

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Wednesday, November 3 2021 at 6:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD**

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 6:00 pm. **(No Video)**

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.

Motion was made by Mr. Stoehr to approve the minutes dated 10/05/21; seconded by Ms. Kaloustian and unanimously carried **4 ayes 0 nays 1 absent**

NEW APPLICATIONS

1. The Crampton Society LLC, 119 Dune Road, (905-21-3-8)

Detached Three-Car Garage on Pile-Supported Slab w/ Storage Loft Above, Reconstruct Pool (18' x 55') & Patio At-Grade, Install Generator (100 kW Propane), Hardscaping & Landscaping

Joshua Rosensweig and Christopher Parrinello, Austin Patterson Dilston Architects appeared.

(Crampton-con't)

The finishes will be: hand split pressure treated Red Cedar shingles for the roof, red cedar shingle siding, all trim will be mahogany, decks will be mahogany without stain so as to age naturally. The house shingles will be painted a light yellow which is the existing color

Mr. Rosensweig said the finishes were as follows: roof will be pressure treated Red Cedar shingles, siding is Yellow Cedar shingles, custom painted wood doors to match existing house (yellow cedar).

Mr. Minasian asked about the landscaping. Mr. Rosensweig said that Templeton Landscaping was continuing to work with plants that are indigenous to the area such as Eastern Red Cedars, American Hollies and Bayberry grasses; along the property line by the pool, they will continue with Green Giant arborvitaes, boxwood hedges and the existing red cedars will remain.

Motion was s made by Mr. Stoehr to **approve** the application of **The Crampton Society LLC** as noted on plans drawn by Austin Patterson Disston Architects, date stamped September 30, 2021 and Landscape Plan drawn by Templeton Landscape Design date stamped September 30, 2021; seconded by Ms. Kaloustian and unanimously carried. **4 ayes 0 nays 1 absent**

- 2. Kenneth & Diane Hoefler, 445 Dune Road, (905-17-5-5)** Two-Story Single-Family Dwelling (4 bed, 4.5 bath) on Piles w/ Garages Under, Roofed-Over Front Porch w/ Balcony Above, Fireplace, Attached Rear Deck w/ Gunite Pool & Deck Above, Sanitary & Landscaping per ZBA 5/20/21 (13D Sprinkler)

Nicholas Vero Architect appeared.

Mr. Vero said the finishes were as followed: the roof will be 30-year Architectural Asphalt roof shingle color-Weathered wood, siding a Red Cedar Perfection shingle- Dune Gray, Azek trim boards, fascia and columns White. and there will be a PV posts and PVC vertical railing system in white, horizontal cedar tongue and groove skirt wall -semi solid stain- Dune Gray.

Mr. Minasian asked about the landscaping. Mr. Vero said the landscaping will consist of upright Blue Spruce, Butterfly Bushes, Endless summer Hydrangea, Beach Mix (cape American beach grass, golden rod) and upright Hendi Junipers all on sides and Dune Road property lines; in the rear there will be dune restoration area to be restored with Beachgrass plug @ 6" O.C.

(Hoefer-con't)

Motion was s made by Mr. Stoehr to **approve** the application of **Kenneth & Diane Hoefer** as noted on plans drawn by Nicholas Vero, Architect, date stamped October 15, 2021 and Landscape Plan drawn by Nicholas Vero, Architect stamped November 1, 2021; seconded by Ms. Kaloustian and unanimously carried. **4 ayes 0 nays 1 absent**

3. **Warren Friedman, 511 Dune Road, (905-16-2-9)** Two-Story Single-Family Dwelling (5 bed, 5 bath) on Piles with Garage Under, Attached Front & Rear Two-Level Decks, Swimming Pool, Sanitary & Landscaping per ZBA 10/21/21

Nicholas Vero Architect appeared.

Mr. Vero said the finishes were as followed: roof-will be 30 year architectural asphalt shingles color to be weathered wood, Red perfection shingle siding Dune Gray, white PVC posts and top rail with cable rail system, load bearing fiberglass columns white, Azek trim boards white, raised panel bead board garage doors Mahogany.

Mr. Minasian asked about the Landscaping. Mr. Vero said in the front on Dune Road there will be upright Blue Spruce, Butterfly Bush, Summer Hydrangea, Crape Myrtle (shrub form), Lawn and Beach grass on side property lines and a pebble driveway.

