

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday, March 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 6:00 pm.

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.

1. Referral from Planning Board to the Architectural Review Board

WHBH Real Estate, LLC., 7 Beach Lane, (905-11-3-10)

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 renovate & construct additions to the three-story hotel/inn (16 units) with associated site improvements, including a swimming pool with patio, pergola & outdoor seating area, upon a one-acre parcel located in the HC zoning district.

James N. Hulme, Attorney, Corey Gluckstal, General Partner/Owner, Alex Badalamenti, Architect, and Frank Del Villar, Architect from BLD Architecture all appeared.

Mr. Hulme said they are renovating this property. There are an existing 2 structures one of which we are removing entirely and the other of which we are making some additions and major renovations to end up with a 16-unit hotel including the amenities that the Chairman indicated: dining room and bar area for use by the hotel patrons.

(7 Beach Lane-con't)

Mr. Hulme said they have been with the Planning Board for some time now and we have been to the Zoning Board and got all the variances that were required of us to make this project work and at the last Planning Board meeting we had a little or nothing to do with them so they referred it to you guys for your advisory report.

Mr. Hulme said in support of the application we have submitted the Architectural Review Board Checklist which covers the materials of construction, multi-page document that gave an architectural overview of the project, we submitted a Landscaping Plan and examples of some of the fencing materials.

Mr. Badalamenti said his objective is to renovate the existing structure very much in kind with its original architecture, it is an Empire French design from the early 20th Century, we are replacing the solid wood panels with open railing, restoring the upper roof replacing with cedar, replacing all the exterior clapboard with new clapboard Hardie plank, all of the windows will be replaced we have a very elegant black liner on the windows within the white frames. Mr. Badalamenti said the main roof of the Old Grassmere which faces Beach Road will be natural cedar shingle, matching some of the detail of the siding of the existing siding (fish scales) in cedar and is painted white, and check to see if Hardie makes that product. Mr. Badalamenti said where there is clapboard, we are replacing the clapboard with Hardie plank. In the rear of the building which is the new expansion this all-vertical cedar that is whitewashed and then we have cedar trim for all the trellises and the railing up above, so the third floor is cedar again to pick up on the roof.

Mr. Badalamenti said they are taking the front porch wrapping around with the pergola coming around the south side, we have cedar up above in the lattice work glass railings just so we could see the lattice and then down below we have vertical whitewashed cedar boards on the new additions.

Mr. Badalamenti said there will be a whole new entrance from the south side of the lot, visitor parking on the south side, and new pool. Mr. Badalamenti described the renovation keeping the style of the structure, and the existing main building with natural cedar shingle roof, new white clapboard, and shingle siding all in character with the street. The building will have a new front porch, and the south side with a pergola. The addition will have vertical cedar siding and glass railings on the back trellis. HVAC units will be hidden from view on the roof.

Mr. Badalamenti said we are replacing the solid wood panels with an open railing, we are restoring the upper roof replacing it with cedar, replacing all the exterior clapboard with new clapboard most likely Hardie plank all the windows will be replaced, the existing main building will natural cedar shingle roof grey shingles, rear addition black EPDM membrane roofing.

(7 Beach Lane-con't)

Mr. Badalmenti discussed the Site Plan and Landscape Plan. There is extensive landscaping throughout the site there will be a full perimeter of hedge green giants around three sides of the properties which were worked out with the adjoining neighbors. There are some specimen trees giving a naturalize look to Beach Lane very much in keeping with what's there now, there is bluestone paving

The Board questioned the fencing regarding the two photographs submitted of the white vinyl fence and the cedar fence. Mr. Badalamenti said we have a white fence that runs around 90% of the perimeter and it is screened with giant arborvitae. The small extensions to the east those we would change over to cedar so that as it greets the neighborhood it is in the cedar as oppose to the white with the arborvitaes, the last 18 feet on the north end and the south end nearest Beach Lane will be the cedar fence, all of which being 6 feet tall; on the west property line it will be the white fence and full arborvitaes and the pool fencing was said to be black estate style 4' fence.

The Board also questioned the fencing around the dumpster enclosure being cedar stockade and tend to get in disrepair which should be a more attractive fence enclosure since it can be seen from the street.

The Board questioned the parking area were 13 parking spaces and 2 handicap spaces are indicated on the south side, and 6 spaces in the back area, and whether they are enough to accommodate the staff and guests. The Board was told those 6 spaces in the back are land banked spaces, and the total number of spaces met code requirements.

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

NEW APPLICATIONS

2. The Meadows at Westhampton Beach, 143 Beach Road, (905-7-1-3)

Construct Second-Story Addition for Primary Suite w/ Renovations Throughout of Single-Family Dwelling (4 bed, 4.5 bath) over Unfinished Basement w/ Egress Well, Attached One- & One-Half-Car Garage, Fireplace, Roofed-Over Entry Porch, & Attached Rear Patio (remove deck)

James Neisloss, Owner appeared. Mr. Neisloss said they will be taking down the vinyl siding which is there now and will be putting up Hardie Plank and Board and Batton in white, the roof will be a Pewter gray shingle roof with touches of a grey, matte finish metal standing seam roof which is over the garage and roofed over entry.

