

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday, June 1, 2021 at 7:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD**

****The June 1, 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

HOLDOVERS

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

Vincent A. Gaudiello, P.E., Raynor Group, P.E. and James Traynor, owner appeared.

Mr. Gaudiello presented that the property contains an existing one and one half story office building which at one time was a residence. Part of our application is to convert that building to a legal office space. The building itself will remain as is, there will be no exterior building changes proposed. The only change to that building is to create a handicap access ramp from grade into the building which is a requirement of the New York State Building Code.

Mr. Gaudiello said immediately south of where the proposed entrance would be is a second office building which relates to the larger building in the back. The back building is a space for contractors and tradesmen. The building is a pre-engineered metal building with four units. The front building will serve as the office for those respective units.

(Traynor-con't)

Mr. Gaudiello said that the building located in the front of the property is relatively small. It is a one and a half story building with an unfinished basement. The finish materials will be a slate like roofing in medium gray, beige horizontal cedar board siding on the second floor, black/dark gray cedar horizontal board siding on the 1st floor, black frame windows and exterior lighting fixtures in black. Mr. Traynor confirmed the finish materials.

Mr. Minasian asked about the back building.

Mr. Gaudiello said that the back building is a pre-engineered metal building. The majority of the building including the roof as well as the siding material would be in a light stone color and the metal trim and doors would be a charcoal grey. Light stone colored stucco accents will surround the entry door.

Mr. Minasian asked if there were 4 units.

Mr. Gaudiello said yes, and at some point, each unit will be identified by the name of their respective company.

Mr. Minasian stated that they would need to come back to the Board with an entire Sign Plan.

Mr. Gaudiello agreed.

Mr. Traynor asked if the sign application/plan would be for the building itself, or for the individual doors or for the road.

Mr. Minasian said you are permitted a ground sign by the road and a sign on the building. He went on to say that we are asking you to come before the Architectural Review Board with a Sign Plan for the complex and as each tenant goes in, they would have to adhere to that Sign Plan.

Mr. Traynor said no problem.

Mr. Minasian asked about the landscaping.

Mr. Gaudiello referred to the site plan and explained the review process as per the Planning Board. He explained that they requested some landscaping in the rear portion of the building. Mr. Gaudiello said on the south east and south west corner there is two proposed concrete curb islands that will have foundation plantings so as to soften the appearance of the building. Mr. Gaudiello said in addition, there is an existing significantly sized tree located in front of the proposed office building and that tree will remain. Mr. Gaudiello said that there is existing shrubbery and some anchoring vegetation on each side. The neighbor to the south has a row of evergreens along the southerly boundary as well as the westerly side of the parking area that is behind the proposed office building (2nd blg).

(Traynor-con't

Mr. Minasian asked about the fence.

Mr. Gaudiello said the fence will be black chain link. It will be for security purposes and it will be around the back of the building.

Mr. Minasian thanked Mr. Gaudiello for his presentation and said that he will write up a Referral to the Planning Board.

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 that back in early April they had submitted a proposed amendment to the landscape plan to replace the one that was submitted two years ago when the original permit was issued. At the meeting two weeks ago, the Board voted to delay the approval of the revised landscape plan so that the Board could go and see the sight and see the existing trees that we were referring to, but that weren't actually on the survey. Last week, I received a request to add more trees along the street and we did that and that should be the plan you have today along with character images.

Mr. Minasian said originally the Board had a landscape plan that was approved two years ago that had 49 large trees that were ten to twelve feet high, half of which were on the east and half of which were on the west property line. Since then the new revised landscape plan dropped that number down to eleven trees and there is a reduction of 1500 Eragrostis grasses to 1000. So you took away 1/3 of those plantings.

Ms. Matteson said yes, to make room for those trees and we do not want to plant the grasses under the trees. Ms. Matteson said she is perfectly happy adding more grasses back because our intent is to have beach grasses every 18" so as to achieve full coverage. We wanted a more open sunny look and we increased the perennials from 422 to 1780 and added more Dune grasses. It was our intention to create a more naturalistic landscape than previously planned.

Mr. Minasian said when he went down to the property most of the existing trees are on the neighbor's property to the east and the neighbor's property to the west.

(Song-con't)

He expressed his concern that you removed many of the larger trees that buffered the neighbor's property and asked if they had discussed the landscaping with their easterly or westerly neighbors.

Mr. Song said they have talked to the neighbors on the east side and they seemed amendable to the landscaping that we discussed and we are actually talking with her because she is planting deciduous trees as well, so we are working with her to make sure we have the right coverage.

Motion was made by Mr. Stoehr to **approve** the revised Landscape Plan of **The Song Living Trust** dated 5/20/21 on plans drawn by Matteson Landscape Architecture; seconded by Ms. Dioguardi and unanimously carried.

5ayes 0nays 0absent

3. Jessup Lane LLC, 51 Jessup Lane, (905-10-6-16) Permeable Sport Court in Rear Yard (1600 SF) & Two Sets of Driveway Gates (4')

Nicole Adams, Architect appeared.

Ms. Adams said we would like to add gates to the existing driveway. Gates would be constructed on the north and south entrance/exit of the driveway. The gates will be placed 20' in from the property line in conformance to code. Ms. Adams said the look of the gate will be white posts with recessed panels and the gate itself would be mahogany with a clear preservative. The center of the gate would be 4ft. and would swoop up to a 4'9" on either side so as to add some architectural interest.

Ms. Lizak asked if there were any lights on the gate posts.

Ms. Adams said no.

Mr. Minasian said you are requesting a sports court in the rear southwest corner of the property and there is a note that says "Sports Court to have vegetative screening from the public way/neighbors".

Ms. Adams said as of right now the whole property is planted and fenced so there is some screening already existing in the back where the sports court is planned and that they are not applying for a fence or additional plantings.

Ms. Adams clarified that what she meant by that was that the trees and plantings are already existing and we could add to it.

(Jessup Lane-con't)

Mr. Minasian said the Board would like to know what additional plantings and screening is being planned so as to buffer the sound and visual part of it of the sport court.

Ms. Adams said there is a row of arborvitaes that we could doubled up with another layer of privet. Ms. Adams asked if the Board had any recommendations.

Ms. Lizak said Green Giants would be deer resistant and a practical decision in case the other plantings start to thin out.

Mr. Minasian suggested 8-10 ft green giants be planted 4 ft. on center along the south and west property lines.

Mr. Minasian said what he would like to make a motion to approve this application for the gate and the sports court subject to receiving a landscape plan by our next meeting in two weeks to indicate 8-10 ft Green Giants along the south and west property line

Ms. Adams agreed.

Motion was made by Ms. Lizak to **approve** the application of **Jessup Lane LLC**, subject to receiving a revised landscape plan; seconded by Ms. Kaloustian and unanimously carried. **5 ayes 0 nays 0 absent**

Committee of One

1. 171 Montauk Highway, LLC 171 Montauk Highway, (905-5-2-13)

Wall Sign, Front: Westhampton Fine Wine and Wall Sign, Rear:
Westhampton Fine Wine

Applications for 171 Montauk Highway, LLC were approved by Mr. Minasian as a "Committee of One" on May 29, 2021 and memo dated May 27, 2021.

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

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator

APPROVED:

Gregory Minasian, Chairman

DATED _____