

**ARCHITECTURAL REVIEW BOARD  
VILLAGE OF WESTHAMPTON BEACH  
Tuesday, March 1, 2022 at 6:00 pm  
MUNICIPAL BUILDING, 165 MILL ROAD  
Via Zoom meeting**

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

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

**ABSENT:** Michael Stoehr

The meeting was called to order 6:00 pm.

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.

**1. Referral from Planning Board to the Architectural Review Board**

**Village Marine of Westhampton, LTD, 33 Library Avenue Extension, 905-15-1-5.4**

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 modification of site plan to expand stone blend parking for boat storage & display area and also to replace siding and install two windows for the existing one-story "Modern Yachts" marina building located upon a 3.5 -acre parcel in the Marina zoning district.

Agena Rigdon, DKR Shores and Brian Frezza, Manager Modern Yachts (via phone) appeared.

Ms. Rigdon said they were here tonight in response to a violation that the property received because they had removed the siding and started to replacing the siding with a vinyl product, looks like a shingle product with a 5" exposure in a Cape Cod Grey, They replaced one window in place and they were installing a secondary window that was new.

(Village Marine-con't)

Ms. Rigdon said there was a little history with this property. It had site plan review back in 1980's nothing recent. Since there was no updated site plan since 1985 Ms. Rigdon said Mr. Hammond, Chief Building Inspector requested an updated Survey to reflect the existing conditions and that is why they were in front of the Planning Board.

Ms. Rigdon said new management took over and wanted to continue alterations to the site and did not realize that he needed permit to replace siding. Once he was informed, he applied for the permit and needs to finish before Memorial Day.

Ms. Rigdon said there is not a huge change to the site there was a dirt parking area up front they used as a boat storage area they sort of dolled up the area and by putting a stone blend down and some of the decorative piles and roped off an area for display area it looks a lot better than it did. He is trying to clean up the site which should have been done a long time ago.

Ms. Rigdon said they are changing the color and replacing the siding, which is like a cape cod gray, but it is a vinyl product made to look like a Cedar shingle, m trim is white, and it was white and will remain white. There are no other alterations to the site right now.

Ms. Rigdon said in the future there will be before the Planning Board with a new application for Bulk heading and dredging. So, there will be marine work so the parking area right now will be a dredge soil site for dewatering and removing fill from the 2 basins that need to be dredged.

Ms. Rigdon said they resurface the stone blend where before it was kind of mud and dirt before, they installed a display area that was previously dirt parking for boats and vehicles, and they are in the middle of replacing the siding and the window.

Mr. Minasian asked if they were doing all 4 sides of the building in the same material and was it the intent to do the entire building in the cape cod gray. Ms. Rigdon said she believed so. Ms. Rigdon got Brian Fezza on the phone to clarify. Mr. Minasian asked so in the back where the garage doors are all sides going to be the same material. Asked about the shed on the north side looks like a shed. Mr. Fezza said all 3 sides are 3 sides are being sided with the same color except the back where the garage doors are, shed on the north side will be resided same color, Mr. Fezza said he is not doing the garage side because its aluminum and they would have to tear that off and re-stud it so they were going to repaint the aluminum siding in a gray to match the composite shingle.

(Village Marine-con't)

Mr. Minasian asked for any of Board members had any comments. Mr. Mensch said he has no objections to this application and said its going huge difference in what it has been and it has been run down for a long time, Mr. Mensch said the metal will look fine painted and fits to that space with the big overhead garage doors and he does not have any issued. Ms. Dioguardi and Ms. Kaloustian had not objection.

Mr. Minasian said he will be sending over an Advisory Report to the Planning Board shortly.

### **HOLDOVER**

**2. 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

Mr. Minasian said the applicant requested a holdover to the April 19, 2022, ARB meeting.

Motion was made by Ms. Kaloustian to Holdover the application of **Samuel & Eleanor Williamson** until April 19, 2022, meeting; seconded by Mr. Mensch unanimously carried. **4 ayes 0 nays 1 absent**

### **NEW APPLICATIONS**

**3. Carolyn & Lee Renzin, 2 Lilac Road, (905-8-3-3)** Additions/Renovations to Single Family Dwelling (5 bed, 5 bath) including Second Story Addition & Two-Story Rear Addition w/ Fireplace over Finished Basement w/ Cellar Entrance for Rec Room/Gym, Rear Roofed-Over Patio, Reconstruct Swimming Pool w/ Patio & Enclosure Fence, Sanitary System & Landscaping

Ian Greenberg, Architect, Ian Shaw Architect PLLC appeared. Mr. Greenberg said there will be a new pool with new pavers on grade, new covered porch in the rear attached to the house, and in the front of the home we will basically the existing roofs will be ripped off to provide for the new second story.

