

**ARCHITECTURAL REVIEW BOARD  
VILLAGE OF WESTHAMPTON BEACH  
Tuesday, January 5, 2021 at 7:00 pm  
MUNICIPAL BUILDING, 165 MILL ROAD**

**\*\*The January 5, 2021 Meeting was held via teleconference\*\***

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

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

The meeting was called to order at 7:00 p.m.

Motion was made by Mr. Stoehr to approve the minutes dated 12/1/20; seconded by Ms. Dioguardi and unanimously carried **5 ayes 0 nays 0** absent

**Referral from Planning Board to the Architectural Review Board**

**1. Westhampton Synagogue, 142 Mill Road, (905-12-1-44)**

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 site plan approval to construct a second-story addition over existing first floor, remove mezzanine and convert building for a children's center with an exhibition hall, community rooms and a youth chapel upon a 16,033 square feet property located at the northwest corner of Mill road and Sunset Avenue in the B-1 zoning district.

Frank Lombardo, Architect appeared. Mr. Lombardo said the existing two-story building with a mezzanine is a brick and frame construction. The applicant is proposing to convert the existing bar/restaurant into a children's center. The wide-open space will maintain but the mezzanine will be removed. The 2<sup>nd</sup> floor will be for open dining/party room which will be converted in to three spaces: library, music, art.

(Westhampton Synagogue-con't)

Mr. Lombardo said the one story in the back will be a new chapel. Respecting the existing gable construction, the chapel space will not go the full width of the first floor. This will create a space that is narrower making the peak ridge to drop down lower and it will not be a true horizontal addition; it would be a bit smaller.

Mr. Lombardo went on to say that one of the main goals of the exterior of the building was to maintain and respect the history of the building. The brick façade on the first floor will remain. The second-floor cedar will be a natural weathered silver gray with the addition of a large expanse of glass in the chapel area. The roof will be an asphalt shingle architectural style in medium gray/green to match the existing. All windows will be replaced with Marvin double hung style but the second-floor windows will be enlarged in height so as to create harmony between the first and second floor.

Mr. Lombardo briefly discussed signage, which is not part of this application. He explained that there are only going to have a building mounted sign on the Mill Road façade. It will be a sandblasted wood sign with a cobalt blue background. Mr. Lombardo said he will submit a sign application at a later date.

Mr. Lombardo discuss the landscaping. The hard scape on the Mill Road frontage, (southeast side) will be mostly eliminated. It would be softened with the addition of grass and plantings on the south side that would include: hydrangea, Japanese holly, mountain grasses etc. and also around the perimeter of the building. Mr. Lombardo said at present there is one curb cut on the north end of the building parking lot off of Sunset. All the lighting will be dark sky compliant and wall lights will be installed on the rear, north, east and front side. Mr. Lombardo said that ground lights will be installed on the west side only. Mr. Minasian asked about the existing brick work on the north side that seemed to be in disrepair. Mr. Lombardo said he would repair and patch where needed so as to keep the existing façade.

Mr. Minasian said he will write up a referral to the Planning Board

## **NEW APPLICATIONS**

- 2. Christopher Cordella, 25 Maple Street, (905-5-1-24)** Second-Story Addition for Two Bedrooms (Relocated) & Two Bathrooms (3 total), One-Story Rear Dining Room Addition & One-Story Side Entry Addition both over Crawlspace, Roofed-Over Wrap Porch, Finish Basement for Recreation Room w/ Egress Well, per ZBA 11/19/20

(Cordella-con't)

Erik Bjerneby, RA, EAB Architecture appeared. Mr. Bjerneby stated that a variance was received to add a second-story addition and he is relocating the bedrooms to the second floor. The façade of the exterior will be in a craftsman style with Certainteed perfection vinyl shingle siding in a Herringbone color, board and batten in the gables, the roof will be an asphalt shingle architectural style in black. There will be a small black standing seam roof on the front façade (east side) over the porch, black window frames and craftsman style front door in mahogany color, white PVC railing in the rear and a wraparound porch with bluestone will complete the look. Ms. Ross, the Village Attorney asked, if the metal roof had a Matte finish, Mr. Bjerneby said yes.

Mr. Bjerneby said that in reference to the landscaping there is not a lot needed to the already existing plantings. There is an existing oak tree on the left side of the driveway as you enter the property that will be maintained. Boxwoods would be added on the right side as you enter the planting garden underneath the two windows on the front façade. A six-foot fence will be installed on the side and rear property lines and in front of the house and facing the driveway a four foot white picket fence with a gate will be installed.

