

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday September 3, 2019 at 7:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD**

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

Kerry Rogozinski, Building Permits Coordinator

Absent: Andrea Kaloustian
Kevin A. McGowan, Esq., Village Attorney

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.

The items on the agenda were called out of order. They have been printed in the minutes in the order in which they were listed on the agenda.

Motion was made by Mr. Stoehr to approve the minutes dated April 16, 2019; seconded by Ms. Dioguardi and unanimously carried **4 ayes 0 nays 1 absent**

NEW APPLICATIONS

- 1. Isaac Corre & Diana Newman, 307 Dune Road, (905-18-2-29)** “Two-Story Single-Family Dwelling (6 bed, 5.5 bath) on Existing & Expanded Pile Foundation with Breakaway Lower Entry Level, One-Car Garage Under, Cabana with Half-Bath on Attached Reconfigured Rear Deck, Equipment Platform, Landscaping & Enclosure Fence for Existing Pool, per ZBA D19018”

Scott Campbell, Architect and Christopher Thorpe, Landscape Architect appeared. Mr. Campbell said he is completely renovating and replacing the house but keeping the piles. Mr. Campbell said in working with the applicant they really wanted to simplify the design of the house and make it more modern and keeping with natural materials in keeping with the Beach area.

Mr. Campbell said the materials for the house consisted of a vertical board Cedar siding with a Gray stain, window frames are black, the decking at the back of the house is an Epe decking which will turn Gray over time, Standing seam metal roof (black finish-matt finish).

(Corre/Newman-con't)

On the back of the house is the cabana and a stainless-steel bar with a stone counter top. Mr. Campbell said the north elevation (the street facing elevation) is the stainless-steel roof.

Mr. Campbell said there is an existing garage there now and they will open that up and the existing design will be an open carport.

The Board was concerned how reflective that the roof will be especially to the neighbor. Mr. Campbell said they chose the darker color as oppose to a lighter color which would be more of an issue with reflection. Mr. Minasian asked what is the advantage of the metal roof. Mr. Campbell said they actually talked to the applicants engineer about dark roof versus light roof and he said in the summer the light roof in the summer will reflect the sun more but, in the winter, the darker will absorb it more and be better for containing the heat. Mr. Campbell said design wise they actually wanted to match the finish to the window frames. Ms. Lizak asked why a metal roof verses an asphalt black shingle roof. Mr. Campbell said for durability and looking for the long term they wanted to do a standing seam roof which is like 25 -30 years life span. Mr. Campbell said the asphalt roof aesthetically, we wanted to do something in our mind that was high end finish wise.

Ms. Dioguardi said the roof probably be absorbing light rather than reflecting it.

Ms. Lizak said coming from her there is a lot of metal roof and not just an accent and the houses are so tight in that area and she has a concern because she represents the Village and the people to the left and right, she doesn't know how reflective it is because I have a track record with metal that it does become reflective and so I am having an issue with it. Mr. Minasian asked if these are all cathedral ceilings below the metal roof. Mr. Campbell said on the top floor about half of them are and some of them are we have attic areas where there are air conditioning mechanicals up off the lower level. Mr. Minasian said you're not concerned about the sound. Mr. Campbell said we have layers of plywood underneath the spray foam insulation and is not a major concern of ours.

Mr. Campbell said the carport in the front has a breakaway concrete slab and the driveway they will remove the black asphalt and replace with crushed stone pervious driveway.

Mr. Thorpe the Landscape Architect said a portion of the deck will be removed and replacing existing plant materials and hedges with Dune Grass. They are a front portion that has a brightly white painted wooden fence that we will be removing and it will be replaced with plant materials. Mr. Thorpe said between the road and the house they will plant a large Honey Locust tree. Also. Mr. Thorpe said they will try to retain some of the Japanese black pine, Mr. Thorpe said on the understory they will be planting bayberry and some perennial materials.

(Corre/Newman-con't

Mr. Minasian asked if the area around the pool was elevated. Mr. Thorpe said it is presently surrounded by deck and it is will be continued. The fence is existing chain link fence down the sides of the property and then continue to the front and connects to the house with three gates.