Mr. Greenberg said the siding will be Board and Batton vinyl siding in white, the roofs will be architectural timberline asphalt shingle in medium gray, all trim, fascia, window casing, door casing and columns will be white composite material. The bump out that is surrounding the stairs on the south side will be white panel material (Hardie cement board) with revels in it, there will be black drainage leaders and gutters, brick chimney will be a wash that looks like aged brick.

(Renzin-con't)

Mr. Minasian said you are changing the configuration of the pool do you have a pool enclosure fence that is going to remain? Mr. Greenberg said no they would like to remove that fence and have the 6' high tall stockade fence and the self-closing/latching gates around the property function as the pool barrier and add sensors to doors and windows out to the pool for that protection. We will be removing the 4' PVC fence near the pergola.

Mr. Greenberg said along Lilac Road will be all new Privacy hedges most likely be 8' tall Leland Cyprus, something to screen the home from the road and that will be from the corner of the property from the southwest corner up to the driveway and then stop.

Mr. Greenberg said the driveway (gravel will remain where it is and just widened enough to allow for the four-car parking that we need. A new walkway up to the porch and front door. new landscaping in front, anything that is dead or overgrown will be removed all over the property and replaced with a new tree/shrub. Mr. Greenberg said in the front yard there will also be some other hedges planted and flowering bushes in front of the house.

Motion was s made by Mr. Mensch to **approve** the application of **Carolyn & Lee Renzin** subject to applicant making a note for installing 8' Leland Cyprus and noted on plans drawn by Ian Shaw, Architecture date stamped February 1, 2022; seconded by Ms. Dioguardi and unanimously carried. **4** ayes **0** nays **1** absent

**4. Gaby Tchlinguirian/Rebecca Wenner, 18 Mitchell Road, (905-11-2-5)**

Two-Story Addition on Slab for Two-Car Garage, Laundry Rm & Entry Foyer w/ Accessory Home Office & Bathroom Above, One-Story Addition for Entry Foyer w/ Associated Minor Interior Alterations & New Roofing

Gaby Tchlinguirian, Architect/Applicant and Rebecca Wenner appeared. Mr. Tchlinguirian said that there is an existing one-story dwelling and on the north side of the dwelling we are proposing a two-story structure the ground floor will have a two-car garage and the front portion of the first floor will have a floor entry leading up to the second floor like home office space.

Mr., Tchlinguirian said the second part of the project is a mud room at the front entry that exist currently which is a one-story frame structure, and we are solely using the building for ourselves.

Mr., Tchlinguirian said he wanted to piece meal and incorporate a lot of the organic details that have been going on in the Village. Mr. Tchlinguirian said they are proposing to do a lot of white transitional feels to the building Board and Batton materials which will be white, all white windows, all azek trim composite materials and he said he is not opposed to changing some of the materials on the roof.

(Tchlinguirian-con't)

The existing building will stay with the cedar finish, the existing building is not being altered structurally we are just opening up a little penetration on the north side to access the garage and the second floor. Mr. Minasian said he so in renderings the Board received there are 2 options, one with a metal roof and another option with an asphalt roof.

Mr. Minasian said the one Board member (Mr. Stoehr) that is out tonight sent an email and said I cannot attend today meeting but said I do not favor a full metal roof, I like the option 2 the asphalt. Mr. Minasian said having said that I am more comfortable also with the asphalt roof and asked Mr. Tchlinguirian are you OK with the Asphalt roof. Mr. Tchlinguirian said he would be fine and would like to incorporate some metal at the overhangs above the front entry doors the double doors, over the garage doors and then perhaps over the mud room foyer entry. Mr. Tchlinguirian said so the main roofs will be asphalt and the double door entry on the white addition will have metal over the garage and over the mud room entry the front foyer entry.

