

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday, February 15, 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 6:10 pm.

HOLDOVER

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 Hulme, Attorney appeared. Mr. Hulme said as we discussed at the 2/1/22 ARB meeting time there is not going to be any fence on this grass tennis court. Mr. Hulme said he had confirmed that with the building inspector.

Mr. Hulme spoke to his client about doing some form screening and we submitted a Landscape Plan with 4' high Privet Hedge 3' O.C. along the Sunset Lane part of the street.

Motion was made by Mr. Stoehr to **approve** the application of **All Sunset Lane LLC**, subject to a 4' high privet hedge 3' o.c. and as noted on survey drawn by John Minto, Land Surveyor date stamped 2/15/22; seconded by Mr. Mensch and unanimously carried. **5 ayes 0 nays 0 absent**

NEW APPLICATIONS

2. Walter & Lori Steck, 20 Moneybogue Lane, (905-11-2-16) Construct
Two Story Addition for Garage w/ Common Room Above & Enclose Wrap Deck for Sunroom per ZBA 1/20/22

Wayne Steck appeared. Mr. Steck said the front of the house does not have any siding on it yet because he had a two-part application and this two-story addition for the garage needed ZBA approval.

Mr. Steck said this application was going to complete the original design which is a Copper roof over the existing porch, and I am adding a one and half car garage with an art studio above. All the materials will match the existing house, which is off white or beige cedar shakes, chimney is a stone veneer in a country field mosaic pattern, fascia and trim will be white. All matching existing conditions.

(Steck-con't)

Mr. Minasian asked what the extent was of the copper roof. Mr. Steck said is just going to cover the existing porch.

Motion was made by Ms. Dioguardi to **approve** the application of **Walter & Lori Steck** as noted on plans drawn by Jeffrey T. Butler, P.E., P.C. date stamped January 21, 2022; seconded by Mr. Mensch and unanimously carried.

5 ayes 0 nays 0 absent

3. James Davella, 24 Maple Street, (905-5-1-30) Renovations Throughout to Single-Family Dwelling (2 bed, 1 bath) Including Add Half-Bath & Install Egress Well, Renovation of Kitchen & Bathroom, Reconstruct Side Entry Deck (Max 3' Beyond Chimney), Replace Siding, Roofing, Doors & Windows, Also for Existing Detached One-Car Garage

James Davella appeared. Mr. Davella said he stripped some of the siding and realized how bad the rot was and had to rebuild the north side of wall which necessitated to stripping all the existing finishes from fascia's to the roof which was leaking which forced us to do a new asphalt roof.

Mr. Davella said there will be a board and batten CertainTeed vinyl siding in a Snow (White) color, trim will be white aluminum, roof will be a gray asphalt. Mr. Mensch asked if this was solely for the exterior of the garage and the there is a side stoop is that part of it or did you have to cut back. Mr. Davella said he wanted to rebuild the side porch and to gain clearance around the masonry chimney.

Motion was made by Mr. Stoehr to **approve** the application of **James Davella** as noted on renderings drawn by James Davella. dated January 23, 2022; seconded by Ms. Kaloustian and unanimously carried. **5 ayes 0 nays 0 absent**

4. Richard Brown/Mary Otsea, 77 Dune Road, (905-21-4-7) I/G Swimming Pool (10' x 60') w/ Patio (215 SF), Decks (658 SF) & Enclosure Fence in Front Yard, Including Driveway Relocation

Salvatore Iannone, Architect, Richard Brown and Judy Kamasow and Elaine Roarke, Elysian Landscapes appeared.

Mr. Iannone said there will be a 1' black wire mesh fence with a black post-4' high going on the east boundary across the front along Dune Road and return between the driveway and the pool itself and enclose the pool area, there is a gate up by the pool from the house as you enter the pool area, the decking will be wood and the patio is going to be a grey stone.

(Brown-con't)

Mr. Mensch asked about the pool. Mr. Iannone said that the pool is going to be out of the ground 18" we are going to slope up the grade around this pool from what we dig out of this hole.

Ms. Kamasow said that they will have a combination of different types of conifers and evergreen trees and shrubs at heights appropriate to screen the neighbors to ensure no neighbor will be impacted by the improvements that are proposed. Mr. Minasian asked Ms. Kameson what they are. Ms. Kameson said they are yellow Cedrus, Magnolia Virginiana, and Cryptomeria and evergreen magnolia all being layered to provide density going from the ground up. Mr. Minasian asked if this will be on the east and west property line as well as the front. Ms. Kameson said correct.

Mr. Brown said that this property has been in all gravel since we bought it and part of that was a house across the street that had a right of way with us and so along as that right of way existed it allowed people to come thru to the ocean. There was no way to get privacy there, so we just kept it. The Town of Southampton bought that house and now it is marsh land. Mr. Brown said that is why they want to improve it.

Motion was s made by Ms. Dioguardi to **approve** the application of Richard **Brown/Mary Otsea** as noted on plans drawn by Salvatore Iannone Jr. Architect PC. Date stamped February 4, 2022 and Landscape Plan drawn by Elysian Landscapes dated February 9, 2022; seconded by Ms. Kaloustian and unanimously carried.

