

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday, January 18, 2022 at 6:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD
Via Zoom meeting**

PRESENT: Michael Stoehr, Acting Chair
Andrea Kaloustian
Christopher Mensch

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

ABSENT: Gregory Minasian, Chairman (part time)
Allegra Dioguardi

The meeting was called to order 6:00 pm.

Mr. Stoehr 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. Stoehr 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. Stoehr said that Mr. Minasian was detained and if the Hampton Synagogue could be heard at the end of the meeting so Mr. Minasian could hear the presentation.

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.

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.

(Synagogue-con't)

Frank Lombardo, Architect appeared. Mr. Minasian was present but is just listening to the presentation

Mr. Lombardo said about a year ago I appeared with an application for a renovation and addition to the Old Mill restaurant at 142 Mill Road that project is under construction right now as "Jacks House. Mr. Lombardo said this project is the parcel to the north. What they are planning to do here is clearing the sight of four existing buildings that are in disrepair and constructing the Parrish Center which is the Parrish House, the Mikveh and pool house for the accessory structures on the site.

The proposal is to create a park in addition to the Parish center we are doing. Drawing A102 shows the existing structures and has photos that are affix to the buildings that we are taking out. if you can visualize the site in 4 sections going east west starting on Brook that first quarter of the site is where we are going to have our buildings. A101. The southernmost portion of the site adjacent to Jack house is going to be our vehicle entrance or parking and the middle two quarters are half the site is green space, that is going to have considerable amount of landscaping it's going to have the basketball/sports court and will also have a pool. The buildings we are proposing and the coverages we are proposing are all in compliance with the dimensional requirements of the commercial district.

The building themselves are three buildings that are attached by a breezeway roof. The reason why we did that was in hamlet commercial you can't have a building that is over 3000 sq. ft the Parish house itself is 3959 sq. ft and we went to Zoning Board of Appeals for that and are waiting for that, the other buildings are much smaller but the breezeway connections basically ties the entire parish center together.

Mr. Lombardo said as far as aesthetics we tried very hard to respect the fabric of the Village and also, we respected the architecture over at Jacks house.

The exterior of the building the first story is brick which is also what we have at Jacks house, the second story is cedar shakes 5 1/2 " exposure natural finish, the majority of the windows are Marvin double hung with the exception at the Mikveh where we will have some awning windows, the roof is an asphalt shingle roof architectural style fox hollow gray (tecko), all trim work is white, there is a small mahogany deck on the north side that projects out 3 ft is roofed over and the purpose of the roofed over deck was to address the transition between the brick and the siding but also to bring down the scale of the building (we don't like having 2 story walls) the columns there are white fiberglass as well.

The site itself there is a landscape plan (A103) is quite substantial. We have a buffer on the west side, which is Leyland Cypress trees, buffer on the south side which is Privet Hedges to be in sync with the perimeter Privet hedges on the east side and also with Jacks house to the south.

(Synagogue-con't)

The driveway for the cars is grass, the basketball court is pervious, but it is a green finish as well (just trying to keep the vision of a park in that middle portion. Mr. Lombardo said we do have 2 driveway gates one ingress on Sunset Avenue and egress on Brook Road they are automatic gates iron painted Black, there is an estate style iron fence around the pool which is also painted Black the landscaping itself is quite interesting you will hardly see the parking the driveway is completely shielded by the Perimeter trees but also by some Japanese holly bushes and some additional trees on the west side. As you walk around the site there are a lot of benches, there are gazebos it's a place to relax reflect and hardly see any of the vehicular traffic on this site.

The pool equipment is on the south side of the pool but that's completely shielded with a variety of bushes and ground covers. Mr. Lombardo said we do have lighting on the site, and it is all dark sky compliant including the basketball court. Mr. Lombardo said the storm water management system and the septic system is on the northwest corner underneath the driveway near the Mikveh.

Mr. Stoehr asked how many parking spaces there on the property are. Mr. Lombardo said there is only 7 parking spaces on this site the way this works is that the Hampton Synagogue has a summer program, and the site will also welcome the children from the children center what happens is most of the parking is drop off. The only people that are using the parking spaces are staff and those who are coming in to use the Mikveh. The Mikveh is by appointment only. The parish house itself because it because it's a residential building only requires 2 parking spaces per apartment that's 4 spaces there and then we have a caretaker's apartment over the mikveh so that's 2 spaces there so that 6 we are only required to have 6 but we have 7 provided.

Mr. Stoehr asked where is the drop off for the children. Mr. Lombardo said the vehicular drop off is off sunset avenue immediately to the north as soon as you enter there is a drop off area so the flow of traffic coming in is not impeded by a drop off then they walk on to the site. The pedestrian entrance there are 2 there is one that is further to the north on sunset avenue just opposite the pool area and there is also access from jack's house to property to the south.

Mr. Stoehr asked if the Board has any questions. Mr. Mensch said no it was a very detailed plan and all the landscaping and all the setup is very nice. Ms. Kaloustian said she is good with it.

Mr. Minasian will write an advisory report to the Planning Board.

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

Doug Nappi, Dragonfly Design LTD.

There was a letter dated January 12, 2022, from Dragonfly along with pictures of the plants, removing the proposed fence completely that the Calamari's have decided not to install the fence after all. Also, there was an email from the Calamari's dated January 7, 2022, to Ms. Rogozinski stating that are withdrawing their application for the proposed fence at 14 Stillwaters Lane.

Mr. Nappi said the plan they had in front of them was a scaled down drawing that they had submitted in 2014. Mr. Nappi said it was a basic foundation with Boxwoods and ornamental grasses and it covers the foundation and he thought that was the ARB concerns.