The landscaping itself will all remain. There will be a 4' fence running north to south at the lot line with lush privets. They will be removing a portion of the white picket fence and putting a gate to the new 2 story addition, and we would just run a row of privets running north- south where that driveway on the left side to give it some screening from the building entry to the existing one family portion,

Mr. Minasian asked Mr. Tchlinguirian to change the drawings to reflect the discussion we had in regard to show the asphalt roof for the entire structure except at the north side with the double doors and the southside by the mud rom entry and over the garage doors. Mr. Tchlinguirian changed the drawings to reflect that.

Motion was s made by Ms. Dioguardi to **approve** the application of **Gaby Tchlinguirian/Rebecca Wenner** as noted on plans drawn by Gaby Tchlinguirian, R.A. Architect P.C. date stamped February 8, 2022; seconded by Ms. Kaloustian and unanimously carried. **4 ayes 0 nays 1 absent**

**5. 213 Dune Road LLC, 213 Dune Road, (905-20-2-5)** Two-Story Single-Family Dwelling (5 bed, 4 bath, 2 half-bath) on Existing & Expanded Pile Foundation w/ Garage & Breakaway Entry Level Under, Elevator, Fireplace, Front Balcony, Two-Level Wrap Deck w/ Partial Trellis-Over, Maintain Pool w/ Reduced Deck & Enclosure, Maintain Walkway to Beach, NFPA 13R Sprinkler, Sanitary System & Landscaping, per ZBA 4/18/19"

Michael Nobiletti, Agent and Temple Simpson, Temple Simpson Studio LLC appeared.

(213 Dune Road, LLC-con't)

Mr. Simpson said he wanted to expand the existing house in a style that is very similar and that is akin to Westhampton Architecture using Westhampton and Hampton materials such as cedar and wood. The pool is to stay as existing and the over all layout is fairly constrained by various coastal and fema rules. The intention of the design is to keep the overall structure at a relatively modest scale and the pool ensures that it is kind of set back closer to the ocean.

Mr. Simpson said the materials will be red cedar shingle in two forms; below for the breakaway panels we are proposing a ship lap red cedar planks and above for the first and second story we will be using the 6" traditional red cedar shingle, the windows and doors will all be mahogany wood, we want to bleach the mahogany so that it weathers to a tone that is similar to the cedar and that's like representative in the renderings (want it to be beachy), trim is cedar azek in and natural/white color.

Mr. Minasian said he did not see a landscape plan. Mr. Nobiletti said he didn't submit a landscape plan and that we were going to rely on the existing vegetation that's there, you can see on the renderings the west side there is privet hedge that runs the length of the driveway coming out to the street and then on the east side there is a right of way access walkway for the neighboring property that has to be maintained obstruction free and that will also then again abut against where the new pool and pool enclosure is so that on the east and west sides we have no opportunity to add any additional vegetation, because the south side is in the coastal erosion hazard area and we have no intention of disturbing at this time the native vegetation that exist there. On the front we have relocated the septic system and we have a portion of the driveway to make sort of a semi-circle access to come in and out which is a safer access for the site. Mr. Minasian said the Board does not have a survey that even shows the configuration of anything. Mr. Nobiletti said the Board should have a survey from Fox survey last dated November 30, 2021, the Board did not have, and Mr. Minasian said he does not see location of pool or septic systems or anything.

Mr. Minasian said what he would to suggest is to approve the house subject to receiving a site/landscape plan showing what is existing, where the pool is, where the driveway is so the Board can get an understanding of what the existing conditions are and what the proposed is. Mr. Nobiletti said he will have the landscape/site plan this week.

(213 Dune Road LLC-con't)

Motion was s made by Mr., Mensch to **approve** the application of **213 Dune Road LLC** subject to receiving a Landscape/Site plan and as noted on plans drawn by Temple Simpson, R.A., Temple Simpson Studio LLC dated February 15, 2022; seconded by Ms. Kaloustian and unanimously carried. **4 ayes 0 nays 1 absent**

Motion was made by Ms. Dioguardi to adjourn the meeting at 7:00 pm; seconded by Ms. Kaloustian and unanimously carried. **4 ayes 0 nays 1 absent**

Respectfully submitted,

Kerry Rogozinski  
Building Permits Coordinator

APPROVED:

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Gregory Minasian, Chairman

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