

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday, January 19, 2021 at 7:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD**

****The January 19, 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.

SIGN APPLICATIONS

1. Lidl US, LLC, 70 Sunset Avenue, (905-12-4-20.5) “Wall Sign: "LIDL" per ZBA 12/17/20 (non-illuminated)”

2. Lidl US, LLC, 70 Sunset Avenue, (905-12-4-20.5) ““Wall Sign: "Food Market" per ZBA 12/17/20 (non-illuminated)”

Kevin Reim, Bohler Engineering and Luis Rodriguez appeared. Mr. Reim explained that the graphics for the two signs they are proposing is the standard corporate logo and colors. Mr. Rodriguez explained that the two signs would use channel lettering with the verbiage of Lidl and Food Market, backed on a composite wood grain fiber resin panel. Mr. Rodriguez said because of the Village code it will be a non-illuminated sign and they would be keeping the existing gooseneck lighting from Best Market.

Mr. Minasian asked about the ZBA decision that talks about expanding the store and asked if Mr. Reim could clarify. Mr. Reim said the only thing that they are doing is changing the front entrance layout of the store with no expansion to the building. In the original design, the front elevation had the bottle return on the right side with a roll-up door. Mr. Reim said that the bottle return area was getting completely modified because the Planning Board did not want the rollup door. The newly designed bottle return area will be located on the south west corner and will have a single frosted door. Mr. Reim said they will be back to the ARB as soon as the Planning Board gives their final approval for the layout.

Motion was made by Mr. Stoehr to **approve** the 2 wall sign applications of Lidl as noted on plans drawn by Federal Heath Visual Communications dated August 2, 2020; seconded by Ms. Lizak and unanimously carried.

5ayes 0nays 0absent

NEW APPLICATIONS

3. 228 Sunset LLC, 228 Sunset Avenue, (905-5-4-18.1)

Renovations/Reconfiguration throughout a Two-Story Single-Family Dwelling (3 bed, 3 bath) over Unfinished Basement & Crawlspace, Including Reconstruction of Rear One-Story Portion, Retain Fireplace & Roofed-Over Front Porch”

Nicholas Vero, Architect appeared. Mr. Vero said this application is mostly for interior alterations and they are replacing all the windows in likeness and kind. The shingles on the house are in good shape and will remain (white). Mr. Vero said they will not be replacing the main roof but they are reconstructing the back wing in the same foot print and that the new roof will be an asphalt shingle in black to match existing.

Motion was made by Ms. Dioguardi to **approve** the application of 228 Sunset LLC as noted on plans drawn by Nicholas Vero, Architect date stamped January 4, 2021 and seconded by Ms. Kaloustian and unanimously carried.

5ayes 0nays 0absent

4. William H O’Connell, 55 Griffing Avenue, (905-13-1-23) Fence: 6’ Stockade in Side Yard & Chain link fence in Rear Yard.

Homeowner asked for an adjournment until the February 2, 2021 meeting.

Motion made by Mr. Stoehr to holdover the application of William H. O’Connell for the next meeting February 2, 2021; seconded by Ms. Dioguardi and unanimously carried

5ayes 0nays 0absent

5. Alexandra Sperling, 36 Bridle Path, (905-3-2-22) Two Additions on Slab & Converted Den for Expanded Attached Garage (2.5 Car), Front Addition on Slab for Entry Foyer, Second-Story Addition for a Loft Den (relocated) & Bathroom (4 total).

John Sodano, Architect appeared. Mr. Sudano said there was a 63 ft. front covered porch which they will be enclosing so as to create a new entrance. They will also be adding a one and a half story garage 456 ft.² on the south side. Mr. Sodano said that the garage will be expanded so as to include a living space as well as car space. Mr. Sodano also said that there will be a 355 ft. second floor addition which will be a den overlooking the living room.

Mr. Sudano said that the siding on the addition and the garage will be a white vinyl siding, the asphalt roof will be grayish black to match the existing. Ms. Lizak asked about the brick work. Mr. Sodano said it will be beige brick veneer also to match existing.

Motion was made by Ms. Dioguardi to **approve** the application of Alexandra Sperling as noted on plans drawn by Sodano Architecture, PLLC dated December 10, 2010 and seconded by Mr. Stoehr and unanimously carried.

5ayes 0nays 0absent

Motion was made by Mr. Stoehr to adjourn the meeting at 7:25pm; seconded by Ms. Kaloustian and unanimously carried.

5ayes 0nays 0absent

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator

APPROVED:

Gregory Minasian, Chairman

Dated: _____