

**ARCHITECTURAL REVIEW BOARD  
VILLAGE OF WESTHAMPTON BEACH  
Tuesday, February 1, 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.

**NEW APPLICATIONS**

**1. All Sunset Lane LLC, 25 Sunset Lane, (905-5-4-18.2) Construction** of  
Tennis Court (36' x 78') w/ Fence & Landscaping per ZBA 9/16/21 w/ Conditions

James N. Hulme, attorney appeared. Mr. Hulme said they do not plan to have a fence at all. Mr. Hulme said this is going to be a grass court so all you would really see is the two posts for the net and lines for the perimeter of the tennis courts itself.

Mr. Hulme said he will rely on the perimeter landscaping that already exists. This property was a property that we had to get a variance for because we are putting a tennis court on piece of property that doesn't have a principal use, but the owners of the adjacent properties and the owner of this property are connected and we were able to convince the Zoning Board that was sufficient to get the variances necessary to install this court in this location.

Mr. Minasian said the fact that this application was advertised with a fence and landscaping asked if something has been discussed with the Building Department about no fence for a tennis court? Mr. Hulme said that is a good question, I do not believe so, but he will go to building department and have that conversation.

Mr. Hulme said he did not know if there was anything in the code that requires a fence.

Mr. Minasian asked about the Landscaping. Ms. Kaloustian said she thinks the application needs landscaping; you should not have to see the tennis court.

Mr. Hulme said there is well-established landscaping around the perimeter if the property, and if the Board wants more than that he will consult with his clients. Mr. Hulme said the one place that it is not very thick is the view toward the house that they owned. Mr. Minasian said his only concern is on the Sunset Lane side if cars are driving up and down or if the ball comes out that side.

(All Sunset-con't

Mr. Minasian said he would suggest that maybe you could put like green giants along the property line on the Sunset Lane side, maybe 6' tall, 5'-6' apart and that might be sufficient.

Mr. Hulme said since he needs to get more information from the Building Department on this so he will discuss the green giants with his client and report back.

Motion was made by Mr. Stoehr to **holdover** the application of **All Sunset LLC** until the February 15, 2022 meeting; seconded by Mr. Mensch and unanimously carried  
**5 ayes 0 nays 0 absent**

**Committee of One**

**2. Joanne Zervos/William Maguire, 11 Jeffrey Lane, (905-6-3-10.11)**  
Landscape Plan of 11 Jeffrey Lane

Motion was made by Ms. Dioguardi to **approve** the Landscape plan of **Joanne Zervos/William Maguire**; seconded by Mr. Mensch and unanimously carried  
**5 ayes 0 nays 0 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)**

Mr. Minasian said he received a memo from the Planning Board that they need more information concerning the Synagogue referral. Mr. Minasian said he will write a response to the Planning Board and give it to Kerry.

Motion was made by Mr. Stoehr to adjourn the meeting at 6:15 pm; seconded by Ms. Dioguardi and unanimously carried **5 ayes 0 nays 0 absent**

Respectfully submitted,

Kerry Rogozinski, Building Permits Coordinator

APPROVED:

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Gregory Minasian, Chairman

Dated: \_\_\_\_\_