Motion was made by Ms. Lizak to **approve** the application of **Christopher Cordella** as noted on plans drawn by Erik A. Bjerneby R.A., EAB Architectural Designs, PLLC date stamped December 14, 2020 and seconded by M and unanimously carried. **5 ayes 0 nays 0 absent**

**3 John Keogh, 29 Fisk Avenue, (905-9-2-32)** Two-Story Single-Family Dwelling (6 bed, 7.5 bath) over Pile-Supported Crawlspace w/ Attached Two-Car Garage, Three Fireplaces, Covered Patios, Second-Story Covered Balcony, Two Roof Decks & Green Roof Sections, Swimming Pool w/ Patio, Hot Tub, Outdoor BBQ & Enclosure Fence, Driveway, Sanitary Enclosure, Fill & Drainage, Retain & Resurface Tennis Court (Demo Dwelling & Accessory Structures)

Gregory Thorpe, James Merrill Architect and Daniel Thorpe, LaGuardia Landscape appeared. Mr. Thorpe said he will be removing all structures as well as the hard scape but will retain the existing tennis court at the north west corner of the property.

Mr. Gregory Thorpe said the exterior of the dwelling will consist of an aluminum standing seam roof metal roof matte gray matte black powder coated aluminum door and window system throughout, the siding will be vertical Alaskan yellow cedar the tongue in groove left natural and will be complemented with accented areas of Board and Batten.

(Keogh-con't)

In the rear of the house; a pool with an infinity edge and a spa will have hard scape of dark gray stone material. The barbeque area enclosure will be Alaskan Yellow cedar to blend with the house.

Danielle Thorpe from LaGuardia landscape addressed the landscape plan. He said the curb cut for the driveway entrance will be shifted a little further north to give the homeowners a safer access to their property. The driveway will be elevated about three feet so that it can be properly prepared for the subsoil for drainage. Mr. Thorpe said they will have landscaping screening around the tennis court; along the driveway; and naturalized native plantings to complete the landscaping.

Mr. Minassian said they have a very elaborate landscaping plan and just wanted to know about the proposed walls of the sanitary system. Mr. Daniel Thorpe said the walls are to be four to five feet tall and back from the northern property line and will be poured form concrete to complement the house and screened with vegetation and plantings to create a very dense shrubbery design.

Mr. Minasian wanted to discuss the full metal roof they are proposing. The Board has not approved a full metal roof in the Village and would he consider a different materials for the roof. Mr. Gregory Thorpe said he will have to go back to his clients and he would want to do something within the same color palette in a Natural Gray.

Mr. Minasian said for the purposes of meeting today and if the Board had no questions, what would Mr. Thorpe propose for the roofing material. Mr. Gregory Thorpe said that an Alaskan Yellow cedar roof left natural would meet his approval for the change from metal. Mr. Thorpe said he would submit new drawings with the Alaskan Yellow cedar roof left natural finish. roof.

Motion was made by Ms. Lizak to **approve** the application of **Joseph Keogh** subject to the wood roof and as noted on plans drawn by James Merrell Architects date stamped December 11, 2020 and Landscape Plan drawn by LaGuardia Design Group Landscape Architecture date stamped December 21, 2020 and seconded by Mr. Stoehr and unanimously carried.

**4 ayes 0 nays 0 absent**

- 4. L & P Associates, LLC, 345 Dune Road, (905-18-2-9)** Two-Story Single-Family Dwelling (7 bed, 8.5 bath) over Pile-Supported Concrete Two-Car Garage & Entry/Storage Level, w/ Elevator, Attached 1st & 2nd Level Decks, Pool w/ Integral Hot Tub, 13D Sprinkler, Sanitary System, Driveway & Landscaping per ZBA October 17, 2019

Agena Rigdon, agent and Craig Arm, architect appeared. Ms. Rigdon said the exterior would be an Alaskan Yellow Cedar cladding system left natural, accented white stucco finishing system, a flat roof that is slightly sloped will weather naturally to gray, accented ledge stone veneer will be gray, louvered shutters to match the siding, aluminum framed windows, stainless steel cable railing system will complete the exterior finishes.

Ms. Rigdon addressed the landscape plan. There will be screening trees; Crepe Myrtles, Leland Cypress and native grasses throughout the property. Beach grasses will be planted on the south side. Screening evergreens and hollies will surround the sanitary system. There is no retaining wall.

Motion was made by Mr. Stoehr to **approve** the application of **L & P Associates, LLC** as noted on plans drawn by Deerkoski + Arm Design and Engineering DPC and Landscape Plan date stamped December 9, 2020 and seconded by Ms. Kalousian and unanimously carried.

**5 ayes 0 nays 0 absent**

Motion was made by Mr. Stoehr to adjourn the meeting at 8:00 pm; seconded by Ms. Dioguardi and unanimously carried **5 ayes 0 nays 0 absent**

Respectfully submitted,

Kerry Rogozinski  
Building Permits Coordinator

APPROVED:

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Gregory Minasian, Chairman

Dated: \_\_\_\_\_