

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday, April 6, 2021 at 7:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD**

****The April 6, 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
Brad Hammond, Building & Zoning Administrator

The meeting was called to order 7:00 pm.

Motion was made by Ms. Lizak to approve the minutes dated 1/19/21;
seconded by Mr. Stoehr and unanimously carried **5 ayes 0 nays 0 absent**

Motion was made by Mr. Stoehr to approve the minutes dated 2/2/21;
seconded by Ms. Dioguardi and unanimously carried **5 ayes 0 nays 0 absent**

The items on the agenda may have been called out of order. They have been printed in the minutes in the order in which they were listed on the agenda.

HOLDOVER

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

No one appeared. Mr. Minasian said this application has been on the agenda for the sixth time and the Board has received an email from Heather Wright, Esq. dated March 24th, 2021. The email states that the office of Heather Wright is no longer representing the applicant moving forward. Ms. Ross said that the building department has been notified that the application has been withdrawn and that at this time we need to record the withdrawal of the application in the minutes.

NEW APPLICATIONS

- 2. Michael & Karoline Kelsen, 72 Beach Lane, (905-15-3-4.6)** Reconstruction & Expansion of Detached Two-Car Garage w/ Attached Pre-existing Apartment (1 bed, 1 bath) & Separated Second-Story Accessory Game Room per ZBA 1/21/21 w/ Conditions.

Mel Gonzalez, MIG Architect and James Hulme, ESQ. appeared for the applicant.

Mr. Gonzalez said that they have demolished the structure and designed a structure that conforms to Zoning Board of Appeals decision. All the materials being used are the same as the main dwelling.

Mr. Gonzalez said the finishing materials are as follows: the dormer roof will be a standing seam metal roof in the color Golden Copper, the main roof will be a composite of slate Davinci mostly gray with red copper edging. Siding will be Red Cedar shingles, stained in a natural finish. Windows, Azek trim, exterior railings, gutters, leaders all will be white. Decking will be Timber Tech in Oyster. Garage doors color will be mahogany and the entry door will be painted in Benjamin Moore color Newbury. All finish materials will match the existing dwelling.

Motion was made by Ms. Dioguardi to **approve** the application of **Michael & Karoline Kelsen** as noted on plans drawn by MIG Architect PLLC date stamped March 5, 2021; seconded by Ms. Kaloustian and unanimously carried. **5 ayes 0 nays 0 absent**

- 3. Mark & Virginia McBride, 54 Oneck Road, (905-9-3-40)** Convert 1st-Floor Enclosed Porch to Expand Bedroom & Family Rm/Home Office, Construct Exterior Stairs Connecting Existing Decks & Replace Cedar Shingle Roof In-Kind

Agena Rigdon, DKR Shores & Peter McBride, McBride Architecture and Design Enterprises appeared.

Ms. Rigdon said that the materials will match the existing dwelling, the shingles will be cedar shingles stained a Cape Cod Gray, roof will be Alaskan Cedar shingle left natural, trim will be Azek in white as well as the windows. The down sprouts, gutters will be white aluminum.

Motion was made by Mr. Stoehr to **approve** the application of Mark & Virginia McBride as noted on plans drawn by McBride Architecture and Design Enterprises date stamped March 10, 2021; and seconded by Ms. Dioguardi and unanimously carried. **5 ayes 0 nays 0 absent**

4. Dune Star Realty LLC, 153 Dune Road, (905-20-2-8) Two-Story Single-Family Dwelling (6 bed, 5 bath, 2 half-bath) over Pile Supported Foundation w/ Elevator, Two Fireplaces, Two-Level Roofed-Over Front Porch, Attached Rear Deck w/ Screened Porch & Balconies Above, Swimming Pool in Deck, Accessory Three-Car Garage w/ Unconditioned Screened Porch Above Attached by Unenclosed Breezeway/Walk, Sanitary Enclosure & Fill, Landscaping **See P210039 for Foundation Work

Nicholas Vero, Architect appeared.

Mr. Vero said the two-story house will be a shingle style with a wood cedar roof left natural. Red cedar siding will be stained in Dune Gray. Windows, trim and fascia will all be white. The railing system will be a cable rail with the traditional white posts and white cap.

Mr. Vero said the driveway and landscaping is as shown. The rather large septic system will be behind a retaining wall. The retaining will be clad in a brick called Dusty Rose.

Mr. Minasian cited that the flat roof construction is an error. Mr. Vero said there is a portion of the roof that flattens off at elevation of 44 so we do have a flat roof up there. There is also a shingle roof.

Ms. Lizak asked about the top of the cupola. Mr. Vero said the cupola roof will be a standing seam copper.

Mr. Vero said the landscape plan will consist of the retaining wall in a Dusty Rose brick with a bluestone cap on it. Mr. Vero said they will be putting a hedge row in front of it with hydrangeas so as to add color. The driveway will be a pebble driveway in the neutral colors of grays and tans. The dunes on the south side will be restored with Beach Grass plugs.

