

**ARCHITECTURAL REVIEW BOARD  
VILLAGE OF WESTHAMPTON BEACH  
Tuesday October 15, 2019 at 7:00 pm  
MUNICIPAL BUILDING, 165 MILL ROAD**

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

Kevin A. McGowan, Esq., Village Attorney  
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.

**NEW APPLICATIONS**

- 1. Alvi & Brenda Abuaf, 10 Fanning Drive, (905-15-2-8)** Two-Story Single-Family Dwelling (5 bed, 7 bath) on Pile Basement with Two-Car Garage & Entry Under, Fireplace, Attached Wrap Deck w/ Trellis, Pool with Patio, Modify Existing Tennis Court, Fencing Landscaping, & Sanitary Fill & Drainage per PB Reso 8/8/19; NFPA 13D Sprinkler (demo existing dwelling & acc structures)

Josh Rosensweig, APD Architects appeared. Mr. Rosensweig said the house is a modern design. Mr. Rosensweig said there is a custom molding Mahogany on the top, mass on second floor Mahogany slats left natural will silver out, some locations of building just has a siding which profile is flat and that is also represented by Mahogany, on the lower level which is a finished concrete Grey with Latex waterproofing, and on the bottom which is a Pebbled Gray color which represents the Marvin window and door color. Mr. Rosensweig said the roof is EPDM over ice and water shield in Gray, everything representing by white is  $\frac{3}{4}$  Azek panels painted white.

Ms. Lizak asked how is the Azek when it hits a large expanse have the seams. Mr. Rosensweig said it's actually fused together and there is no vertical line in it.

(Abauf-con't)

Mr. Rosensweig said there is a beautiful view of the wetlands and there is a lot of glass. (non tinted). Mr. Rosensweig said the lower level is all of the concrete walls and each recessed back and the posts are mahogany slats same profile as the top. You will have plantings in front of it there will be gravel beds inside to avoid moisture buildup and drywells.

Mr. Minasian asked about the garage doors on the east elevations.

Mr. Rosensweig said it is a back painted white glass and is facing the east property line and there is Evergreen plantings to hedge it. Mr. Rosensweig said the railings are all stainless-steel cable railings with mahogany caps. Ms. Lizak asked about the soffit and the cantilever roof is that Azek underneath, Mr. Rosensweig said yes, it's all one material the sides are Azek and the bottom is as well all seamed together.

Mr. Rosensweig now discussed the landscaping. Mr. Rosensweig said that Alex Gunn, Landscape Architect focused on was screening things that would be unsightly from a neighbor's perspective. Mr. Rosensweig said that's the garage doors. Mr. Rosensweig said he has a series of Western Green Giant Abbreviates which will be concealing the two garage doors. Ms. Lizak said we always put the fencing on the inside and give the neighbor the trees and on the plan it shows differently. Mr. Rosensweig will note on the Landscape plan the fencing inside the trees. The retaining walls will be a glass railing that is on top of the wall which will be acting as a guard rail and there will be additional plantings on top of that area too. (bayberry/shrubs)

Motion was made by Ms. Dioguardi to **approve** the application **Alvi & Brenda Abuaf** of as noted on plans drawn by Austin Patterson Disston Architects dated September 20, 2019 and Landscape Plan drawn by Gunn Landscape Architecture. PLLC dated June 19, 2019; seconded by Ms. Kaloustian and unanimously carried **4 ayes 0 nays 1 absent**

**2. Theodore and Ruth Mirvis, 8 Lott Avenue, (905-9-2-26.2)** Second-Story Addition for Four Bedrooms over Reconstructed Sunroom w/ Interior Alterations to Convert Existing Bedroom on Second Floor into Two Bathroom (8 bed, 7.5 bath totals), & Installation of Additional Sanitary System.

(Mirvis-con't)

Richard Cosci, Southport Design and Deborah Riser, RUR Architect appeared. Mr. Cosci said the addition will be directly over the sunroom on the south side. Mr. Cosci said they will have siding matching existing house, the siding will be the same stucco siding in a slight off White, asphalt shingle roof in a Greyish Black, Grey gutters lines, fascia and trim board and windows.

Motion was made by Ms. Kaloustian to **approve** the application of **Theodore and Ruth Mirvis** as noted on plans drawn by Lee William, PE, R & W Engineers dated December 21, 2018; seconded by Ms. Dioguardi and unanimously carried **4 ayes 0 nays 1 absent**

**3. David Andrew Neff, 51 White Oak Lane, (905-9-1-5) Reconfiguration of Driveway w/ Pillars & Landscaping, Pool Enclosure Fence**

David Neff appeared. Mr. Neff said because he shares a driveway so he wanted to separate and let you know the separation of the houses. Mr. Neff said when he purchased the property there was no pool fence and as a condition of the closing the seller put in a quick temporary fence. Mr. Neff said what they are proposing is a larger enclosure that surrounds more of the back yard.

Mr. Neff said the fence was chicken wire and wood gates closer to the house with landscaping in front. Ms. Lizak said the landscaping is incomplete in hiding the chicken wire fence. Mr. Neff said he hasn't done a full landscaping plan and that his intention is to attractively hide the chicken wire fence.

The Board requested that they hold this application to the next meeting on November 6, 2019.

Motion was made by Ms. Dioguardi to **holdover** the application of **David Andrew Neff** seconded by Ms. Kaloustian and unanimously carried **4 ayes 0 nays 1 absent**

**4. David & Barbara McBride, 45 White Oak Lane, (905-9-1-3) Two-Story Single Family Dwelling (5 bed, 4.5 bath) over Crawlspace with Attached One & One-Half Car Garage, Roofed-Over Front Porch, Attached Rear Deck with Pool & Integral Hot Tub, Rear Screened Porch with Balcony Above, Landscaping, Fill & Drainage per PB Reso 9/12/19.**

(McBride-con't)

Richard Hook, Contractor appeared. Mr. Hook said the materials are Seacoast light Grey Cedar perfection shingles, Fox Hollow Gray asphalt roof, decks made of Ipe, Caribbean Blue trim around the windows, white Azek trim, railings will be a stainless steel with 4" by 4" Mahogany posts capped, gutters white and the downspouts are brown into drains.

Mr. Minasian wanted to talk about the landscaping. Mr. Hook said the front of the house the landscaping will remain. There will be a 4' picket fence on the left side of the house with a gate, along the property line along the left side of house will be wire fence, going west on property line will be 4' wire fence. Mr. Hook will submit an up to date Landscape plan within 2 weeks so he can clarify the landscaping. Mr. Hook will check with the building inspector about the six foot fence in the front yard.

Motion was made by Ms. Dioguardi to **approve** the application of **David & Barbara McBride** subject to receiving a Landscape plan before the next meeting and as noted on plans drawn by McBride Architecture & Design Enterprises dated September 7, 2019 and Landscape Plan drawn by John Ewing date stamped October 15, 2019; seconded by Ms. Kaloustian 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. Dioguardi 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: \_\_\_\_\_