

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday, May 4, 2021 at 7:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD**

****The May 4, 2021 Meeting was held via teleconference****

Present: Gregory Minasian, Chairman
Laurette Lizak
Andrea Kaloustian
Michael Stoehr

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

Absent: Allegra Dioguardi

The meeting was called to order at 7:00 pm.

Motion was made by Mr. Stoehr to approve the minutes dated 02/16/21; seconded by Ms. Kaloustian and unanimously carried **4 ayes 0 nays 1 absent**

Motion was made by Ms. Lizak to approve the minutes dated 03/02/21; seconded by Mr. Stoehr and unanimously carried **4 ayes 0 nays 1 absent**

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.

Referral from Planning Board to the Architectural Review Board

1. 804F Realty, Corp. (a/k/a Valero), 112 Montauk Highway, (905-4-2-14.1)

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: Renovate One-Story Building for Accessory Convenience Store & Construct Canopy for Relocated Gas Service Pumps w/Associated Site Improvements for Valero Service Station, upon a 0.44-acre Parcel in the B-2 Zoning District

(804 Realty-con't)

Barbara Rasmussen, Esq., Attorney for the applicant, Chris Tartaglia, Engineer, Matt Gagnon, Architect, Robert Chase, Owner/Applicant appeared.

Mr. Minasian recused himself on this application and turned the meeting over to the Acting Chair, Ms. Lizak.

Ms. Lizak asked that the Engineer Mr. Tartaglia walk us through the finishes of the project. Mr. Tartaglia said that they are not expanding the building but just renovating the existing structure in its entirety.

Mr. Tartaglia said that starting at the bottom (front elevation) we have a stone veneer base described as an Eldorado chisel cut with a Pebble Grey finish, above that we are going to be using Hardie type lap siding in the color Light Mist. This color is a gray that is slightly lighter than the veneer stone. All of the trim, fascia and columns will be white PVC so it would be virtually maintenance free.

Mr. Tartaglia said the reverse gable will have vertical board and batten siding so it provides a bit of contrast to the horizontal lap siding. The board and batten would be white so as to contrast with the black architectural roof shingles. Mr. Tartaglia said they are adding corbels in the frieze as a decorative element. Gooseneck lights will be used on all sides so as to give the building continuity and to comply to dark skies requirements.

Mr. Tartaglia continued to say that he understands that signage is not being addressed tonight but that the elevations do show the placement and type of sign that they will be presenting in the future.

Mr. Tartaglia said the roof will be an architectural GAF Timberline shingle style in the color charcoal. The corbel design treatment on the frieze will continue on the sides. The left side of the building has limited visibility but all sides would be treated in the same siding and finishes as presented.

Mr. Tartaglia said the design of the gas pump canopy ties in with the finishes and design concept of the convenient store. The canopy design would include: charcoal roof shingles, white board and batten on the three visible reverse gables, white fascia and trim and no branding or signage on the canopy. This should provide a relatively clean and uncluttered look. The renderings are an accurate representation of the design.

Ms. Lizak asked Mr. Tartaglia to address the landscaping, in particular the Old Riverhead Road side. Ms. Lizak questioned, are you keeping the existing trees? And could he expand upon that please. Mr. Tartaglia referred to the landscape plan and cited that all existing trees would remain. The existing trees on the easterly property line would be supplemented with low growing evergreens.

(804 Realty-con't)

The south property line that is along Montauk Highway has two curb cuts that would have evergreen planting islands/strips.

The west side, Old Riverhead Road would have 5-6-foot-wide landscape strips/islands similar to the Montauk Highway design. But the southerly entrance/exit will be closed off and the northerly exit/entrance will remain therefore alleviating road congestion on the south west corner.

Ms. Lizak asked if the landscape plan had a schedule citing the species of all the plantings. Mr. Tartaglia responded by referring to the landscape plan that they will be planting low evergreen shrubs, we would not plant anything too tall so as to not impact a driver's site line ability. Everything will be kept low and we will plant some native grasses. Mr. Tartaglia went on to say he would get the Board an actual list and that he believed the specs might have been submitted to the Planning Board. Ms. Lizak said she would like Mr. Tartaglia to forward the planting schedule.

Ms. Lizak opened the presentation to questions.