Motion was made by Ms. Lizak to **approve** the application of **Dune Star Realty, LLC** as noted on plans drawn by Nicholas Vero, Architect date stamped March 15, 2021 and Landscape Plan drawn by Nicholas A. Vero, Architect date stamped March 16, 2021; seconded by Ms. Kaloustian and unanimously carried.
5 ayes 0 nays 0 absent

5. Blue 2 LLC, 99B Main Street, (905-11-2-20.4) Exterior Alterations including Replace Shingle Siding with Horizontal Hardie Plank (Arctic White) & Paint Horizontal Clapboard to Match, Replace Three Windows In-Kind & All Exterior Window Trim per PB Waiver 2/25/21

Kim and George Monsour appeared.

Ms. Monsour said they wanted to freshen up the building that they just purchased in February. Ms. Monsour went on to say that the siding and trim is old and the windows are leaking.

Mr. Minasian asked if they could clarify how they would accomplish the restoration. Ms. Monsour said by the front door there will be Hardie Shingle siding in Arctic White. They will be replacing the siding on all four sides with white Hardie plank, with the exception of the east side which would be wood painted white. Three windows will be replaced in kind.

Motion was made by Ms. Dioguardi to **approve** the application of **Blue 2 LLC** as noted on the renderings date stamped March 8, 2021; seconded by Mr. Stoehr and unanimously carried. **5 ayes 0 nays 0 absent**

6. Jessica Herzog, 113 Aspatuck Road, (905-7-2-27) I/G Swimming Pool (20' x 45') w/ Patio & Grade, Drywell & Enclosure Fence, & Cabana w/ Attached Equipment Shed, Outdoor Shower & Roofed-Over Patio (no bathroom)

Robert T. Jones appeared.

Mr. Jones said the Cabana/Pool house will match the existing house. The roof will be an Architectural Asphalt in black, Azek trim and columns in white, cedar shingle siding stained white, window and exterior doors are black framed.

Mr. Minasian said the roof that was originally approved was a dark gray and this one says proposed black. Mr. Jones said that it is a dark grey/black to match existing house.

Mr. Minasian asked about the pool equipment location. Mr. Jones said it will be on the North side of the Cabana around the back corner.

Mr. Minasian wanted to make a note that the Green Giants that were installed on Aspatuck Road were planted right on the property line. Mr. Minasian said that they are suppose to be set back at least 3' in from the property line. Right now if they grow, they are going to grow right into the Village Right of Way. Mr. Minasian wanted Mr. Jones to make note of that with the owner and the contractor.

(Herzog-con't)

Motion was made by Mr. Stoehr to **approve** the application of **Jessica Herzog** as noted on plans drawn by Robert T. Jones date March 2021; seconded by Ms. Dioguardi and unanimously carried. **5 ayes 0 nays 0 absent**

7. Bruce & Jodie Cohen, 27 Stacy Drive, (905-10-5-21) Exterior Alterations:
Replace Roof, Siding & Trim, Windows & Doors

Thomas Conti, Surf TC LLC appeared.

Mr. Conti said they are going to replace the roof with an asphalt roof in the color weathered wood which is grayish brown, fascia and soffits will be Azek white and Anderson windows in white. The horizontal plank siding in a gray color is a new product called New Cedar.

Mr. Minasian said the Board members could not find this house and if Mr. Conte could tell the owner to get an address sign out by the road. Mr. Conte agreed.

Motion was made by Ms. Lizak to **approve** the application of **Bruce & Jodie Cohen** as noted on color rendering/spec sheet by Surf TC LLC date stamped March 19, 2021; Landscape Plan drawn by Templeton Landscape Design date stamped seconded by Ms. Dioguardi and unanimously carried. **5 ayes 0 nays 0 absent**

8. Al E. Orlando, 9 Church Lane, (905-12-4-47.2) I/G Swimming Pool (16' x 30')
w/ Patio at Grade, Enclosure Fence & Drywell

Al Orlando, homeowner, Wesley Sokel, Contractor appeared. Kim Wolfersdorf, neighbor at 17 Beach also appeared.

Mr. Orlando said they will have a bluestone patio and walkway at grade. Mr. Orlando said they will put an enclosed fence around the pool which will be vinyl. Hydrangeas, Leland Cypress and holly bushes will be planted in front of the fence. There will be a bluestone patio and walkway at grade.

Mr. Minasian said you had two options for the fencing which would be vinyl or aluminum. Ms. Lizak said that a white fence would stand out tremendously and a black aluminum fence would be preferred but would have to be heavily landscaped because Beach Road is extremely busy. For screening purposes, the Board suggested evergreens, Leland Cypress, holly bushes and green giants. Mr. Orlando agreed to the suggestions.

(Orlando-con't)

Ms. Lizak said that Mr. Orlando would have to come in to the building department and mark up the survey because there is no shrubbery on the fence line right now on the site plan. Mr. Orlando said he would submit a new landscape plan. Mr. Minasian summarized that the landscape plan would have Leland Cypress approximately 4'- 6' tall that would be staggered to create a dense screen. Hydrangeas would be added for color.

Mr., Minasian asked if they could have a landscape plan within a week and Mr. Orlando agreed. Ms. Lizak asked about the pool equipment. Mr. Orlando said they were going to put the pool equipment on the west side of the house.