Mr. Minasian said on the Landscape plan it shows a stone wall. Kerry will have to talk to the building inspector if it is not a retaining wall then it is not permitted.

Motion was made by Mr. Stoehr to **approve** the application of **Isaac Corre & Diana Newman** as noted on plan drawn by MR Architecture and Decor last revision date August 20, 2019; seconded by Ms. Dioguardi and unanimously carried
4 ayes 0 nays 1 absent

2. Lily Pad Holdings LLC, 92 Beach Lane, (905-15-3-7.1) Two Driveway Gates

No one appeared. Mr. Minasian said it is represented on the revised survey that the gates are 20' back from the property line and we have the drawings for the gate and the posts and according to what we are looking at here it indicates that the posts are 6' 8" in height overall from grade and the Board believes that the code limits the posts to 6' so the Board is going to refer that to the building inspector otherwise the Board is good with the application. There are no lights indicated.

The Board decided to hold the application over to clarify the height and the materials of the gates and the color of the gates.

Motion was made by Mr. Stoehr to **holdover** the application of **Lily Pad Holdings LLC** for the September 17, 2019 meeting; seconded by Ms. Dioguardi and unanimously carried
4 ayes 0 nays 1 absent

3. 64 Hazelwood LLC, 64 Hazelwood Avenue, (905-3-1-56) Construct Full Second-Story Addition for Three Relocated Bedrooms & Two Bathrooms (3 total), Construct Roofed-Over Front Porch, Attached Rear Deck, Reconfigure First Floor w/ Renovations Throughout, Gas Fireplace, Finish Basement for Rec Room w/ Egress Well, Install I/G Pool with Fence & Landscaping.

David Fracapane, owner/contractor appeared. Mr. Fracapane gave the Board Landscape plans and pictures. Mr. Fracapane said the finishes will consist of Asphalt architectural roofing shingles Weathered wood, Weathered wood Natural Red Cedar Perfection shingle, White frame windows with grills on top, White Azek trim board with Aluminum gutters, the front porch will be tongue and groove Cedar, rear deck will be Cedar.

(64 Hazelwood LLC-con't

Mr. Fracapane talked about the swimming pool and said that there will be around the property- 1 x 1 wire fencing 48" tall with the plantings with gates. He said on the South side of the property there is the neighbor's fence is a 6' stockade fence that's not going to be sufficient for his pool code so he will be continuous with south side of house there will be wire fence going from the house to the south property line with a privet hedge in front of it and gate. On the north side of house there will be from the Northeast corner of the house there will be a wire fence then running not quite to the property line with a privet hedge on the outside of that fence, on the east side of the house there is wire fence, also the existing Plantings will remain and on the Avaughn Court side from the right of way continuous privet hedge. There will also be 24" high Boxwood plantings @ 3' O.C.

Motion was made by Mr. Stoehr to **approve** the application of **64 Hazelwood, LLC** as noted on plans drawn by Enspire Design Group, PLLC date stamped August 15, 2019 and Enspire Design Plot Plan dated 9/3/19; seconded by Ms. Lizak and unanimously carried **4 ayes 0 nays 1 absent**

- 4. Flavio Sinchi, 33 Oak Street, (905-8-3-20)** Renovation of Dwelling (3 bed, 2 bath) on Underpinned Crawlspace, Convert Portion to Roofed-Over Entry Porch, Two Partial Dormers, (no increase in floor area), Install Skylight, Fireplace with Chimney, Patio, Fence & Landscaping (remove small enclosed entry)

William Sclight, Architect appeared. Mr. Sclight said this application is a complete renovation of an existing house. Mr. Sclight said the outside of the house will have a Black Asphalt Cedar shingle roof, the walls will be Cedar Shingles will have bleaching oil applied, White Azek windows, trim and columns. Mr. Sclight said there will be a White recessed panel below the windows across the front of the house and also on the windows that face to the West. Mr. Sclight also said there will be a covered entry with white columns. There will also be a boxed chimney with stucco finish.

