

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday, February 16, 2021 at 7:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD**

****The February 16, 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 7:00 pm

Referral from Planning Board to the Architectural Review Board

1. Lidl Westhampton, 70 Sunset Avenue, (905-12-4-20.5)

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 modification of site plan for a façade alteration to the existing grocery store located on a 2.7-acre parcel in the B-1 Zoning District.

Kevin Reim and Luis Rodriguez of Bohler Engineer appeared. Mr. Reim said originally they were proposing a rollup door for the bottle return on the south side but the Planning Board objected. Mr. Reim said now they are going with a single door with two glass windows screened with frosted glass. Mr. Rodriguez said they built a room that you would walk in so you would not see the bottle redemption from the parking lot. Ms. Lizak said she would like to see it all frosted even the transom because that room can get unsightly during busy times. Mr. Rodriguez and Mr. Reim agreed.

Mr. Minasian will write up an Advisory report to the Planning Board based on the discussions tonight.

HOLDOVER

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

Thomas Gibbons from the Law office of Heather Wright Law office appeared. Mr. Gibbons said the applicant seeks approval for a 6-foot high stockade fence running 94 feet from the edge of the house, north parallel along Griffing Avenue to the north property line and the chain-link fence runs about 74 feet from the back of the house to the rear property line.

Mr. Minasian said this application is for approximately 282 feet of fencing – approx. 171-foot stockade fence and 110-foot chain-link fence and that the fence was put up last year without a permit. Mr. Minasian said the Board was asked on two occasions (1/19, 2/2) to hold over this application by the applicant and are you now ready to be heard. Mr. Gibbons said yes.

Mr. Minasian asked who William O'Connell was. Mr. Gibbons said he was the property owner and that the tenant Cory McCutchen had requested to put the fence up because he had dogs and needed to have a fence along the property line. Mr. Minasian asked the question if Mr. O'Connell was alive. Mr. Gibbons said yes. Mr. Minasian asked who was East End Automation. Mr. Gibbons said he was the licensed contractor retained by the tenant to put the fence up last year.

Mr. Minasian said there were no photos submitted for the subject property. Mr. Gibbons said he will submit the photos he is presenting tonight to the Board. Ms. Lizak said in the future the Board would like them ahead of time, along with the application and prior to the ARB meeting.

Mr. Minasian said there is already approximately 16 feet of decorative wood fence parallel to Griffing Avenue extended north from the house. Mr. Gibbons said correct; Mr. Minasian asked if that was going to remain. Mr. Gibbons said that is correct. Mr. Minasian said so you are proposing to put a stockade fence parallel to Griffing Avenue behind already another existing fence? Ms. Lizak's concern was that in the Village you don't have the double fence and usually you have a fence one fence then plantings. Mr. Gibbons said the double fence doesn't run the length of the property. Mr. Stoehr said that the stockade fence is upside down. Mr. Gibbons said correct it is 30 feet from Griffing Avenue and usually he didn't think that an upside-down fence is visually offensive as to deny this application.

Mr. Minasian said there is already an existing chain-link fence along the north property line where you put up the new North stockade fence, so there are again two fences also running the length of the property. The Board said you totally see approximately 200 feet of the stockade fence as you come down south on Griffing Avenue. Mr. Minasian said there are no stockade fences running parallel to Griffing Avenue.

(O'Connell-con't)

Mr. Gibbons said there are a number of stockade fences is about .2 miles away that are the same height and material and closer to the Street in the neighborhood.

The tenant Cory said that diagonally across the street the White House you visually see their stockade fence there was a fence on the rear property line by the water.

Mr. Minasian said the applicant never came before the Board and the secretary will check into that. Ms. Lizak said the Boards goal is to have a decorative fence along the Griffing Avenue side.

Mr. Minasian then read into the records a letter from Dorothy Syracuse at 67 Griffing Avenue as follows:

“Dear Members: The stockade fence illegally erected at 55 Griffing Avenue is an eye sore and does not fit in with the surroundings. It detracts from and devalues our surrounding homes. The fence was erected by Renters who have no vested interest or concern for this neighborhood. No permits for this stockade fence should be granted and more appropriate materials should be suggested to the homeowner William O’Connell or his representative.”

Mr. Minasian said why can't they at least get a more decorative fence going along Griffing Avenue, why do we have to have a stockade fence that was installed without a permit also installed upside down; it was also installed above the ground so that the height of the fence exceeds six feet.

