

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

****The March 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 at 7:00 pm.

Motion was made by Mr. Stoehr to approve the minutes dated 1/5/21;
seconded by Ms. Lizak and unanimously carried **Sayes Onays Oabsent**

NEW APPLICATIONS

- 1. Joseph Pagac, 86 Rogers Avenue, (905-7-3-3)** Cabana & Shed
Attached w/Roof-Over & Pool Enclosure Fence

Application for Joseph Pagac was approved by Mr. Minasian as a “Committee of One” on March 10, 2021 and memo dated March 5, 2021.

- 2. Crampton Society LLC, 119 Dune Road, (905-21-3-8)** Additions &
Renovations Throughout a Two-Story Single-Family Dwelling (7 bed, 7
bath, 3 half-bath) over Piles w/ Roofed-Over Entry Patio, Four Fireplaces,
Attached Rear Deck, Sanitary, Driveway & Landscaping as per ZBA
5/21/20 (See P200143 for Relocation, Elevation & Pile Work)

Josh Rosensweig and William Barba, APD Architect, Matt Bradley and Elliott Templeton, Templeton Landscape Design appeared.

Mr. Rosensweig stated that they have been through an extensive Board of Appeals process for the revitalization and restoration of the building. Mr. Rosensweig said that the house finishes would be replaced in kind.

(Campton-con't)

Mr. Rosensweig went on to say that they have created a building that is an echo of its original self, they are putting back the architectural historical elements. The finishes will be: hand split pressure treated Red Cedar shingles for the roof, red cedar shingle siding, all trim will be mahogany, decks will be mahogany without stain so as to age naturally. The house shingles will be painted a light yellow which is the existing color. The retaining walls and the base of the house will be river rock. The retaining wall will have a bluestone cap.

Mr. Rosensweig so that when the house is completely finished it will once again be the exact replica that it once was. Mr. Rosensweig turned the meeting over to Mr. Templeton from Templeton Landscape Design.

Mr. Templeton stated that our goal concerning the perimeter and the approach to this property is to try to be considerate of the neighboring properties. It is our intention to work with plants that are indigenous to this area. Such as: Eastern Red Cedars, American Hollies and Bayberry grasses.

Mr. Templeton said the overall screening of the property was to create a natural buffer. The entry of the property is being relocated to the south thereby creating a more attractive entrance. The entrance will have two small columns in natural stone that would complement the base and retaining wall stone. The driveway will be crushed shells lined with black pines. As you approach the house the driveway terminates in a small circle that has a small retaining wall which has a dual purpose not only in helping to holding back the septic system it also works to tie in the entry motor court .

Mr. Templeton said he wanted the gardens to have a 1900's feeling with bayberry bushes, and beach plums with natural pathways. Mr. Minasian commented that it is an elaborate landscape plan.

Mr. Minasian asked about the pool house and garage on the property. Mr. Templeton said there is an existing pool and pool house and they will remain. Mr. Rosensweig said the garage is not a part of this application and they will come back to the ARB if they want to propose one.

(Crampton-con't)

Motion was made by Mr. Stoehr to **approve** the application of **Crampton Society LLC** as noted on plans drawn by Austin Patterson Disston date stamped February 24, 2021 and Landscape Plan drawn by Templeton Landscape Design date stamped February 26, 2021 and seconded by Ms. Kaloustian and unanimously carried. **5 ayes 0 nays 0 absent**

- 3. Beechwood Oneck LLC, 285 Oneck Lane, (905-9-2-35.2)** Two-Story Single-Family Dwelling (5 bed, 5 bath, 2 half-bath) on Crawlspace w/ Attached Two-Car Garage, Fireplace, Roofed-Over Entry Porch w/ Partial Roof decks Above, Rear Roof Deck Balcony, Attached Rear Deck & Roofed-Over Porch w/ Fireplace & BBQ Area, I/G Swimming Pool w/ Patio & Enclosure Fence, Pergola, Sanitary & Fill, Driveway & Landscaping"

Stephen Dubb, Beachwood Homes appeared.

