

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday, December 15, 2020 at 7:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD**

****The December 15, 2020 Meeting was held via teleconference****

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

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

Absent: Andrea Kaloustian

The meeting was called to order 7:00 pm.

Mr. Minasian announced that 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, applicants must inform the board before their application is reviewed.

All applicants wished to be heard.

NEW APPLICATIONS

- 1. Pine West LLC, 486 Dune Road, 90516-1-23** Two-Story Single-Family Dwelling (4 bed, 5.5 bath) Over FEMA Compliant Foundation Entry & Storage Level with Three-Car Garage Under, Elevator, Fireplace, Covered Front & Rear Porches, Attached Rear Deck w/ Swimming Pool.

William Schilling, contractor, appeared for the applicant. Mr. Schilling explained that there is a pre-existing house on the property and that they will be tearing it down. The newly constructed house will be 4500 square feet with a three car garage. Mr. Schilling proceeded to explain the exterior finishes: siding will be mahogany and white stucco with truss wood like fiberglass detail; windows and doors will be black framed; the standing seam lead coated copper roof will be silver in color with a dull matt finish. Mr. Schilling said that since the pitch of the metal roof is so low, the roof is not too visible.

Mr. Schilling said there will be a 16' x 32' vinyl pool and an outside shower. The pool equipment will be in the mechanical room on the lower level.

Mr. Minasian asked about the pool code compliant fence. Mr. Schilling said that the pool will be on an elevated deck, enclosed with a wire rail. The deck is 8' above grade so the wire fence enclosure meets code. The landscaping will remain with the addition of: fountain grasses, dwarf ink berry, bayberry and crepe myrtle. Privet hedges will be added along the property line in the same size and spacing as existing,

(Pine West-continued)

Motion was made by Ms. Dioguardi to **approve** the application of **Pine West LLC** as noted on plans drawn by Jeffrey Sands, architect, date stamped November 30, 2020 and landscape plan dated November 12, 2020; seconded by Mr. Stoehr and unanimously carried.

4ayes 0 nays1 absent

2. Carriage Hill Developers, Inc., 17 Adam Lane, (905-3-2-27.3) Two-Story Single-Family Dwelling (4 bed, 3.5 bath) over Full Unfinished Basement w/ Cellar Entrance, Attached Two-Car Garage, Roofed-Over Front Porch, Attached Rear Deck, I/G Pool w/ Hot Tub & Patio at Grade, Enclosure Fence & Landscaping.

Jerry Rumplick, architect, appeared for the applicant. Mr. Rumplick said they are going to construct a 2800 square foot house with a large wood deck in the rear of the property. There will be an island type pool arrangement with deck and hot tub, landscaping and pool compliant fencing around the entire rear property.

Mr. Rumplick proceeded to explain the exterior finishes: the roof is an architectural asphalt shingle in the color Bark wood, the siding is red cedar shakes to be left natural with cultured stone veneer in the color of Aspen along the bottom, chimney will be in the aspen colored country ledger stone, white board and batten siding in the gables, garage doors in brown; trim, fascia, soffits and columns will be white. Slate bluestone will be used on the entrance of the porch.

Mr. Rumplick said all existing landscaping will remain and that during the clearing of the property, care will be taken to preserve existing shrubs so that they can remain or be used for possible transplanting. In the front of the property, evergreens will be added along the east and west property lines. In the rear of the property on the east and west side, evergreen screening will be planted around the pool and pool equipment.

Motion was made by Mr. Stoehr to **approve** the application of **Carriage Hill Developers Inc.** as noted on plans drawn by JSR Architecture Design date stamped December 2, 2020 and Landscape plan drawn by Frank Suppa, Landscaping Corp. dated November 30, 2020; seconded by Ms. Lizak and unanimously carried. **4ayes 0 nays1 absent**

Motion was made by Mr. Stoehr to adjourn the meeting at 7:20 pm; seconded by Ms. Dioguardi and unanimously carried **4ayes 0nays1 absent**

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator

APPROVED:

Gregory Minasian, Chairman

Dated: _____