

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday, April 20, 2021 at 7:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD**

****The April 20, 2021 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 APPLICATION

- 1. 177 Sunset LLC, 177 Sunset Avenue, (905-8-3-39) Two-Story Single-Family Dwelling (5 bed, 4.5 bath) over Finished Basement w/ Egress Well, Gas Fireplace, & Covered Rear Deck, Detached One-Car Garage w/ Attached Cabana w/ Bathroom & Roofed-Over Patio, I/G Swimming Pool w/ Enclosure Fence, Sanitary System, Driveway & Landscaping**

Jean and David Fracapane, Owners and Jason Linde, Architect appeared.

Mr. Fracapane explained that the roof would be a black asphalt architectural shingle with a 30" wide strip of matte medium gray metal roofing along the edge of the roof. The gutters and leaders would be black. There will a direct vent on the side of the house to properly ventilate the gas fireplace. There will not be a chimney as depicted in the drawings.

(177 Sunset, LLC-con't)

Mr. Minasian stated that the board did not have a complete set of drawings representing the colors and materials. Mr. Linde, the architect addressed this issue and said that he would submit drawings with all finishes (Drawing A-200) within the week.

At this point the board continued the discussion without the required drawings.

Mr. Fracapane went on to say that the side wall shingles will be 18" red cedar perfection to be left natural, black framed windows with no trim around the windows but the cedar siding would return into the windows. Fascia boards would accommodate the black gutters. The front elevation will have a wraparound covered porch from the east corner wrapping to the south corner. There will be a mahogany slat wall in a ship lap style along the west elevation to be left natural.

Mr. Minasian asked about the south elevation materials.

Mr. Fracapane said that on the more forward part of the south elevation there will be a mahogany wall. Cedar shakes will be on the wall below the covered front porch/side porch. The south west elevation of the house would have horizontal ship lapped siding painted black. The north side of the house will be cedar left natural.

Mr. Linde discussed the garage/cabana building finishes and said it was designed to match the house in style and finishes.

Ms. Lizak asked what kind of pool compliance fence would be installed.

Mr. Fracapane said there would be a black wire fence hidden in the privet hedges with gates.

Mr. Minasian said that on the rendering it shows an aluminum style fence. The landscape plan shows the fence not hidden in the hedge and a row of plantings in front of the aluminum fence.

177 Sunset, LLC-con't)

At his point, the Board expressed a need to have a rendering, drawings and landscape plan that accurately notes all finishes, materials, fence and plantings. The board felt there was too much that they could not see and decided to hold over the application.

Mr. Linde said he would submit 3 sets of plans with the materials, colors and the deletion of the chimney within the week.

Motion was made by Mr. Stoehr to **holdover** the application of **177 Sunset LLC** subject to submitting a 3 complete set of drawings with the type and colors of materials, crossing out the chimney for the house and the garage/cabana and also landscape plan with location of pool equipment, fence, etc.; seconded by Ms. Lizak and unanimously carried **4 ayes 0 nays 1 absent**

Motion was made by Ms. Dioguardi to adjourn the meeting at 7:40pm; seconded by Ms. Lizak and unanimously carried **4 ayes 0 nays 1 absent**

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator

APPROVED:

Gregory Minasian, Chairman

Dated: _____