

**ARCHITECTURAL REVIEW BOARD  
VILLAGE OF WESTHAMPTON BEACH  
Tuesday, August 17, 2021 at 7:00 pm  
MUNICIPAL BUILDING, 165 MILL ROAD**

**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 7:00 pm.

Motion was made by Ms. Dioguardi to approve the minutes dated 05/18/21  
seconded by Ms. Lizak and unanimously carried **4 ayes 0 nays 1 absent**

Motion was made by Ms. Lizak to approve the minutes dated 06/01/21  
seconded by Ms. Dioguardi and unanimously carried **4 ayes 0 nays 1 absent**

Motion was made by Ms. Lizak to approve the minutes 06/15/21;  
seconded by Ms. Dioguardi 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.

The items on the agenda may have been called out of order. They have been printed in the minutes in the order in which they were listed on the agenda.

**NEW APPLICATIONS**

1. **Paul & Paula Ptucha, 18 Rogers Avenue, (905-6-2-16)** One-Story Rear Addition (265 SF) over Crawlspace for Sunroom w/ Attached Deck (112 SF), & Replace Siding Throughout (White Clapboard)

John Gleason, Architect appeared.

Mr. Gleason presented that they will be residing the entire house with Hardie plank clapboard siding in white. Windows will be replaced with white frames and grills by Anderson, fascia boards and trim will be white and the new roof will match existing and be in black.

Motion was made by Ms. Kaloustian to **approve** the application of **Paul & Paula Ptucha** as noted on plans drawn by John G. Gleason, Architect date stamped July 26, 2021; seconded by Ms. Dioguardi and unanimously carried.

**4 ayes 0 nays 1 absent**

2. **Christopher Mensch, 42 Library Avenue, (905-11-3-21)** Two-Story Two-Family Dwelling (1st Fl: 4 bed, 4.5 bath, 2nd Fl: 2 bed, 2.5 bath) over Pile-Supported Crawlspace w/ Attached One-Car Garage, Second Story Balconies, Partially Covered Rear Patio w/ Swimming Pool, Hot Tub & Enclosure Fence, Sanitary System, Driveway & Landscaping (demo existing dwellings & accessory structures)

Christopher Mensch, Owner appeared.

Mr. Mensch presented that this is a two story/two family home that is an upside-down design with six bedrooms and that the upstairs faces the marina. The front portion of the house consists of a one-bedroom apartment with a kitchen, den and bathroom.

Mr. Mensch said the siding is a horizontal Alaskan yellow cedar to be left natural, the two cantilevered sections of the house will be finished in polished smooth white stucco and all of the windows will be clear glass with an anodized grey color frame. A vertical rain screen will accent the cantilevered portions near the front porch and the back porch near the master bedroom. Stainless steel cable wire rail with Alaskan yellow cedar caps will complete the look.

Mr. Mensch said he knows that the Board does not like flat roofs but given the design and lot coverage of this property, a pitched roof would be huge and I feel the flat roof would blend into the environment and would be unobtrusive.

(Mensch-con't)

Mr. Mensch proceeded to explain the Landscape Plan. All plantings will be indigenous to the environment. Plantings will include: beach grasses, privet in the front and a crushed stone driveway.

Mr. Minasian questioned if he was going to the Planning Board to request fill around the pool and the retaining wall. He went on to say that you have a retaining wall right up against the neighbor's property line. Also, the hedge that you show on the north property line appears to be on the neighbor's property?

Mr. Mensch said that the north property line privet is an existing hedge and that on the eastern property line there is another existing privet hedge and he would add to that hedge where needed.

Mr. Minasian asked what type of fence was being proposed.

Mr. Mensch said a gated galvanized wire fence with cedar frame and on the north and east property line there will be a Black wire fence in the hedge.

Mr. Minasian said that on the landscaping plan it says a concrete retaining wall. What is the finishing material?

Mr. Mensch said a stucco finish.

Mr. Minasian asked if the Board could get a stone wall to reduce the amount of stucco.

Mr. Mensch agreed and said he would do it in a stacked stone veneer.