Motion was made by Mr. Mensch to **approve** the application of **Frank Calamari** as note on Landscape Plan drawn by Dragonfly Design LTD date stamped January 12, 2022; seconded by Ms. Kaloustian and unanimously carried. **3 ayes 0 nays 2 absent**

SIGN APPLICATION**3 Joseph Musnicki, 97 Old Riverhead Road, (905-2-1-6.5) Ground Sign "Hot Tubs - Pools - Saunas by Ocean Spray" w/ Two Tenant Spaces**

Joseph Musnicki appeared. Mr. Musnicki said the application is for ground sign in front of my new building. The sign is 5' by 7' it has my logo on it plus the Ocean Spray hot tubs, pools and saunas above that and 2 tenant spaces below.

Mr. Musnicki said it was going to be in a cedar framing and the panels will match the Hardie plank that is on my building in that stone gray.

Motion was made by Mr. Mensch to **approve** the application of **Joseph Musnicki** as noted on rendering date stamped December 21, 2021; seconded by Ms. Kaloustian and unanimously carried. **3 ayes 0 nays 2 absent**

NEW APPLICATIONS

4 Anthony Portillo, 4 Mickies Way, (905-3-1-40) “Interior & Exterior Alterations/Renovations to One-Story Single-Family Dwelling (2 bed, 2 bath) over Unfinished Basement w/ Roofed-Over Entry Porch”

Anthony Portillo, Owner/Architect appeared.

Mr. Portillo said currently there is a light blue vinyl siding on the house we are not changing any of the window locations or we are not changing out the windows we just adding a window be seen on the porch for the new bathroom. Mr. Portillo said we are also replacing the front door.

Mr. Portillo said we are removing the vinyl siding and putting a Board and Batton siding cement in the color of Iron Gray (dark gray), put a white trim around the windows and white freeze board. The roof is in good shape and will remain. Mr. Portillo said for the porch we are also going to wrap the front column with a perma cast no tapered column with cable handrail which have a white rail on top with Black rail for the spindles that run horizontally. We will also remove the decking that is there and put a cedar decking.

Mr. Portillo said they plan on doing some small foundation planting in front (taking out the overgrown plantings)

Motion was made by Mr. Mensch to **approve** the application of **Anthony Portillo** as noted on plans drawn by Anthony Portillo; R.A., Leed Ap, AMP Architecture LLC dated December 18, 2021; seconded by Ms. Kaloustian and unanimously carried.

3 ayes 0 nays 2 absent

5. Joanne Zervos, 11 Jeffrey Lane, (905-6-3-10.11) “One-Story Addition for Den & Bathroom over Crawlspace w/ Interior Renovations Including Windows, Siding & Roofline Alterations, Legalize Basement Finished for Recreation Room & Bathroom, & Legalize Rear Deck Extension (~330 SF) & Hot Tub **Sheds to be removed/moved to conforming location**”

Anthony Portillo, Architect appeared.

Mr. Portillo said they are doing an addition to the front of the house which will be a den and new bathroom. We are proposing to remove the existing lap siding. We plan on keeping the existing roof, matching the roofing with the front addition.

Mr. Portillo said we have kind of two different textures going on here, a board and batten siding on portions of the building and then a lap siding on portions of the building. Mr. Portillo said currently there are two doghouse dormers at the front of the building we are removing those and are proposing a round dormer that will be at the center on the door.

(Zervos-con't)

Mr. Portillo said it will be dark Grey and black trim and we are replacing all the windows and will be a black framed window. Mr. Portillo said part of the addition is sort of a gallery space. There will be heavy glass hallway to the den and creates this gallery space.

Mr. Mensch asked about the dark metal fascia and roof material used for the barrel window. Mr. Portillo said he will use a black aluminum fascia, not a standing seam but a flat seam and the façade will be iron gray a dark gray.

Mr. Stoehr asked if there will be any landscaping done. Mr. Portillo said that they plan to do landscaping around the bump outs and around the addition area. Ms. Ross asked was there no landscaping with this one? Mr. Mensch said there should be a formal landscaping plan. Mr. Portillo said they were doing ground plantings getting rid of the heavy plants that are now in front of the house and just do minimal plantings.

Ms. Ross said normally a landscape shows what the plants are, how many, what size they are. Mr. Mensch said this application is a massive change there should be a basic landscape plan with the size, how many, and types and what the location is. Mr. Stoehr said they will approve the permit subject to receiving the landscape plan in two weeks.

Motion was made by Ms. Kaloustian to **approve** the application of **Joanne Zervos** subject to receiving Landscape Plan and as noted on plans drawn by Anthony Portillo; R.A, Leed Ap, AMP Architecture LLC date stamped January 18, 2022, seconded by Mr. Mensch and unanimously carried. **3 ayes 0 nays 2 absent**

Committee of One's

- 1. Nicolas Diener, 58 Beach Road, (905-13-1-5)** Second-Story Addition (~420 SF) for Two Relocated Bedrooms w/ Interior Alterations/Renovations Throughout Including Siding, Roof & Windows, Construct Pool Shed w/ Roof-Over (no plumbing), & Reconstruct Pool Patio At-Grade

Mr. Minasian approved Application for Nicolas Diener subject to the shed roof and siding to match existing house as a "Committee of One" on January 14, 2022, and memo dated January 11, 2022.

Motion was made by Ms. Kaloustian to adjourn the meeting at 6:35 pm; seconded by Mr. Mensch and unanimously carried **3 ayes 0 nays 2 absent**

Respectfully submitted,

Kerry Rogozinski, Building Permits Coordinator

APPROVED: _____
Michael Stoehr, Acting Chair

Dated: _____