

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday, February 7, 2023 at 6:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD**

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

Kerry Rogozinski, Building Permits Coordinator
Elizabeth Baldwin, 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.

(Audio Problems)

HOLDOVER

1 Enthusiasm LLC, 2 Brook Road, (905-8-3-34) Facade & Storefront
Renovation *Sign to be filed separately*

Nick Vero, Architect Mr. Vero said we made some changes since the last time we were here. We talked about doing some of the wainscoting on the roof, we added details of the starbursts and crowning details.

The Board briefly discussed the sign and the marquee. Mr. Vero said the letters on the marquee or signs would have to go the Zoning Board before the ARB. Mr. Vero would have to come back to the ARB.

Mr. Stoehr said it's not that we are fighting the project, we think it's great we are having trouble zeroing in on the colors by what has been represented to us. Mr. Mensch said the color samples that we got are different than if you match the colors on the drawings. Mr. Mensch said the color sample that we got is different and doesn't match the colors on the drawings. Mr. Mensch said the building is a big building right in the middle of Town but it's hard to tell the color samples that we got are different on the matching the building, we should have a rendering that you see depth. Mr. Vero said do you want us to color one of the columns.

(Enthusiasm-con't)

Mr. Minasian said the Board is OK with the concept of what's being proposed here, I think the Board is comfortable with the Art Deco style that you approached the Board.

The Board is in favor of this project going ahead, the Board is in favor of the concept with the Art Deco style with the sunburst on it and the other details. Mr. Minasian said I would like to have some way that we can continue the project and approve the concept but not the colors.

The Board decided to approve the project and said once we are in the field, we will approve colors as they go up.

Motion was made by Mr. Stoehr to approve the application of **Enthusiasm, LLC** for the concept and structure subject to at a later date that is convenient to the applicant, the architect and the Board to review a color pallet and to look at the color pallet in the field; seconded by Mr. Mensch and unanimously carried. **5 ayes 0 nays 0 absent**

NEW APPLICATIONS

2. Bella 165 LLC, 165 Dune Road, 905-20-2-24.1 Additions & Renovations Throughout for Two-Story Single-Family Dwelling (5 bed, 5 bath, 2 half-bath) Over Piles w/ Garage & Entry Level Under, Elevator, Gas Fireplace, Roofed-Over Side Entry Porch, Front Balcony, Rear Screened Porch w/ Balcony Above, Retain Rehabilitated Rear Deck & Swimming Pool per ZBA 7/21/22

Rui Gomes, Architect from Paul Russo, A.I.A. Architect, P.C. appeared.

Mr. Gomes said the materials will be windows and doors Anderson white with grilles, the siding will be cedar Maibec Nantucket Sea Coast Gray, the roof will be asphalt in a Georgetown gray, aluminum gutters and leaders in white, any columns will be white, Azeck trim white, garage doors will be white (Cloplay Carriage).

Mr. Stoehr asked about Landscaping. Mr. Gomes said there is existing and no change.

Motion was made by Ms. Jayne to **approve** the application of **Bella 165 LLC** as noted on Plans drawn by Paul Russo, A.I.A. Architect, P.C. date stamped January 4, 2023; seconded by Ms. Kaloustian and unanimously carried. **5 ayes 0 nays 0 absent**

3. Sean & Monica Sullivan, 11 Meadow Lane, (905-10-1-20) Exterior Renovations Including Roofed-Over Entry Patio, Roofline Changes, Skylights, Windows & Doors, Siding, Roofing & Trim, ****Proposed Work Approaches Substantial Renovation Threshold - Future Work May Not Be Permissible w/o FEMA-Compliant Elevation****

Gaby Tchilinguirian, R.A. Architect P.C. appeared.

(Sullivan-con't)

Mr. Tchilinguirian said what they are proposing to do is removing all the old rotten board and batton and apply cedar shake natural brown siding, cedar shake natural brown, (exposed untreated and let it weather, all the white trim that you see is a composite matte finish Azek white, garage doors craftsman style in white, gutters and leaders will all be in white to match the trim work we are proposing, and all the windows will be Anderson in white.

Mr. Minasian asked about the chimney. Mr. Tchilinguirian said it has an existing brick chimney, so we are just painting it like a darker gray component.

Mr. Minasian asked if anything is changing with the landscaping. Mr. Tchilinguirian said all the Boxwoods will remain we are just going to keep the foliage the way it is, we are not adding any landscaping to it. Mr. Tchilinguirian said the primary intent of landscaping will be the Boxwoods Privet style look.

Motion was made by Mr. Stoehr to **approve** the application of **Sean & Monica Sullivan** as noted on Plans drawn by Gaby Tchilinguirian, R.A. Architect P.C date stamped January 19, 2023; seconded by Ms. Jayne and unanimously carried. **5 ayes 0 nays 0 absent**

Committee of One

4. John Sokolovic, 276 Oneck Lane, (905-10-1-10) Construct Attached Two-Car Garage

Mr. Minasian said for the record this application was approved as a Committee of One on January 24, 2023.

Motion was made by Ms. Jayne to adjourn the meeting at 6:45 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: _____