Mr. Gibbons said he would like to address the letter, number one we have applied for a building permit, we have authorization from the Owner and she claims diminishes the value of with no support whatsoever that the fence diminishes the value of her property. Mr. Gibbons said the Town values her property at \$1,696,400 and she has not submitted any appraisal or documents that shows it diminishes the value of her property. Mr. Gibbons said there are multiple fences' stockade fences in the neighborhood and this isn't the only stockade fence visible from the street in the neighborhood.

Mr. Minasian again said there are no stockade along Griffing Avenue, nor has the Board approved any stockade fences along the street. Mr. Minasian said one of the issues is that when you are driving South on Griffing Avenue not only do you see the stockade fence along the road; you see the stockade fence on the north property line; you are seeing 200 ' feet of stockade fence with no plantings. One of which has a chain link fence up against it which you do see which is very unattractive, and on Griffing Avenue you have a six foot stockade fence installed upside down, off grade which makes it higher than it is and two sections of an existing wooden fence in front of it. Do you think that is attractive?

(O'Connell-con't)

Mr. McCutcheon, the tenant said he rented this home in December, it is very difficult to do plantings in December. We have 3 dogs we had to have a fence. I plan on doing plantings however in January and February I can not. The fence upside down is to give a more Linear modern look to the top of the fence, once the plantings are in you will not see the bottom of it. (pickets)

Mr. Minasian asked if he submitted any planting plan. Mr. McCutcheon said no. Mr. Stoehr said maybe if we had a correct survey/plan with the correct footages of the fences and plantings we could move forward.

Mr. Gibbons said although not on Griffing there are stockade fences that are closer than 30 feet to the street, and Is the fence upside down visually offensive not under the ARB standard the answer is no.

Ms. Lizak said upside is wrong because the style of the fence has the points of the fence go up, and said a couple of people on the street complained.

Mr. Gibbons said he will submit at the Board's request a landscape plan for the review and approval. Mr. Gibbon asked that the Board hold this meeting open pending the submission. Mr. Stoehr said the fence is longer than what shows on the survey dated December 20, 2020. Mr. Gibbons said the stockade fence along the Road it is 94'.

Mr. Stoehr said the Board is willing to entertain a request for a building permit that outlines the correct linear feet that this is being done, and the plantings that are going to be done so we may make an intelligent decision as we are cast to do by the Village.

Mr. Minasian said you had two months and nothing was submitted that matches up. Mr. Gibbons said they will submit a new set of plans with plantings on it. Mr. Gibbons said at the Boards request we will resubmit plans with plantings showing the Board the Linear feet of the fence (n/s/e/w) as well as what will be planted in front if the Board will hold this application over.

Ms. Lizak asked if they were removing any fence and if they were please not that also. Mr. Gibbons said OK.

Mr. Minasian asked that he submit also photographs coming from the north showing both fences in one eye sight. Mr. Minasian asked if they could get that by next Friday, Mr. Gibbons said OK.

Motion was made by Mr. Stoehr to hold this application over at the request of the applicant **William O'Connell**; seconded by Ms. Dioguardi and unanimously carried
5 ayes 0 nays 0 absent

NEW APPLICATIONS

- 3. Mark Cataliotti, 37 Beach Road, (905- 12-2-39)** Detached Two-Car Garage with Rear Roofed-over Patio with Fireplace and BBQ as per ZBA 1/21/21.

Mauricio Duarte, John Bracco Architect and the homeowners appeared.

Mr. Duarte said this application was to do a new detached two car garage in the rear right portion of the property. Mr. Duarte said they plan on matching existing finishes which is cedar shingle siding light blue, GAF timberline asphalt roofing in Gray, Azek Cellular Trim Board, columns, soffits, fascia boards all in a White color.

Mr. Duarte said that he is not doing the stone at the bottom of the garage as originally noted on the plans. Mr. Minasian said for the architect to come in and mark up the plans for the removal of the stone at the bottom of garage and that the Light Blue cedar shingle siding will continue all the way down. Mr. Minasian asked if Mr. Duarte could come in and mark up the drawings, Mr. Duarte said ok.

Ms. Lizak said she would like to see some plantings around the garage.

Ms. Cataliotti said there is a walkway paver so we will be right up to the edge of the garage. Ms. Lizak said ok.

Mr. Minasian said for the architect to come in and initial and date the drawings with the changes and the application will be approved subject to the drawings being marked up based on our discussions at the meeting tonight.