Motion was s made by Mr. Stoehr to **approve** the application of **Warren Friedman** as noted on plans drawn by Nicholas Vero, Architect, date stamped November 1, 2021 and Landscape Plan drawn by Nicholas Vero, Architect stamped November 1, 2021; seconded by Ms. Kaloustian and unanimously carried. **4 ayes 0 nays 1 absent**

4. **Frank Calamari, 14 Stillwaters Lane, (905-10-4-22)** Fence; 4' Black Aluminum Along Front/West Property Line

Frank Calamari, Owner, and Eric Blackburn, Forest Iron Works appeared.

Mr. Calamari stated they want to put in a Fence along the property line.

The Board asked about the Landscape Plan that was approved back at the April 7, 2015 Architectural Review Board meeting.

Minutes from the April 7, 2015 ARB meeting were read in which Frank Lombardo Architect appeared for the applicant stated the following: Raise house, addition 8 ft. north / 4 ft. south, replace roof medium grey, siding 4" vertical cedar grey, trim white, windows casement, doors white, foundation stucco. Mr. Lombardo then described the foundation plantings per the Dragonfly Landscape Design Ltd. Plan dated November 15, 2014.

The Planning Board on January 8, 2015 approved the Dragonfly Landscape Plan.

The Architectural Review Board on April 7, 2015 approved the Dragonfly Landscape Plan.

The Board had gone to the property and noted that the landscaping was never done.

Mr. Calamari said it was done.

The Board showed Mr. Calamari a photograph taken on October 24, 2021 which shows only lawn on the front (West) and both sides (North & South) of the house and no landscaping.

Mr. Calamari said they put rocks around at the foundation.

Mr. Minasian showed Mr. Calamari the approved Landscape Plan; read the Landscape Plant Key plant names and quantities directly from the November 15, 2014 Dragonfly Landscape Plan as follows:

- 31 Inkberry Holly
- 32 Sea Green Juniper
- 32 Bayberry
- 2 Transplant Robusta Juniper 6ft/7ft
- 2 Blue Point Juniper 6ft/7ft
- 2 Upright Norway Spruce 6ft/7ft
- 2 Upright Trunked European Hornbeam
- 14 St. John's Wort
- 5 Gold Mop Cypress
- 60 Catmint
- 1 Kousa Dogwood
- 1 Ice Dance Carex
- 5 Tardeva Hydrangea
- 2 Inkberry Holly
- 12 Dwarf Ft. Grass

(Calamari-con't)

Mr. Calamari again said they put rocks. Mr. Minasian said that is not plantings.

Mr. Blackburn understood what the Board was asking and clarified to Mr. Calamari that the Board is asking about the landscaping plants.

Mr. Calamari then said he would go back to Dragonfly and come back to the Board.

Mr. Minasian asked if he could have it for the next Board meeting which is in 2 weeks.

Mr. Calamari said he did not think so.

Motion was made by Mr. Stoehr to **Holdover** the application of **Frank Calamari** seconded by Ms. Lizak and unanimously carried.
4 ayes 0 nays 1 absent

SIGN APPLICATION

5. Westhampton 133 Holdings, LLC, 133 Main Street, (905-11-2-26)
Wall Sign for Second Floor Office "The Law Office of William D. Shapiro"

Theodore Squires, Wedel Signs appeared. Mr. Squires said there will be raised acrylic black letters stud mounted to building (21.5" x 76.8" = 11.46 sq. ft.)

Motion was s made by Ms. Lizak to **approve** the application of **Westhampton 133 Holdings** as noted on rendering date stamped October 21, 2021; seconded by Ms. Kaloustian and unanimously carried. **4 ayes 0 nays 1 absent**

Committee of One

6. North Mall (Art Studio Hamptons, 74 Old Riverhead Road, (905-2-2-6.3)

Application for North Mall (Art Studio Hamptons was approved by Mr. Minasian as a "Committee of One" on November 1, 2021 and memo dated October 29, 2021.

Committee of One

- 7. Lucia Giurgin, 11 Oneck Road, (905-10-6-29)** Replace existing Cedar Shingle Siding with White Hardie Plank Siding.

Motion was made by Mr. Stoehr to **approve** the application of **Lucia Giurgin**; seconded by Ms. Kaloustian and unanimously carried.

4 ayes 0 nays 1 absent

Motion was made by Ms. Lizak to adjourn the meeting at 6:40 pm; seconded by Mr. Stoehr and unanimously carried **4 ayes 0 nays 1 absent**

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator

APPROVED:

Gregory Minasian, Chairman

Dated: _____