

**ARCHITECTURAL REVIEW BOARD  
VILLAGE OF WESTHAMPTON BEACH  
Tuesday, May 18, 2021 at 7:00 pm  
MUNICIPAL BUILDING, 165 MILL ROAD**

**\*\*The May 18, 2021 Meeting was held via teleconference\*\***

**Present:** Gregory Minasian, Chairman  
Laurette Lizak  
Andrea Kaloustian  
Allegra Dioguardi

Lisa J. Ross, Village Attorney  
Kerry Rogozinski, Building Permits Coordinator

**Absent:** Michael Stoehr

The meeting was called to order at 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.

Motion was made by Ms. Lizak to approve the minutes dated 03/16/21; seconded by Ms. Dioguardi and unanimously carried **4ayes 0nays 1absent.**

**Referral from Planning Board to the Architectural Review Board**

**1. James Traynor, 91 Old Riverhead Road, (905-2-1-7.2)**

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 site plan approval to construct a one-story General & Special Trade (G/ST) Contractors' Office building (9,744 square feet) on slab, a two-story G/ST Contractors' Administrative Office building (1,776 square feet) over unfinished basement, & convert dwelling to G/ST Contractors' Administrative Office (1,888 square feet), with associated site improvements, upon a 63,770 square-foot parcel located in the HD zoning district.

(Traynor-con't)

James Traynor appeared.

Mr. Minasian said the Board received a referral from the Planning Board about an hour before their scheduled meeting. Mr. Minasian stated that the Board only received two drawings and that he was a little confused about how many buildings are on the site. Mr. Minasian asked if there were 3 proposed buildings on the site.

Mr. Traynor said no.

Mr. Traynor went on to clarify that there is one existing building that has been there for about 70 years. There is a new building that faces Old Riverhead Road and then approximately 175' off the main road is a 9750sq.ft. Butler building. The Butler building is a free standing steel structure for warehouse storage, contractors use etc. So the two buildings are new and the third building is an existing structure.

Mr. Minasian asked if we have drawings of the existing building.

Mr. Traynor said no.

Mr. Minasian went on to say that the Board never received a set of drawings that showed all the buildings. Mr. Minasian said we did receive drawings for the Butler building and renderings of the new building but that we do not have a site plan that shows the orientation of all three structures.

Mr. Minasian asked if there is going to be three structures on this property.

Mr. Traynor said yes.

Mr. Minasian stated that the Board does not have a site plan or survey or landscaping plan.

Ms. Rogozinski interjected that she sent an email to Mr. Traynor and Mr. Gaudiello that they needed to send the ARB 11x17 drawings that included: renderings, site plan showing the orientation of the three buildings and elevations of the new buildings as well as the existing building.

Mr. Traynor said he would submit all of the drawings to the Board in the 11 x 17 format by tomorrow.

Motion was made by Ms. Lizak to **Holdover** the application of **James Traynor**; seconded by Ms. Kaloustian and unanimously carried. **4 ayes Onays 1absent**

**NEW APPLICATIONS**

**2. The Song Living Trust, 335 Dune Road, 905-18-2-13)** Revised Landscape Plan for Permit#P190170.

Jessica Matteson, Landscape Architect appeared.

Ms. Matteson said they were making some revisions. Stepping stones have been added that connect the driveway to the back deck and the other changes are in the selection of plantings.

Ms. Matteson said she wanted plantings that are more naturalistic, simple and indigenous to the area. Mr. Minasian said the old landscaping plan seemed to have some large plantings along the east and west property lines between the subject property and the neighboring property line and that the new plan does not show these large plantings.

Ms. Matteson said that on the east side she added 1/10ft. Bayberry, 8/5ft. Bayberry, 10/ 8-10 ft. Junipers, 7 Baccharis bushes and then some smaller Bayberry bushes towards the front of the property.

Mr. Minasian said the old plan shows about 21 large plantings from the Dune Road side to the rear portion of the house and along the west property line. The new plan does not show these large plantings.

Ms. Matteson said that on the west property line they were preserving some of the existing Pitch Pines. So to add the large plantings with the Pitch Pines would be aesthetically unnecessary. Ms. Matteson said visually she was happy with the Pitch Pines and adding the beach grass and perennials on the west and front property line.

The Board said that the existing Pitch Pines were not indicated on the landscape plan.

Mr. Minasian asked the Board to take a look at the property and the neighboring properties and also asked Ms. Matteson to update the landscape plan to represent existing plants with the new plantings.

Motion was made by Ms. Lizak to **holdover** the application of **The Song Living Trust** seconded by Ms. Kaloustian and unanimously carried. **4 ayes 0 nays 1 absent**

**3. Barbara Schnitzner Trust, 423 Dune Road, (905-17-5-30)** Replace Windows, Siding (White Perfections) & Roofing (Grey Asphalt Shingles)

Diane Herold, Architect appeared.

