

**ARCHITECTURAL REVIEW BOARD  
VILLAGE OF WESTHAMPTON BEACH  
Tuesday October 1, 2019 at 7:00 pm  
MUNICIPAL BUILDING, 165 MILL ROAD**

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

Kerry Rogozinski, Building Permits Coordinator

**Absent:** Allegra Dioguardi  
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.

Motion was made by Mr. Stoehr to approve the minutes dated May 7, 2019 seconded by Ms. Lizak and unanimously carried **4 ayes 0 nays 1 absent**

Motion was made by Ms. Lizak to approve the minutes dated May 21, 2019 seconded by Mr. Lizak and unanimously carried **3 ayes 0 nays 2 absent**

Motion was made by Mr. Stoehr to approve the minutes dated June 4, 2019 seconded by Ms. Lizak and unanimously carried **3 ayes 0 nays 2 absent**

Motion was made by Ms. Lizak to approve the minutes dated June 18, 2019 seconded by Mr. Stoehr and unanimously carried **4 ayes 0 nays 1 absent**

Motion was made by Mr. Stoehr to approve the minutes dated August 6, 2019 seconded by Ms. Lizak and unanimously carried **4 ayes 0 nays 1 absent**

**Referral from Planning Board to the Architectural Review Board****1. 160 Montauk Highway, 160 Montauk Highway, (905-6-1-19)**

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 requests a Site Plan review to construct an addition to an existing Permitted Retail Beverage store. The property is located in the B-2 Zoning District.

Richard Searles, Architect appeared. Mr. Searles said the project is to alleviate the stacking of products on the outside of the building on the road. To do that they are proposing a warehouse addition to the back of the building which will free up the space in the existing warehouse of the building so that we can take the two overhead doors that will line up so we can move trucks to unload and load products inside the building rather than outside on the road.

Mr. Searles said they propose to do new stucco façade on the entire building (existing as well as new). They will clean the entire building, and repair some block work as need. They would like to use a cultured stone on the piers in front of the gate and would like to have the roof in a Green Metal over the entrance to the side and would propose to use the same Green on the new storefront. They will have 8" x 8" square column posts painted White and cultured stone column piers at the new addition. The existing building will have a new overhead garage door, new service door, color to match the siding; and a row of five (5) new anodized aluminum storefront windows.

Mr. Searles said the Landscape plan along Hazelwood Avenue and Pine Street will consist of Emerald Green Arborvitaes, Se of Gold Junipers, Dwarf Andromeda Purity and will also replant existing landscaped area. The dumpster (southeast corner) will be shielded by Arborvitaes on the south and east sides.

Mr. Minasian said on the left side elevation page there is a sign indication, and that's not part of this application. Mr. Searles said yes he know and he will come back to the Board for the signs at a later date.

Mr. Minasian will write an Advisory report to the Planning Board.

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

Carlos DeLeon, Aqua Bella Pools & Spas appeared. Mr. Deleon said he met with the building inspector a couple of times to make sure they conform to the notes from last meeting and everything conforms. Mr. Deleon said the only thing is there is a slight decorative top piece. Mr. Deleon said the materials are White Azek with no lights.

Motion was made by Mr. Stoehr to **approve** the application of **Lily Pad Holdings LLC** as noted on plan drawn by Walpole Outdoors, LLC dated September 20, 2019; seconded by Ms. Lizak and unanimously carried **4 ayes 0 nays 1 absent**

**SIGN APPLICATIONS****3. Metro Storage, 105 Old Riverhead Road, (905-2-1-9.6) Wall Sign****4. Metro Storage, 105 Old Riverhead Road, (905-2-1-9.6) Ground Sign for Metro Storage per ZBA decision dated July 18, 2019.**

Robert Heilman appeared. Mr. Heilman said he will talk about the wall sign and didn't know exactly where it was left off from last meeting. The Board wanted to talk about the ground sign first. Mr. Heilman said the ground sign will be a two-faced sign one a stone veneer monument and is 4' x 6' sign with 6' x 6' posts, and the face would be a Holly Green background applied letters and logo to it so it has some depth. It will be ½" depth lettering, Aluminum face.

Mr. Heilman said the lighting on the ground sign will be up lighting on each side of the sign; bronze there will be perennials around it and you probably won't see the light.

Mr. Heilman said on the wall sign will be 3/16" raised letters with no lighting same colors as the Ground sign.

(Metro-con't)

Motion was made by Mr. Stoehr to **approve** the wall and ground signs of **Metro Storage** as noted on plan drawn by Allied Signage last revision date May 23, 2019; August 2, 2019 seconded by Ms. Kaloustian and unanimously carried **4 ayes 0 nays 1 absent**

**NEW APPLICATIONS**

**5. TSH171, LLC, 171 Dune Road, (905-20-2-21) New Panel Siding including Replacement of Garage Doors & Exterior Rails (remove stucco)**

Ken Seigel, Architect appeared. Mr. Seigel said the house is currently sheathed with all whitish creamy stucco. Mr. Siegel said they will remove the existing stucco and repair any rotted wood that's behind stucco. Mr. Seigel said the materials will consist of Fibron clapping mostly vertical siding in a Castle Grey Fiber Board and panels will be White Cembrit. The railing will stay and they are steel and they will file them down and sand them down and paint them with Rustoleum paint glossy, windows frames will stay white.

Mr. Seigel said they will not be touching the landscaping, the landscaping buffer that's in the front will remain.

Motion was made by Mr. Stoehr to **approve** application of **TSH171, LLC** as noted on plans drawn by Kenneth W. Siegel, A.I.A dated September 1, 2019; seconded by Ms. Kaloustian and unanimously carried.

**4 ayes 0 nays 1 absent**

Motion was made by Mr. Stoehr to adjourn the meeting at 7:55 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: \_\_\_\_\_