Ms. Lizak began by stating that the pitch of the roof of the convenient store is extremely attractive but went on to question, how come a similar pitch was not on the roof of the gas canopy? It would be very attractive if the gas pump canopy would be complementary to the convenient store roof. She continued to say, I do not quite understand why the gas pump canopy roof is so low? Mr. Tartaglia said that is a great question and observation. He went on to say that a lot of time was spent before the Planning Board discussing different architectural treatments for the canopies. The planner at the Planning Board stated that the canopy was going to be relatively close to the roadway and they were concerned about the roof pitch being too massive so close to the road. Mr. Tartaglia went on to say that currently we are at 19'9" overall height, if we increase the pitch to keep the roof looking someone substantial, we might get to a 21- or 22-foot-high roof. This is not necessarily a problem for my client. But we are trying to balance the needs of the Planning Board who expressed concerns of the massiveness. Ms. Lizak went on to say that that an increase in the gas canopy pitch would balance with the convenient store roof and create a harmonious design. I am supportive of an increase in the pitch.

Mr. Stoehr agreed.

Ms. Kaloustian agreed.

Ms. Lizak said that on the east side it looks like a gable is missing and that if we increase the height/pitch of the gas canopy we could then have a gable on the east side and it would all balance.

(804 Realty-con't)

Ms. Rasmussen said the Planning Board has had a sort of a turn-around, originally, they didn't want to see the peak canopy and then they did. So, we tried to design a canopy that would accommodate a pitch but not be massive. Ms. Rasmussen went on to say that she believed the Village Planner thought a full peaked canopy would be too big for the sight.

Ms. Lizak said that she felt that an increase in the peak, maybe about 3 feet would balance both roof pitches and not be massive.

The Board members agreed.

As acting chair, Ms. Lizak turned the discussion over to the other Board members, Ms. Kaloustian and Mr. Stoehr for their input.

Mr. Stoehr asked about the location of the air conditioning units. Mr. Tartaglia said that they were on the north east side of the building, not on the roof. Mr. Stoehr said OK, so the units are not in view, good.

Ms. Lizak said thank you to Mr. Stoehr and asked if anyone had any other questions or contributions.

Ms. Kaloustian supported the need for a fourth gable on the east side.

Ms. Lizak concluded by saying that this was a well prepared, wonderful presentation. As the entrance to our Village, we believe this will be an attractive improvement. The Board's concerns about roof pitch, air conditioning units, finishes and landscaping have all been addressed. The suggestion to increase the gas canopy roof pitch by about 3 feet would create a balance with the convenient store roof.

Ms. Lizak said she would proceed with her letter to the Planning Board. We thank you for your presentation and if the Board has nothing else to say, I will turn the meeting over to the Chair.

HOLDOVER

- 2. 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

(177 Sunset-con't)

David Fracapane, Contractor appeared.

Mr. Minasian said the application was held over because the Board needed more information on the drawings. Now the drawings are detailed enough to be heard tonight. Mr. Fracapane began by presenting the exterior finishes. Mr. Fracapane said that the windows will be black with a two over two grill pattern and the siding will be red cedar shakes left natural. There will be a slat wall that utilizes horizontal two-inch mahogany slats with half inch spacing combined with cedar shakes. The sidewalls are to be in the shiplap style with a nickel gap spacing painted black which happens on the rear corner of the house as well as the corner of the pool house. The trim boards will have gutters along the face of the fascia that will be painted black; the roof will have a 30-inch section of roofing along the eaves that will be metal standing seam gray colored matte finish and above the metal roof there that will be black architectural GAF asphalt roof shingles.

Mr. Minasian stated that at the last meeting he asked to clarify the fencing on the landscape plan and could he now address the fence and landscaping. Mr. Fracapane said that privet would be planted around the pool compliant fence. Mr. Minasian asked if the plantings would be planted on the outside with the fence on the inside. Mr. Fracapane said correct.

Mr. Minasian said just going back to the building itself, are you were going to eliminate the chimney. Mr. Fracapane said correct and that it is noted on the new set of plans.