Mr. Neisloss discussed the landscape plan and said there will be a walkway; relandscaped with large screening trees around the exterior of the house. Mr. Neisloss said there is chain link fencing that goes all the way around and there is fence with a gate that is cedar

(143 Beach Road-con't)

Motion was s made by Mr. Stoehr to **approve** the application of **The Meadows at Westhampton Beach** as noted on plans drawn by Stromski Architecture, P.E. date stamped February 23, 2022, and Landscape Plan drawn by Dragonfly Landscape Design, LTD. date stamped February 18, 2022; seconded by Ms. Kaloustian and unanimously carried. **5 ayes 0 nays 0 absent**

3. 282 Dune Road LLC, 282 Dune Road, (905-19-3-4) Two-Story Single-Family Dwelling (5 bed, 6 bath, 4 half-bath) over Pile-Supported Crawlspace w/ Attached Two-Car Garage, Three Fireplaces, Elevator, Roofed-Over Front & Side Entry Porches, Partially Roofed-Over Rear Deck w/ Balcony Above, Swimming Pool w/ Integral Hot Tub, Sanitary, Driveway & Landscaping”

Josh Rosenweig, APD Architects and Tiffany Burke, APD Architects appeared.

Mr. Rosensweig said the application is for a shingle style residence with some English cottage influence. Mr. Rosensweig the exterior consists of shingle style residence with natural materials and over the front entrance has the English cottage influence. The overall color grey is an Ashford moss Benjamin color gray there is multiple materials on the house but the overall color that you see on all the trim, facia of the roofline or the shutters trim will be the deep tone of Ashford moss from Benjamin Moore, set against that coloration is a pressure treated red cedar shingle roof, the upper part of the building will be an Alaskan yellow cedar shingle which are going to weather silver, the lower level area will be a ship lap siding that is also built out of the yellow cedar shake, some of the elements that are in dark gray on the rendering in Ashford moss color are going to be painted over azek materials and also in some cases your exterior windows and doors are all in an aluminum clad material. All the flashing on the building will be in a zinc coated copper, the fieldstone will be veneer stone natural beige will not only be on the chimney but also on the skirt of the house

The first floor on the right- and left-hand side of the tower element is shiplap made out yellow cedar. there will be epe decking, all the trim will be painted Ashford moss color and the stone around the pool will match the chimney.

Mr. Rosensweig said the garage doors are not facing Dune Road they are not facing a direct elevation to the neighbor and its nice the garage is facing inward to the property and is not really in the view of anybody coming by.

282 Dune Road-con't)

Mr. Rosensweig said the landscaping will consist of a series of evergreen trees, ornamental grasses, privet hedge the driveways will be a Clinton point blue crushed gravel, all the fences are wire mesh fences are buried in between hedges, wire mesh fences inside of two rows of privet and all our actual gates are natural cedar with steel frame construction inside. The parking lot to the east of this property is already improved currently with a very long line of evergreen trees those are going to remain through their demolition and construction process, we will be adding more evergreens deciduous and ornamental grasses to the property

Motion was s made by Mr. Mensch to **approve** the application of **282 Dune Road LLC** as noted on plans drawn by Austin Patterson Disston Architects date stamped February 28, 2022, and Landscape Plan drawn by Austin Patterson Disston Architects date stamped February 28, 2022; seconded by Ms. Dioguardi and unanimously carried. **5 ayes 0 nays 0 absent**

4. **213 Dune Road LLC, 213 Dune Road, (905-20-2-5)** Landscape Plan for 213 Dune Road.

Michael Nobelitti, Agent appeared. Mr. Minasian said the Board had asked for a Landscaping Plan and the Board did receive the Plan on March 3, 2022, and the Board accepted.

Motion was s made by Mr. Stoehr to **approve** the Landscape Plan of **213 Dune Road LLC** as noted on plans drawn by Temple Simpson Studio date stamped March 3, 2022; seconded by Mr. Mensch and unanimously carried.
5 ayes 0 nays 0 absent

Committee of One

5. **Beechwood Oneck LLC, 3 Fiske Avenue, (905-9-2-35.3)** Landscape Plan

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

Mr. Minasian said the Board had received the Landscape Plan and there was a little confusion on what was submitted. Mr. Lenson said at the last meeting the Board needed clarification of the fence that was going around the property and what material the fence was going to be made out of. Mr. Lenson said we had overlooked that the plans submitted did include a fence location and did include a fence detail but we since changed the fence detail from a chain link to a deer fence surrounding the property and those details are shown on the plan along with a picture of what we envisioned.

(3 Fiske Ave-con't)

Mr. Minasian said what you have submitted had one small notation about a fence and it looked like it went from a 4' fence now to a 6' fence. Ms. Giampietro said yes and now there is California Privet along the interior side of the fence on three sides to help screen the fence.

Ms. Ross asked if that was a 6' deer fence in front of the house. Mr. Lenson said yes and would be completely screened by Privet. Mr. Minasian said what you are showing the Board is 2 rows of fencing that looks about 8' tall and Mr. Minasian said he doesn't believe that that qualifies for a pool enclosure and the drawing that we have that there is a wall that seems to be 3½' or 4' wall on the Oneck side. Mr. Lenson said that he believes that is a 6' fence and he did confirm with the Building Department that the 6' deer fence along with the proper pool gates would be permissible by code for a pool enclosure and will recheck with the Building Department.

Mr. Minasian said the fence is shown on the outside of plantings, and he would like to see them on the inside of the plantings. Mr. Lenson said the fencing will be on the inside of the plantings (house side of the plantings). Mr. Minasian asked that they mark up the plans to show the fencing on the inside (House) side of the plantings.

Mr. Minasian asked that Mr. Lenson change the plan and submit to the Board indicating with the fencing on the inside (house) side of the plantings. Mr. Minasian said on the west side it shown the fence is on the street side, so you are going to move that in on the front of the house, on the west, south and east property lines. Mr. Lenson agreed and said they will submit the revised drawings in a week.

Mr. Minasian asked for a motion to have Mr. Lenson change the drawing and the Board will have someone look at and sign off on it as a committee of one. Motion was made by Mr. Stoehr, seconded by Ms. Dioguardi, and unanimously carried
5 ayes 0 nays 0 absent

Motion was made by Ms. Dioguardi to adjourn the meeting at 7:20 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: _____