Mr. Minasian asked about the landscape plan. Mr. Sclight that there is an existing stockade fence that runs along the west side of the property and it is his intention to put 5' tall Arborvitae in front the fence. Mr. Sclight said the 4' stockade fence with gates (tongue and groove cedar) continues down the south side of the property and at the north side of the property there is a dilapidated garage which will be removed. Mr. Sclight said Oak Street will have a 4' Privet hedge.

Mr. Minasian said there was a letter dated July 29, 2019 from Brad Hammond said the existing garage appears to be in danger of collapse, please disclose intentions as to the necessary repair or demolition thereof. Mr. Sclight submitted a letter to Mr. Hammond. There is a 2-car garage shown on the south west of the property Mr. Sclight said Mr. Hammond is mistaken as to that been in condition of collapse; Mr. Sclight said however the building does need to be strengthened.

(Sinchi-con't)

Mr. Slight said he will be adding cross bracing at the corners of the building in order to give more sheer strength to it. Mr. Slight believed that there may be some roof rafters that may be cracked they will be repaired.

Ms. Lizak said the garage that we don't have a building permit for right now aestically will not match the house then in finishes. Mr. Schlight said it match the house it has a shingled building it has an asphalt roof it has X braced garage doors on the front of it. Ms. Lizak said if you are leaving the exterior of that building said in order to get bleaching oil on it to match the drawing you are going to bleaching oil on the main house. Mr. Slight said he will get as close as he can.

Motion was made by Mr. Stoehr to **approve** the application of **Flavio Sinchi** as noted on plans drawn by **W. A. Sclight Architect** date stamped July 23, 2019 and Landscape Site Plan drawn by W.A. Slight Architect date stamped August 16, 2019; seconded by Ms. Lizak and unanimously carried **4 ayes 0 nays 1 absent**

Landscape Plans

134 Beach Corp, 134 Beach Road, (905-7-2-11) Landscape Plan for Permit #P190151 as requested by the Architectural Review Board at their 8/20/19 meeting.

Richard Bartel appeared. Mr. Bartel said at the last meeting the Board asked for a more detailed Landscape Plan. Mr. Bartel said that around the pool area the Board suggested those 5' Green Giants that are 3' on center be outside the fence which is on the new landscape plan on the two portions of the fence they are on the outside, the third portion of the fence they are inside because on the outside is woods. West side 5 ft green giants 3' on center on the north side you have 5' green giants 3' on center and on the east side 5 Green Giants 3' on center because on the other side of the fence are woods. On the corner the north portion of Mortimer Street you have 5' Green Giants 6' on center.

Mr. Bartel said if you look at the front of the house the plan is to remove the concrete that has been lifted up and replace it with 30" pavers from the garage all the way to the front door, as well as putting 3' Boxwoods 4' on center in front of the house on both sides of the front door. Mr. Bartel said if you look at the back of the house there is a plan there for 3' Privet hedges to conceal the pool equipment.

Motion was made by Mr. Stoehr to **approve** the Landscape Plan of **134 Beach Corp.** as noted on plans drawn by Richard Bartel date stamped August 23, 2019, seconded by Ms. Lizak and unanimously carried. **4 ayes 0 nays 1 absent**

LaVon & Daniel Napoli, 17 Griffing Avenue (905-13-3-10), Landscape Plan for Permit #P190148 as requested by the Architectural Review Board at their 8/20/19 meeting.

Ms. Lizak said the Board asked Mr. Nappi, Dragonfly Landscape Design LTD to remove the plantings on Village property which Mr. Nappi did.

Motion was made by Ms. Dioguardi to **approve** the Landscape Plan of **LaVon & Daniel Napoli** as noted on Landscape plans drawn by Doug Nappi, Dragonfly Landscape Design LTD date stamped September 3, 2019, seconded by Mr. Stoehr and unanimously carried. **4 ayes 0 nays 1 absent**

Motion was made by Ms. Dioguardi to adjourn the meeting at 8:20 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: _____