Motion was made by Mr. Stoehr to approve the application of 177 Sunset LLC as noted on plans and landscape plans drawn by Sentient Design Works date stamped May 4, 2021; seconded by Ms. Lizak and unanimously carried. **4 ayes 0 nays 1 absent**

NEW APPLICATIONS

- 3. Michael & Mary Krensavage, 528 Dune Road, (905-16-1-1) Two-Story Single-Family Dwelling (5 bed, 6.5 bath) over Piles w/ Two-Car Garage Under, Fireplace, Partially Covered Front Porch, Attached Rear Deck w/ Swimming Pool w/ Integral Hot Tub & Outdoor Shower, Roofed-Over Front Balcony & Two Rear Balconies, NFPA 13D System, Sanitary System w/ Fill, Driveway & Landscaping (demo existing dwelling, acc structures & tennis court, retain wood walk to bay)**

(Krensavage-con't)

Chad Gesson, First Dunes appeared.

Mr. Gesson said that the exterior finishes will be an Alaskan yellow cedar roof shingles, Maibec White Cedar wall shingle, Versatex PVC fascia and crown, white Marvin windows, white PVC wraps on all columns, garage doors to be white, handrail and guard rails to be white PVC and porch roof to have a decorative matte copper roof. Mr. Gesson confirmed there will be no retaining wall.

Motion was made by Ms. Kaloustian to approve the application of **Michael & Mary Krensavage** as noted on plans drawn by Taconic Engineering, DPC date stamped April 15, 2021; seconded by Mr. Stoehr unanimously carried. **4 ayes 0 nays 1 absent**

4. Yvonne Figarella, 396 Dune Road (905-017-04-001) Two-Story Single-Family Dwelling (4 bed, 3.5 bath) on Pile-Supported Breakaway Lower Level for Storage, Entry & One-Car Garage Under, w/ Two-Level Fireplace & Roof-Deck, Attached Bi-Level Rear Deck w/ Swimming Pool & Integral Hot Tub, Sanitary System, Driveway & Landscaping; per ZBA 3/18/21

Bruce Nagel, Architect and John Ewing, Landscape Architect appeared.

Mr. Nagel said the residence is in a contemporary style. It is made up of two finishes on the exterior; a stucco finish which will be in Benjamin Moore "Picket Fence" color (Beige) and wood siding which is called Accoya 6" pre-weathered unfinished shiplap siding. The window frames are aluminum in an ebony slate-soft grey color. Metal handrails around the perimeter for the deck cable railings with metal supports which will match the window frames.

Mr. Minasian said I see that you have a very detailed landscaping plan with legend indicating plantings on Dune Road and the north and south property lines.

Motion was made by Mr. Stoehr to approve the application of **Yvonne Figarella** as noted on plans drawn by Bruce Nagel, Partners Architect date stamped April 21, 2021 and Landscape Plan drawn by John Ewing dated April 20, 2021; seconded by Ms. Kaloustian unanimously carried. **4 ayes 0 nays 1 absent**

5. 13 Beach LTD, 13 Beach Lane, (905-11-3-11) Driveway Pillars & Gate & White PVC Fence along the North Property Line

Debbie Fein, Agent appeared.

Ms. Fein said that the applicant would like privacy from the Grassmere Inn. To address this concern, the north property line that is approximately 300 linear feet, will have a 6' high tongue and groove white PVC fence installed. Twenty feet from the front property line, the fence will go down to 4' high. Automatic gates with 16" x 16" pillars (no lights) will also be installed.

Motion was made by Ms. Lizak to approve the application of **13 Beach LTD** as noted on plans drawn by Auto Gate Systems dated April 21, 2021; seconded by Mr. Stoehr unanimously carried. **4 ayes 0 nays 1 absent**

Miscellaneous

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. Landscape Plan

Mr. Minasian said a couple of weeks ago the applicant was before the Board and that Mr. Orlando and his neighbor Ms. Wolfersdorf had a discussion about the landscaping plan and that it was agreed to that Mr. Orlando and Ms. Wolfersdorf would meet to discuss an amendable landscape plan. The Board would like to know if they reached an agreement. Both applicant and neighbor came to an agreement.

Motion was made by Ms. Lizak to approve the Landscape Plan of **Al E. Orlando** as noted on renderings drawn by Mr. Orlando dated April 13, 2021 seconded by Mr. Stoehr unanimously carried. **4 ayes 0 nays 1 absent**

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

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator

APPROVED:

Gregory Minasian, Chairman

DATED _____