Motion was made by Ms. Kaloustian to approve the application of **Mark Cataliotti** as noted on plans drawn by Mauricio J. Duarte, John R. Bracco, Architect dated December 4, 2020; seconded by Mr. Stoehr and unanimously carried.

5 ayes 0 nays 0 absent

- 4. Edward Zebroski, 194 Mill Road, (905-8-3-23)** Wall sign: Bank Suite for "Dime Bank"

No one appeared. Mr. Minasian said this application is for a wall sign to change the sign from Bridgehampton Bank to Dime Bank in the same location.

Motion was made by Ms. Lizak on application of **Edward Zebroski** as noted on plans drawn by Going Sign & Servicing Co., Inc. dated January 14, 2021; seconded by Ms. Kaloustian and unanimously carried **5 ayes 0 nays 0 absent**

- 5. Jason & Mara Seltzer, 14 Pin Oak, (905-5-4-37)** Renovations/Additions to Single Family Dwelling (2 bed, 3.5 bath) Including One-Story Side Addition over Basement w/ Cellar Entrance and Slab for Sunroom & Two-Car Attached Garage w/ Partially Covered Roof Deck Above, Reconfiguration/Update First Floor, Full Second-Story Addition for Relocated Bedrooms & Den, Rear Patios at Grade, Maintain Pool & Enclosure Fence, Install Hot Tub, Reconfigure Driveway & Landscaping

(Seltzer-con't)

Anthony Portillo, R.A., AMP Architecture, Brooke Epperson, AMP Architecture and the homeowners appeared.

Mr. Minasian said this house was already torn apart and was started without permit. Mr. Portello said the contractor started and he immediately put the plans in and applied for the permit and apologized. Mrs. Seltzer said we did apply and we do have a permit for the demolition at this stage, we just don't have a permit to continue to build the house and do other things, but for the work that is going on right now we do have a legal permit for the excavation and foundation. Kerry confirmed that they do have a legal permit for the work that is going on right now.

Mr. Portello said currently it is currently a one story ranch house and that the Seltzers want to do complete a second floor addition and first floor renovation; including putting a patio, pool and hot tub in rear yard.

They are also doing a small addition to the right-hand side of the building which is extending the garage which would also include a flat roof above for a cabana type roof deck, sunroom at the rear on the first floor.

Mr. Portello said that the design is very traditional and they will be using a Maybec siding Cedar Shake in Gray, trim, windows will be Marvin casement in white, roof will be an Architectural roof shingle in Charcoal, driveway will be asphalt, planning on cobblestone apron with cobblestone around the perimeter. Mr. Portello said there will also be plantings in the front we are proposing six dwarf evergreen bushes; four of them to block the parking area and a couple of them to block the rear of the house, a four-foot white PVC fence with gates about two hundred and seventy feet in length that is for the pool enclosure with gates of the front yard (south side). Ms. Seltzer said because of the propane tanks are in the back (left side of house) there will be a five-foot gate there the left side of the house because of the propane tanks. Mr. Minasian asked about the pool equipment that it was too close to the property line. Ms. Seltzer said she would check with the Building Department.

Mr. Minasian asked if they could elaborate on the landscaping in the front, I see proposed grass I am assuming that's the septic system. Mr. Minasian said that when I go by the house everything is torn up. Ms. Epperson said the homeowners want to keep mainly grass everywhere so the front yard will the new asphalt driveway and to the left of that continuing to the border of the property they will keep the Grass and as previously stated there will be the dwarf bushes blocking the front parking and rear area.

Motion was made by Ms. Dioguardi to **approve** the application of **Jason & Mara Seltzer** as noted on plans drawn by Anthony Portillo, R.A., Leed AP, AMP Architecture LLC date stamped January 29, 2021 and Landscape Plan dated January 28, 2021; seconded by Mr. Stoehr and unanimously carried **5 ayes 0 nays 0 absent**

Committee of One

Stephen Arrasate, 145 Beach Road, (905-7-1-2.3) Exterior Renovations Including Siding, Roof, Windows, Doors, Trim, Replace Patios, & Install Two Egress Wells

Application for Stephen was approved by Mr. Minasian as a “Committee of One” on June February 10, 2021 and memo dated February 8, 2021.

Motion was made by Mr. Stoehr to adjourn the meeting at 8:05 pm; seconded by Ms. Kaloustian and unanimously carried **5 ayes 0 nays 0 absent**

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator

APPROVED:

Gregory Minasian, Chairman

DATED _____