Ms. Herold said they are replacing all the exterior siding and roofing. Ms. Herold went on to say that the exterior finishes are: the roof will be gray asphalt shingles, siding will be CertainTeed perfection shingle in white, windows placed in kind will be white frames with white trim.

Motion was made by Ms. Dioguardi to **approve** the application of **Barbara Schnitzner Trust** as noted on plans drawn by Diane Herold, Architect date stamped May 4, 2021; seconded by Ms. Kaloustian and unanimously carried. **4 ayes Onays 1absent**

**4. Shawn & Antoinette Munding, 63 Griffing Avenue, (905-13-1-24.3)**  
**Two**-Story Single-Family Dwelling (3 bed, 4 bath, 2 half-bath) over Finished Basement with Cellar Entrance & Three Egress Wells, Attached Two-Car Garage, Fireplace, Roofed-over Front & Rear Porches w/ Balconies Above, Swimming Pool w/ Patio at Grade, Cabana w/ Half-Bath & Enclosure Fence, Sanitary System & Landscaping; per ZBA 3/18/21

Craig Arm, Deerkoski + Arm Design & Engineering DPC and Mr. & Mrs. Munding appeared.

Mr. Arm said the proposed house will be in the classic shingle style. The finishing materials will be: treated cedar roof shingles which will weather to a natural brownish silvery color over time, siding to be red cedar shingle perfections-stained light gray (driftwood gray), trim/fascia will be Azek in white, soffits and columns will be white, and Marvin clad windows will be white. The garage doors will be white, the brick veneer chimney will be red brick and the porch and patio will be bluestone.

Mr. Arm said that the cabana finishes will match the house and that the cupola is white and will have a copper roof.

Mr. Minasian asked about the landscaping.

Mr. Arm said boxwoods, hydrangeas and sea grasses would be planted to enhance the existing vegetation that is around the perimeter, along the back and along the south property line. Mr. Arm went on to say that the neighbor to the south recently put up a large stockade fence so we are starting some conversations on how to work together between that neighbor and also the neighbor to the north. Mr. Arm said they are trying to figure out how to deal with some of the common areas and screening and come up with a plan that makes everyone happy.

(Mundinger-con't)

Mr. Minasian said we will have to have some understanding of what the intent is with the fencing, since your neighbors to the south have a stockade fence that has not been approved. So at this time the south property line has two fences: a chain link fence and stockade fence.

At this time, Ms. Mundinger interjected that she thinks the chain link fence is on their property.

Referring to the survey, Mr. Minasian said there are some notations on the north side that there are some dilapidated fences and asked if they are all coming out?

Ms. Mundinger said yes.

Mr. Minasian asked what they are proposing from the house to the property line. It says 48" high pool compliant fence and looks like you have a gate on the north and south sides. Mr. Minasian asked went on to ask what the fence material would be.

Mr. Arm said it is just going to be like the yard guard pool enclosure fence completely screened with privet and then a wood lattice gate.

Mr. Minasian asked if the plantings were going to be on the Griffing Avenue side of the fence.

Mr. Arm said correct.

Mr. Minasian asked how about the north and west property lines.

Mr. Arm said he would have to see if the chain link fence would meet the pool enclosure code. Mr. Arm went on to say that the neighbor to the south has a large stockade fence that has not been approved. We could possibly use that fence as the pool enclosure but since the stockade fence is not approved, using that fence would be unadvisable. So I think it is something we will work on together so that the end result would be a pool compliant fence with plantings for both people's privacy. Mr. Arm said the property to the west already has a fence and substantial plantings behind it.

Ms. Lizak asked about the pool equipment.

Mr. Arm said he would have to submit the revised landscape plan with the location of the pool equipment with screening.

Mr. Minasian suggested the pool equipment be placed behind the pool house on the west side.

Mr. Arm agreed that is a good place for it and he will mark it up on the landscape plan.

**Architectural Review Board**

**Pg. 6**

**May 18, 2021**

(Mundinger-con't)

Mr. Arm said he will come back to the Board as he works things out with the neighbors on the additional screening and fencing around the property line.

Motion was made by Ms. Lizak to approve the application of **Shawn& Antoinette Mundinger** subject to getting some feedback within 30 days on landscape plan, fencing, pool enclosure and location of pool equipment and as noted on plans drawn by Deerkoski & Arm Design & Engineering DPC dated April 21, 2021; seconded by Ms. Kaloustian and unanimously carried. **4 ayes 0 nays 1 absent**

Motion was made by Ms. Kaloustian to adjourn the meeting at 8:00 pm; seconded by Ms. Dioguardi and unanimously carried **4 ayes 0 nays 1 absent**

Respectfully submitted,

Kerry Rogozinski  
Building Permits Coordinator

APPROVED:

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Gregory Minasian, Chairman

DATED \_\_\_\_\_