Mr. Minasian recognized Ms. Wolfersdorf and asked if she would like to speak concerning this property.

Ms. Wolfersdorf said she came in to the village office and looked at the drawing to see that the pool is 15' foot off the property line. Ms. Wolfersdorf stated that the pool is on the side where her bedroom is located and that this property is now listed as a summer rental and that the pool noise and pool equipment could be a problem. Mr. Orlando said that they were planning to remove the existing privet and plant 6' Leyland Cypress trees along the fence. Ms. Wolfersdorf said the black metal fence is more pleasing to her. Mr. Orlando interjected that they could put a taller fence with hedging on Ms. Wolfersdorfs' side.

Mr. Minasian said why don't we get the neighbor Ms. Wolfersdorf and Mr. Orlando to meet and discuss the landscaping plan and the Board will approve the pool application subject to having a landscape plan submitted within a week.

Mr. Minasian said right now you are suggesting Leland's on all four sides and improving the existing privet hedge on the south side.

Ms. Wolfersdorf and Mr. Orlando agreed to meet tomorrow at 5:00 to discuss and solidify the landscape plan.

Motion was made by Ms. Lizak to **approve** the application for the pool of **Al E Orlando** subject to receiving a Landscape Plan within a week clarifying the fence and the landscaping with consultation of the next-door neighbor and the owner and as noted on rendering dated March 18, 2021; seconded by Ms. Dioguardi and unanimously carried. **5 ayes 0 nays 0 absent**

9. 67 Beach Management LLC, 67 Beach Lane, (905-15-2-25) Two-Story Single-Family Dwelling (7 bed, 6.5 bath) over Crawlspace w/ Covered Entry Patio, Five Fireplaces, Roofed-Over Rear Patio, Attached Rear Pergola, & Roof-Deck Balcony, Detached Two-Car Garage w/ Storage Loft & Attached Cabana (160 SF) w/ Bathroom, I/G Swimming Pool w/ Spa & Two-Level Patio, Enclosure Fence, Sanitary System, Driveway & Landscaping, & Retain Tennis Court w/ Patio at Grade (Demo Dwelling & Existing Accessory Structures)

David Neff, Architect and Jaimie Mott, J. Lynn Landscape Design appeared.

Mr. Neff said the siding will be warm white stucco, the roof will be cedar shingle to weather to a natural gray, aluminum clad casement windows, Azek white trim and gutters and leaders in aged bronze. Shutters would be on the front and rear. Mr. Neff said the garage building would match the main house.

Mr. Minasian said the Board received a revised drawing of the driveway gates and pillars. The pillars are 24”w x 24”d x 52”h with a 4-high gate with no light fixture on top. Mr. Neff agreed.

Mr. Minasian said the Board would like to discuss the landscape plan which is quite elaborate. Ms. Mott said from the streetscape working our way back they have two driveway gates and a pedestrian entry, a stepping stone path and screening from Beach Lane there is layered hedge and a line of trees around the U shape driveway, with deciduous material and across the front is privet and the interior is layered with perennials. The driveway is natural pee gravel. Ms. Mott said where there are existing privet hedges that will remain and they will add some layers of screen plantings.

Mr. Minasian wanted to clarify that there is no retaining wall for the septic system. Mr. Neff said that is correct. Mr. Minasian said the Board had some questions on the fencing. The swimming pool is 18’ x 54’ located on the patio and could they describe where the fencing meets the house. Ms. Mott said on either side of the house there is 4’ high stucco walls coming out from either side of the house with a gate on each side and the wire pool fencing would run within the hedging all the way to the back of the house and meet on the other side.

Motion was made by Mr. Stoehr to **approve** the application of **67 Beach Management, LLC** as noted on plans drawn David Neff, Architect date stamped March 23, 2021 and Landscape Plan drawn by J. Lynn Landscape Design dated March 17, 2021; seconded by Ms. Kaloustian and unanimously carried.

5 ayes 0 nays 0 absent

Sign Application

1. Dune Realty (Saltwater LI), 83 Main Street- Unit C, (905-11-2-10)

Hanging Blade Sign: Unit C for "Saltwater LI" and Wall Sign: Unit C for "Saltwater LI"

Joe DeMarco, Saltwater LI appeared.

Mr. DiMarco said there was an existing hanging blade sign for a previous tenant and they were looking to replace that with our "Fish Logo" which would be 2 sq. ft. which is in compliance with the building department. Mr. DeMarco said the other sign on the side of the building would be made of teak with a Lucite plastic covering displaying our company colors and logo. Mr. Minasian said on the blade sign it says fish sign 20.25 wide. Mr. Hammond said that there should be a revision in the file that says 20" wide x 12" high. The sign on the side will be 6" 2" x 3.2.

Motion was made by Mr. Stoehr **approve** the sign applications based on the revised dimensions of **Dune Realty (Saltwater LI)** as noted on color renderings date stamped March 19, 2021; seconded by Ms. Lizak and unanimously carried.

5 ayes 0 nays 0 absent

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

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator

APPROVED:

Gregory Minasian, Chairman

Dated: _____