Mr. Dubb said this lot is number 2 of a 4-lot subdivision. Mr. Dubb said the finishes on the new house are: cedar shake siding-stained solid white, red cedar roof left natural to weather, brick over block masonry chimney in Glenn Gehry "Danish Blend", trim in a Azek painted Benjamin Moore Monterey white, windows white, front door-stained mahogany, white perma cast columns, porch ceilings and soffits painted white, decking in mahogany, railing in mahogany but painted white, patio's and walkways in bluestone. Foundation, retaining wall and garden walls will be in Glenn Gehry Blend. The retaining wall will be capped in bluestone.

Mr. Minasian asked about the landscaping. Mr. Templeton said the north and east property lines will be lined with eastern red cedars and London plain cedars. Beach plum shrubbery will be on the south and west property lines. Foundation plantings will be boxwoods and hollies.

Motion was made by Ms. Dioguardi to **approve** the application of **Beechwood Oneck, LLC** as noted on Jason Thomas, Architect dated February 11, 2021 and Landscape Plan drawn by R.B. Ignatow Landscape Architect dated February 5, 2021 and seconded by Ms. Kaloustian and unanimously carried. **5 ayes 0 nays 0 absent**

- 4. Premier Home Sales Inc, 20 Humphrey Street, (905-5-2-38.02)** Two-Story Single-Family Dwelling (4 bed, 3.5 bath) over Unfinished Basement w/ Egress Well, Attached Two-Car Garage, Gas Fireplace, Roofed-Over Front Entry, Driveway & Landscaping

John Bracco, Architect and Brian Butler, Contractor appeared.

Mr. Bracco said this is the last lot of the three-lot subdivision. Mr. Bracco said this house is different in style and color from the other two previously approved homes. The materials proposed is: architectural asphalt roof shingle color to be charcoal, the front siding is vinyl cedar shingle style in Ironstone Grey, the sides and back will be clapboard style in Ironstone Grey, the front reverse gables will be a Board and Batten style in white, all fascia's, corner boards, garage doors, soffits and window trim will be white. The foundation will be in cultured stacked stone in the color Glacier Grey.

Mr. Bracco said in regards to the landscape plan we are proposing Wintergreen Boxwood around the front of the house and slightly around to the sides. Mr. Bracco said on Oak Street side there is a ten-foot buffer of Leyland Cypress which was required from the Village subdivision site plan.

Motion was made by Mr. Stoehr to **approve** the application of **Premier Home Sales, Inc.** as noted on John R. Bracco, Architect date stamped March 4, 2021 and Landscape Plan drawn by John R. Bracco, Architect by date stamped March 16, 2021 and seconded by Ms. Lizak and unanimously carried.

5 ayes 0 nays 0 absent

Committee of One

- 5. Frank Mulvey, 107 Potunk Lane, (905-12-1-17)** Two-Story Rear Addition to Expand Second-Story Primary Suite & Kitchen/Family Room over Unfinished Basement w/ Bulkhead Enclosure & Rear Patio at Grade

Application for Frank Mulvey was approved by Mr. Minasian as a "Committee of One" on March 3, 2021 and memo dated March 1, 2021.

6. Dawn Fisher, 180 Sunset Avenue, (905-8-3-42.4) Shed (10' X 16')

Application for Dawn Fisher was approved by Mr. Minasian as a "Committee of One" on March 4, 2021 and memo dated March 1, 2021.

Miscellaneous

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

Mr. Minasian said that the Board received a letter on March 2, 2020 from Heather Wright, Esq. requesting a one month adjournment to be held over to April 6, 2021; which was granted. However, the Board had requested that any documents/resubmissions be received by March 16, 2021. Said documents have not been received.

Motion was made by Ms. Dioguardi adjourn the meeting at 7:45pm; seconded by Ms. Lizak and unanimously carried **5ayes 0nays 0 absent**

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator

APPROVED:

Gregory Minasian, Chairman

Dated: _____