

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

**Present:** Gregory Minasian, Chairman  
Laurette Lizak  
Michael Stoehr

Elizabeth Baldwin, Village Attorney  
Kerry Rogozinski, Building Permits Coordinator

**Absent:** Andrea Kaloustian  
Allegra Dioguardi

The meeting was called to order 7:00 pm.

Mr. Minasian announced that we have three 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.

Mr. Minasian introduced Elizabeth Baldwin, Village Attorney filling in for Lisa Ross, Village Attorney.

Motion was made by Mr. Stoehr to approve the minutes dated 5/4/21; seconded by Ms. Lizak and unanimously carried **3ayes 0nays 2absent**

**New APPLICATIONS**

- 1. William Jebailey, 506 Dune Road, (905-16-1-14)** Second-Story Addition for Den, Two Bedrooms (5 total) & Two Bathrooms (5 total), w/ Rear Balcony & Front Portico per ZBA 4/15/21.

(Jebailey-con't)

Diane Herold, Architect appeared.

Ms. Herold said that the 1<sup>st</sup> floor would be finished in horizontal cedar siding to be left natural and the 2<sup>nd</sup> floor would be clad in white composite panels.

The front elevations will have the panels above the door and three windows below, on the west side there will be black glass windows with white trim and fascia. The north elevation is going to have white panels, with a cable rail system as the railing for the deck. Existing shingle siding will be replaced with horizontal cedar lap siding. The lower east elevation will have casement windows and white panels around the two corners.

Motion was made by Mr. Stoehr to **approve** the application of **William Jebailey** as noted on plans drawn by Diane Herold, Architect date stamped June 29, 2021 seconded by Ms. Lizak and unanimously carried **3ayes 0 nays 2 absent**

- 2. Peter Price, 24 Library Avenue, (905-11-3-13)** Additions & Renovations Throughout a Two-Story Single-Family Dwelling (3 bed, 3 bath) w/ Fireplace & Roofed-Over Front Porch including Elevation on FEMA-Compliant Crawlspace per ZBA 6/17/21.

Joseph Pagac, Architect appeared.

Mr. Pagac presented the exterior finishes. The roof will be an architectural asphalt shingle in a dark gray, a standing seam metal roof will be on the front porch. Located on the rear of the house over the French doors there will be a red copper roof, gutters and leaders will be in white, siding will be an Eastern white cedar shingle in pre-finished light gray, white Azek trim, white railings and columns. The chimney will be red brick, windows will be prefinished white with clear glass, and the front door will be wood with glass side lights.

Motion was made by Ms. Lizak to **approve** the application of **Peter Price** as noted on plans drawn by Joseph Pagac, Architect P.C. date stamped July 2, 2021; seconded by Mr. Stoehr and unanimously carried **3yes 0nays 2absent**

**3. Christopher Glover, 52 Lilac Road, (905-5-1-17)** One-Story Addition on Crawlspace, Roofed-Over Entry Porch, Interior Alterations/Reconfiguration of First Floor, Roofline Changes & Siding, Two Detached Pergolas, Replace Pool Deck with Expanded Patio At-Grade, per ZBA 3/18/21 (4 bed, 3 bath)

Christopher Glover appeared.

Mr. Glover said the house will be in a traditional cape style. The exterior finishes are: white and gray Hardie board plank siding with accents of Board and Batten siding. The main portion of the house will be lap siding in white with black Anderson windows. The garage will be gray Board and Batten and the trim and fascia will be gray. The main roof will be gray architectural asphalt but the front porch will have a non reflective gray metal roof. The three front gables and the garage gable will be Board and Batten with gray metal roofing.

Ms. Lizak said that historically up to now, the Board has not approved that amount of metal roofing. We have approved accents of metal roofing only.

Mr. Minasian asked if he would be willing to do the two gables only.

Mr. Glover agreed.

Mr. Glover said the main roof coming down to the front porch is asphalt shingles and the front porch has a gray non reflective metal roof.

Mr. Minasian said there is a difference between the rendering and what is marked on the front elevation drawing (A4). Mr. Minasian directed Mr. Glover to initial and date the 7-bubbles that noted the changes as per the drawing (A3) accordingly.

Motion was made by Mr. Stoehr to **approve** the application of **Christopher Glover** as noted on plans drawn by Todd O'Connell, AIA. date stamped July 6, 2021; seconded by Ms. Lizak and unanimously carried **3yes Onays 2absent**

**Committee of One's**

- 4. SKL Realty Holdings LLC, 115 Main Street, (905-11-2-22)** Window Sign for Caffeine Coffee Shop (Central Suite) \*\*Direct Illumination not Permitted per §197-30 D (6)

Application for SKL Realty Holdings LLC was approved by Mr. Minasian as a "Committee of One" on July 20, 2021 and memo dated July 19 2021.

- 5. Donald & Janine Meyer, 129 Point Road, (905-17-2-32)** Fence, 6' Wood Stockade, Along West Side of Property

Application for Donald & Janine Meyer was approved by Mr. Minasian as a "Committee of One" on July 20, 2021 and memo dated July 19 2021.

Motion was made by Mr. Stoehr to adjourn the meeting at 7:45pm; seconded by Ms. Lizak and unanimously carried **3ayes 0nays 2absent**

Respectfully submitted,

Kerry Rogozinski  
Building Permits Coordinator

APPROVED:

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Gregory Minasian, Chairman

Dated: \_\_\_\_\_