elevation, north elevation left side, above 1<sup>st</sup> floor door and east elevation rear door. The windows will be insulated window units in Black, PVC trim boards in and fascia will be Benjamin Moore "Temptation" #1609-(grayish). Mr. Nagel said they wanted the front door to have a standout element and have it to be a Lime Green painted front door.

Mr. Minasian asked about the Landscape plan. Mr. Nagel said he wasn't a landscaper and he will do the best he can to explain. According to the Landscape rendering LS-101 there were extensive trees (67 Green giants, 30 Skip Laurel, 36 Boxwoods etc.); the Board asked about the pool enclosure. Mr. Nagel said there will be a PVC white picket fence basically North, South and East around the whole property. The Board said they would prefer Wire fence with plantings on the neighbors side. Mr. Nagel said OK.

Mr. Minasian asked that Mr. Nagel mark up the drawings with the wire fence and white picket fence with the Plantings, Mr. Nagel agreed to come in on Wednesday to mark up the drawings.

(Walsh-con't)

Mr. Minasian asked about the existing storage building in the rear of the property if it matched the dwelling. Mr. Nagel said it does not match and they were not planning on doing any work. Mr. Nagel said right now it is a shingle siding with white older double hung windows and asphalt roof.

Motion was made by Ms. Lizak to **approve** the application of **James & Cynthia Walsh** subject to the markup on landscape plans of fence and plantings and on plans drawn by Bruce Nagel & Partners Architect dated July 27, 2020 seconded by Ms. Kaloustian and unanimously carried.

**4 ayes 0 nays 1 absent**

**3 Jonmar Group LLC, 25 Humphrey Street, (905-5-2-38.3)** Two-Story Single Family Dwelling (4 bed, 4 bath) over Unfinished Basement w/ Two Egress Wells & Side Cellar Entrance, Attached Two-Car Garage, Gas Fireplace, Roofed-Over Front Porch, Landscaping & Boundary Fence [SCTM # 905-5-2-38.3--LOT #3--(25 Humphrey Street)]

John Bracco, Architect appeared. Mr. Bracco said the materials on the house are an asphalt shingle roof in a charcoal color, horizontal vinyl siding white, trim will be white and windows black. Mr. Bracco said all the reversed gable will have a 1' rake board overhang with a little roof return hip pieces to give the house a little character, the covered porch will have square columns, the doors will be black, entry.

Ms. Lizak asked what company was the siding. Mr. Bracco said they haven't decided and showed the Board a sample via zoom. Mr. Bracco said he would use CertainTeed.

Mr. Minasian said you have two lots going on here and maybe a third and what he sees that they are identical just mirrored imaged. Mr. Bracco said on the third lot that will be a completely different size and configured lot completely different style house. Ms. Dioguardi said if she understands him correctly you are proposing 2 houses mirrored image with same finishes side by side. Mr. Bracco said that is correct.

Mr. Minasian said he is not comfortable with 2 houses side by side exactly the same. Ms. Lizak said I believe the code says that we don't accept that such a thing -2 mirrored imaged houses right next to each other. The Village Attorney Lisa Ross agreed with Ms. Lizak.

(Jonmar-con't)

Mr. Minasian asked if Mr. Bracco would consider another style house with different colors. Ms. Ross said her suggestion would be to deal with this first house first and deal with the second house separately because if the Board does not have issues with the first house that would be a way to approach it. Ms. Ross said and go with forward with the second house and based on the Village code having identical houses is not in keeping with the Code.

Mr. Bracco said Lot 3 they would like to keep in the current style proposed and color scheme with the understanding that Lot 4 would be different. Mr. Bracco said he will come back to the Board with a different style and color for Lot 4.

Mr. Bracco said they propose in the landscaping a Wintergreen Boxwood around the front of the house and wrapping slightly around the sides on Oak Street. There is also a 10' buffer of Leyland Cypress which was required from the Planning Board Site Plan. Mr. Minasian said he didn't know if the 10' buffer on the Oak Street side and the plantings were going to be sufficient to buffer the backyard of that property and he doesn't see any landscaping along the property lines. (\*just a couple of boxwoods and foundation plantings) Mr. Bracco said that he got the size, type and spacing from the Planning Board site plan. Mr. Minasian asked if he would have any objection to putting them 10' OC and putting one in between each one. Mr. Bracco had no objection and said there will be 6' stockade fence on the inside of the property not on the street side all along that buffer from Oak street you will see the Leland Cypress.

Mr. Minasian asked if there were any plans for a pool. Mr. Bracco said there will be a future application for a pool, fencing and landscaping for the pool.

Motion was made by Ms. Dioguardi to **approve** the application of **Jonmar Group, LLC- Lot 3-** subject to plantings of the Leland Cypress being 10' OC (adding 6 more) on the Oak Street side and submit revised drawings showing the stockade fence along the buffer line; and on plans drawn by John R. Brocco, Architect date stamped August 26, 2020; seconded by Ms. Lizak and unanimously carried. **4 ayes 0 nays 1 absent**

**4 Jonmar Group LLC, 21 Humphrey Street, (905-5-2-38.4)** Two-Story Single Family Dwelling (4 bed, 4 bath) over Unfinished Basement w/ Two Egress Wells & Side Cellar Entrance, Attached Two-Car Garage, Gas Fireplace, Roofed-Over Front Porch, Landscaping & Boundary Fence [SCTM # 905-5-2-38.4--LOT #4--(21 Humphrey Street)]

John Bracco, Architect. Mr. Bracco will submit all new drawings for the style, color and materials for Lot 4.

Motion was made by Ms. Kaloustian to **holdover** the application of **Jonmar Group LLC Lot 4** to the next meeting on September 15, 2020; seconded by Ms. Lizak and unanimously carried. **4 ayes 0 nays 1 absent**

Motion was made by Ms. Lizak to adjourn the meeting at 8:20 pm; seconded by Ms. Kaloustian 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: \_\_\_\_\_