5 ayes 0 nays 0 absent

5. Beechwood Oneck LLC, 3 Fiske Avenue, (905-9-2-35.3) Two-Story Single-Family Dwelling (5 bed, 5 bath, 2 half-bath) over Pile-Supported Crawlspace w/ Attached Two-Car Garage, Fireplace, Front & Rear Roofed-Over Patios w/ Balconies Above, Rear Roof-Over w/ Fireplace & BBQ Area, Attached Rear Patio w/ Swimming Pool & Integral Hot Tub w/ Enclosure Fence, Sanitary System w/ Fill & Landscaping

Paulina Giampietro and Barry Lenson Builders, Beechwood Once LLC. appeared.

Mr. Minasian wanted Mr. Lenson to identify on the four-lot subdivision where this application was. Mr. Lenson said this Lot#3 is on the southwest corner where Oneck meets Fiske closer to Moriches Bay.

(Beechwood-con't

Mr. Lenson said they are proposing a standard seam aluminum roof in medium gray, Hardie siding in Pearl gray with a stacked bluestone veneer at the front elevation of the house surrounding the front door and middle part of the house as well as a stacked bluestone veneer on the chimney.

Mr. Lenson also said the columns will azek or equivalent and they will be painted to match the house, the windows will be a Marvin casement series, the front door mostly glass, the porch ceilings or soffits are 1' x 6' clear cedar, the soffits on the upper level are going to be an azek painted gray to match the siding on the house, the decking in the rear of the house as well as along the front of the house will be 5/4 x 4 Epe or equivalent along with a stainless-steel cable railing.

Mr. Lenson said the walkways and the patios will be a bluestone or a Borrasso architectural paver and any remaining portion of the house where you have exposed foundation we will do in a gray stucco.

Mr. Stoehr asked about the landscape plan. Mr. Lenson said the landscape plan was done by R.B. Ingnatow, Landscape Architect shows European hornbeam planted in the front yard and in the left right and side yards he has London Plain trees along with privet as well as an extensive foundation plan.

Mr. Mensch asked about the pool enclosure fence. Mr. Lenson said that was not on the plan but would be looking to do either a deer fence if permitted or an aluminum estate fence. Mr. Minasian asked where it was going to go. Mr. Lenson said whatever we decide to do as a fence we would be more than willing to screen completely so that the fence is not visible from the roadside; so, we could add the privet that you see on the left side of the house going all the way back to the bay.

Mr. Minasian said the Board would need an updated landscaping plan. Mr. Lenson said he will submit an updated plan showing the exact location of the fence and we will bring the privet all the along the left side (so the fence is not visible)

Mr. Minasian said if the Board is comfortable with house and the location of the pool and everything his suggestion would be to make a motion to approve the application subject to receiving a Layout on the landscaping plan of the fence the proposed location height, type by our next meeting which is March 1, 2022.

Motion was s made by Mr. Stoehr to **approve** the application of **Beechwood Oneck LLC** subject to receiving a landscaping plan which shows the type of fence and location by the next meeting as noted on plans drawn by Jason Thomas, Architect date stamped January 31, 2022; seconded by Mr. Mensch and unanimously carried.
5 ayes 0 nays 0 absent

6. Samuel & Eleanor Williamson, 22 Sunset Lane, (905-5-4-23) Two-Story Single-Family Dwelling (4 bed, 4.5 bath) over Crawlspace & Finished Basement w/ Cellar Entrance, Two-Level Screened Porch, Two Fireplaces, Roofed-Over Front Porch, Two-Car Garage Attached by Breezeway, Maintain Existing Pool & Reconstruct Patio At-Grade, Install Fence & Landscaping

Ben Fuqua, Architect appeared.

Mr. Fuqua said the homeowners decided to take down the existing house and put an approximately 3000 square feet centered on the site. Mr. Fuqua said we are going for a traditional with natural pallet. The roof will be asphalt shingles in a cobblestone gray color for the main roof and a standing seam roof in a silver color with matte finish for the shallow pitches on the porches a natural cedar clapboard siding with a semitransparent stain in a dark ash color to let the grain come thru, there will be Riverstone veneer across the foundation and on the chimneys, the shutters in a Benjamin pale avocado color, and Marvin windows pebble gray color, and trim material will be an Olympic solid stain in pewter.

Mr. Fuqua said the replacement pavers around the pool will be bluestone. Mr. Fuqua said the Landscape Plan they have not really developed because they were focusing on the house itself and planned to do a Landscape plan as a separate application. Mr. Fuqua said it is a very flat site there is not much we could do in terms of things other than just plants.

Mr. Minasian said there was a plan that shows trees. Mr. Fuqua said they were all existing. Mr. Minasian asked if they were going to supplement those, Mr. Fuqua said eventually. Mr. Minasian said the Board needs an idea of what they are doing. (Similar to the previous application of what you are proposing here) Mr. Fuqua said they are very early in the process with any landscape designer and just didn't feel like we were ready to present that when the pressing thing was to get all the approvals for the house. Mr. Mensch said typically the landscape plan is part of the whole ARB process. Mr. Fuqua said he understood, and he can submit something soon.

Mr. Minasian said he would have to include the fence on the landscape plan, Mr. Minasian said he is seeing a retaining wall. Mr. Fuqua said there is no retaining wall.

(Williamson-con't)

Motion was made by Ms. Dioguardi to **Holdover** the application of **Samuel & Eleanor Williamson** until March 15, 2022 subject to receiving a Landscape Plan seconded by Mr. Stoehr and unanimously carried. **5 ayes 0 nays 0 absent**

Motion was made by Mr. Stoehr to adjourn the meeting at 7:00 pm; seconded by Mr. Mensch and unanimously carried **5 ayes 0 nays 0 absent**

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator
APPROVED:

Gregory Minasian, Chairman

Dated: _____