

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday, January 4, 2022 at 6:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD
Via Zoom meeting**

Present: Gregory Minasian, Chairman
Andrea Kaloustian
Allegra Dioguardi
Michael Stoehr
Christopher Mensch

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

The meeting was called to order 6:00 pm.

Motion was made by Mr. Stoehr to approve the minutes dated 11/3/21;
seconded by Ms. Kaloustian and unanimously carried **3 ayes 0 nays 2 absent**

Motion was made by Ms. Dioguardi to approve the minutes dated 11/16/21;
seconded by Ms. Kaloustian and unanimously carried **4 ayes 0 nays 1 absent**

Motion was made by Mr. Stoehr to approve the minutes dated 12/7/21;
seconded by Ms. Kaloustian and unanimously carried **4 ayes 0 nays 1 absent**

Referral from Planning Board to the Architectural Review Board

**1. Hampton Synagogue Parrish House, 13/15 Brook Rd & 161 Sunset Ave
(905-012-01-039, -040, & -043.01)**

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: Applicant seeks site plan approval to construct a two-story parish house with attached pool cabana & mikveh, swimming pool, basketball court, gazebo, storage shed & associated site improvements for Westhampton Synagogue (demolish existing residential structures) on an assemblage of parcels totaling 39,474 square feet in the HC zoning district.

Mr. Minasian said that the Architect wanted this application to be held over until the January 18, 2022 ARB meeting.

Motion was s made by Mr. Stoehr to **Holdover** the application of **Hampton Synagogue Parrish House** seconded by Ms. Kaloustian and unanimously carried. **5 ayes 0 nays 0 absent**

HOLDOVER**2. Frank Calamari, 14 Stillwaters Lane, (905-10-4-22) Fence; 4' Black Aluminum Along Front/West Property Line**

Frank Calamari and Mario Gallo, Forest Ironworks appeared.

Mr. Minasian said that this application was on the agenda for November 3, 2021 held over for 2 weeks, 11/16/21, 12/7, 12/21, and 1/4/22.

Mr. Mensch ask Mr. Gallo how far back from the property line is the fence set back. Mr. Gallo said it is to be determined by the Board that he would like to have it as close to the property line if not on the property line as possible.

Mr. Calamari said he had Dragonfly take the conceptual plan that the Board had and made a new one up which the Board hopefully has reviewed. Mr. Minasian said the plan was considerably cut back from the original landscaping application and seems very minimal around the foundation and why the change. Mr. Calamari said the original plan was described as conceptual and was no real view of it at the time to being realistic, we would decide further when we completed the house to bring Dragonfly back and thought this plan would be a good and acceptable compromise.

Mr. Minasian said the original plan (2015) even though it was conceptual it was submitted to the Board; it was reviewed and approved. Mr. Minasian said the original plan was approved back in 2015 and what assurances does the Board have that you are going to do this? Mr. Calamari said you have my word now I know what we have given you we will do as soon as Spring comes.

Mr. Minasian said there are no fences at all on Stillwaters Lane and there was a letter written stated that this fence was there to keep your grandchildren out of the road. Mr. Calamari said he wanted to put a barrier something to indicate don't go forward and it matches the railings on the house. Mr. Stoehr said we are looking for something to soften it, it stands out. Mr. Minasian said everyone on Stillwater's have plantings out by the property line.

Mr. Gallo said that this fence is like see thru doesn't stick out is a black linear nit like a white fence or stockade.

Mr. Stoehr asked if they could put plantings in front of the fence. Mr. Calamari said of course he would consider that the Board said you have to move the fence off of the property line and put plantings in front of the fence. Mr. Calamari asked how much back from the property line? Mr. Minasian said the plantings have to be 3' in from the property line so that when the plantings grow it does not encroach on the Village property. Mr. Minasian suggested that Mr. Calamari go back to Dragonfly and have the fence 5' back from the property line and put plantings in front of the fence.

(Calamari-con't)

Motion was made by Ms. Kaloustian to **Holdover** the application of **Frank Calamari** until the next meeting on January 18, 2022; seconded by Mr. Mensch and unanimously carried. **5 ayes 0 nays 0 absent**

NEW APPLICATIONS

- 3. PAB Realty Holdings LLC, 314 Dune Road, (905-18-1-24.1)** “Two-Story Single-Family Dwelling (5 bed, 5.5 bath) over Unfinished Basement/Entry Level w/ One- & One-Half Car-Garage Under, Fireplace, Attached Rear Deck w/ Swimming Pool, Sanitary Enclosure & Landscaping”

Aram Terchunian, First Coastal and Emilio Susa, Architect appeared.

Mr. Terchunian said it is a Contemporary style dwelling and the siding is proposed to be wood oil stained applied to it to give it a silver-gray finish. Red cedar clapboard with 5” exposure and to be treated with Cabot Bleaching Stain # 10241.

Mr. Mensch asked about the septic wall is it wood cladding? Mr. Terchunian said yes. Mr. Minasian said they do not want the retaining wall with concrete exposed.

Mr. Minasian said the plantings seem to differ from the survey and the “Architectural Site Plan. The architectural site plan has 30” boxwood evergreen on top and in front of the retaining wall (2 Tier) and on the east and west side of property there is Green Giants 5’ O.C. Mr. Terchunian said he will mark up the survey to reflect the same.

Motion was s made by Mr. Stoehr to **approve** the application of **PAB Realty Holdings LLC** as noted on plans and landscape plans drawn by Emilio Susa Architect date stamped December 10, 2021; seconded by Mr. Mensch and unanimously carried. **5 ayes 0 nays 0 absent**

Committee of One’s

- 4. Joseph Byrnes, 99 Beach Lane** Pool Pavilion (425 SF)

Application for Joseph Byrnes was approved by Mr. Minasian as a “Committee of One” on December 29, 2021 and memo dated December 20, 2021.

Committee of One's

5 Alan Seiler, 4 Howell Lane, (905-13-1-7.1)

Application for Alan Seiler was approved by Mr. Minasian as a "Committee of One" on December 30, 2021 and memo dated December 20, 2021.

Motion was made by Ms. Dioguardi to adjourn the meeting at 6:20 pm;
seconded by Mr. Stoehr and unanimously carried **5 ayes 0 nays 0 absent**

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator
APPROVED:

Gregory Minasian, Chairman

Dated: _____