Motion was made by Ms. Dioguardi to **approve** the application of **Christopher Mensch** as noted on plans drawn by Barba Architectural Design, PLLC dated July 27, 2021; and Landscape Plan drawn by Barba Architect date stamped August 9, 2021; seconded by Ms. Kaloustian and unanimously carried. **4 ayes 0 nays 1 absent**

**3. Amy & David Perlin, 23 Church Lane, (905-13-2-15)** Construct Small Addition over Crawlspace for Entry Foyer & Roofed-Over Front Patio, Interior Reconfigurations, Renovations Throughout Including Siding & Roofline Changes (3 bed, 3 bath)

Salvatore Iannone, Jr. appeared.

Mr. Iannone presented that the existing house is yellow cedar shingle and they are changing it to a gray cedar shingle siding. They will be adding a front portico over the front door and a reverse gable over the garage door. The two-car garage will be converted in to a one car garage so as to expand that living space.

(Perlin-con't)

Mr. Iannone continued to say that the roof is going to match the existing which is a dark gray and that all trim, columns, window frames and all exterior doors will be white. The existing chimney will be finished in gray cedar shingles.

Motion was made by Ms. Kaloustian to **approve** the application of **Amy & David Perlin** as noted on plans drawn by Salvatore Iannone, Jr. Architect date stamped August 9, 2021 seconded by Ms. Dioguardi and unanimously carried.

**4 ayes 0 nays 1 absent**

- 4. Glen & Michelle Shor, 44 Reynolds Drive, (905-10-3-30)** Second-Story Addition (823 SF) over Existing Footprint for Bedroom w/ Roof Deck (50 SF), Bathroom, Home Office & Gym, (5 bed, 4 bath total), Bolster Pile Foundation, Sanitary System Enclosure & Fill

William Frederic Heine, Architect appeared.

Mr. Heine said this is an existing house that has three distinct different roof lines. The second floor roof has a very slight pitch that is really almost flat, you can hardly see it. There are some pitch roofs with asphalt shingles on it and then there is a wing that has a flat roof that is in a heavy gauge rubber. Mr. Heine said that what we propose to do is to add a second floor on top of that flat roof which will finish in an architectural asphalt shingle in a gray blend to match the existing. Most of the siding is vertical 1 x 6 tongue and groove clear cedar, stained gray to match the existing. On the second floor there will be a 1 x 6 shiplap horizontal accent stained grey to match the remainder of the house. The three box bays will be finished using 2 x 2 clear horizontal cedar with a ½ inch space between the boards stained gray to match existing. All the windows and doors are white Anderson so that they match the existing house. The roof deck fascia will be cedar and will have a stainless-steel cable rail with wooden posts.

Mr. Heine said there is a small retaining wall next to the entry that is finished in a beige stone and we are going to match that finish on the retaining walls of the new sanitary system.

Motion was made by Ms. Dioguardi to **approve** the application of **Glen & Michelle Shor** as noted on plans drawn by William Frederic Heine Architect with revision date February 26, 2021 and William F. Heine ARB spec sheet date stamped August 14, 2021; seconded by Ms. Kaloustian and unanimously carried.

**4 ayes 0 nays 1 absent**

**Committee of One's**

1. **Daniel Brennan, 64 Beach Road, (905-13-1-4)** Replacement Siding & Trim: Cedar Shingles (Seacoast Gray) w/ White Trim/Soffits

Application for Daniel Brennan was approved by Mr. Minasian as a "Committee of One" on August 3, 2021 and memo dated July 26, 2021.

2. **20 Bay Road, LLC, 20 Bay Road, (905-17-3-19)** Replace Siding (Beige Cedar Shingles) & Windows In-Kind

Application for 20 Bay Road, LLC was approved by Mr. Minasian as a "Committee of One" on August 17, 2021, and memo dated August 17, 2021.

3. **Timothy Guba, 417A Dune Road)** Replace Siding (Beige Cedar Shingles) & Windows In-Kind

Application for Timothy Guba was approved by Mr. Minasian as a "Committee of One" on August 17, 2021, and memo dated August 17, 2021.

Motion was made by Ms. Dioguardi to adjourn the meeting at 7:55pm; seconded by Ms. Kaloustian 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: \_\_\_\_\_