

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday, October 5, 2021 at 7:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD**

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.

Motion was made by Mr. Stoehr to approve the minutes dated 7/06/21;
seconded by Ms. Lizak and unanimously carried **4 ayes 0 nays 1 absent**

Motion was made by Ms. Lizak to approve the minutes dated 7/20/21;
seconded by Mr. Stoehr and unanimously carried **3 ayes 0 nays 2 absent**

Motion was made by Ms. Dioguardi to approve the minutes dated 8/17/21;
seconded by Ms. Kaloustian and unanimously carried **4 ayes 0 nays 1 absent**

NEW APPLICATIONS

1. **Francis & Donna O'Connor, 16 Oneck Place, (905-9-3-35)** Two-Story Single-Family Dwelling (6 bed, 5.5 bath) over Pile-Supported Crawlspace w/ Attached Mini-Garage, Gas Fireplace, Two-Story Side Deck, Primary Balcony, Swimming Pool w/ Integral Hot Tub, Attached Patio & Enclosure Fence, Sanitary & Landscaping

Donna O'Connor, homeowner and Al Kromhout, Builder appeared.

Mr. Minasian said that the plans that were stamped did not have the type of materials and colors.

(O'Connor-con't)

Ms. O'Connor stated that the finishes were as follows: cedar shingle roofing stained Heritage Gray, cedar shingle siding stain Heritage Gray, white aluminum gutters and downspouts, Azek trim and moldings painted white, aluminum clad Marvin windows and doors white, rustic split rail fence with deer fence infill as pool enclosure.

Mr. Minasian directed Mr. Kromhout and Mrs. O'Connor to mark up two sets of drawings with the appropriate finishes.

Mr. Minasian proceeded to ask about the landscaping. Mr. Minasian said the landscape plan that was submitted does not show the entire property, the limits of the property, pool enclosure, where the pool equipment is located and where the road is located. What was submitted was just a hand drawn sketch.

Ms. O'Connor confirmed that was all that was submitted.

Mr. Minasian said he will ask the Board to approve the house subject to receiving a full site plan/landscape plan of the entire property with pool enclosure, location of pool equipment, foundation plantings, existing and proposed fencing (height, type, color) prior to the next meeting.

Motion was made by Mr. Stoehr to **approve** the application of **Francis & Donna O'Connor** subject to receiving a Landscape plan and as noted on plans drawn by Peter Nevins McBride, RA, McBride Architecture + Design Enterprises date stamped September 13, 2021; seconded by Ms. Dioguardi and unanimously carried.

5 ayes 0 nays 0 absent

- 2. Carriage Hill Developers, Inc., 15 Adam Lane, (905-3-2-1)** Two-Story Single-Family Dwelling (*4 bed, 3.5 bath) over Partially Finished Basement w/ Cellar Entrance, Attached Two-Car Garage, Gas Fireplace, Roofed-Over Front Porch, Partially Screened in Rear Roofed-Over Porch, I/G Swimming Pool w/ Patio at Grade & Enclosure Fence, Sanitary & Landscaping **Bonus room to be designated - prob 5 bed**

Jerry Rumplick, Architect appeared.

Mr. Rumplick said that he was previously before the ARB on the referenced property at 17 Adam Lane and that this house would be to the left of that house. Mr. Rumplick proceeded to hand out a set of renderings. The 1st rendering represented what was being proposed tonight, the 2nd rendering was basically the same color (Pearl Gray) but in a shingle style, the 3rd rendering was actually going back to a clear red cedar shake, and the 4th rendering was a rendering of 17 Adam Lane. Mr. Rumplick said the homeowner would like the natural red cedar but went on to say that he understood that looking at the two renderings there is a lot of the same detailing/ styling and coloring as 17 Adam Lane. The second option would be the Cedar Shake in the color of Pearl Gray.

(Carriage Hill-con't)

Mr. Rumplick continued to present the finishes. The roof would be a 30-year architectural asphalt shingle in the color charcoal, siding would be Hardie plank in pearl gray, white fascia/trim, white corner boards, accent of cultured stone veneer in the color chardonnay, garage doors in natural cedar and there will be black shutters to accent the front of the house.

Ms. Lizak questioned was there a black accent metal roof over the front bump out.

Mr. Rumplick said yes that is the only place there is a metal roof.

Mr. Rumplick asked if he could get approval tonight for the Hardie plank in pearl gray siding and if the homeowner wanted the red cedar, they would stain the shingles in gray.

The Board was comfortable with that option, so that it would be different than 17 Adam Lane.

Mr. Minasian asked about the Landscaping.

Mr. Rumplick said that they will be sharing with 17 Adam Lane on the east property line a black 4' high chain link fence. The fence facing the front of the house is an estate fence and everything surrounding the pool will be a black chain link fence. Mr. Rumplick continued to explain that there is a need to screen the property on the west side toward the old asphalt property so we are planning to plant a row of arborvitae. Plantings of arborvitae, green giants, and Norway spruces will screen the rest of the property. The pool equipment will be located at the northwest corner.

Motion was s made by Ms. Dioguardi to **approve** the application of **Carriage Hill Developers, Inc.** as noted on plans drawn by Jerry Rumplick, AIA, JSR Architecture Design Build, date stamped September 17, 2021; seconded by Mr. Stoehr and unanimously carried. **5 ayes 0 nays 0 absent**

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

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator

APPROVED:

Gregory Minasian, Chairman

Dated: _____