

**ARCHITECTURAL REVIEW BOARD  
VILLAGE OF WESTHAMPTON BEACH  
Tuesday, April 4, 2023 at 6:00 pm  
MUNICIPAL BUILDING, 165 MILL ROAD**

**Present:** Gregory Minasian, Chairman  
Andrea Kaloustian  
Michael Stoehr  
Christopher Mensch  
Peggy-Ann Jayne

Kerry Rogozinski, Building Permits Coordinator  
Elizabeth Baldwin, Village Attorney

The meeting was called to order at 6:00 pm

**HOLDOVER**

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

Nicholas Vero, Architect appeared.

**(Audio issues)**

Mr. Minasian said at the last meeting we were going over materials, and the colors we have here Hardie Plank, stucco, marque crown detail sunburst relief details, columns, polymer panels on Oak Street. Mr. Minasian said there was some confusion what is stucco and what is Hardie Plank.

Mr. Vero said the west and the will be raised Polymer Panel smooth side of building will be Polymer panels are those grey, Hardie Board horizontal siding the columns we will repair do in cement stucco smooth, east and south Hardie Plank columns Framed element white with red trim band, on the west side elevation it will be New Cementitious horizontal clapboard siding white, decorative crown molding red trim bands, new windows black metal framed with grilles, cap existing columns with Hardie board trim (light grey), polymer panel (off White), borol truexterior trim (Grey), North Hardie board planks no change in windows, east Hardie plank repair the columns, raised foam sunburst relief finished in white stucco, only the two columns to the right of the front main entrance will be smooth stucco.

(Enthusiasm-con't)

Mr. Minasian said all the Board members are in favor of the theater being renovated and the style, the question now is to resolve the questions about the colors; two weeks ago I spoke with Mr. Vero and I told him I stood on Mill Road, and I stood in the Village parking lot and on Oak Street, and noted that the blue columns accentuated the mass of an existing building we can't change the size or height but we can maybe diminish the height of the building by changing the blue columns to white, it would take away the height of the building. The Board agreed that the front entrance is the main focus.

Mr. Mensch said we will get updated drawings from Mr. Vero. Mr. Vero said in the east and north sides and want to see how the paint colors will look on the materials before the Board signs off the colors.

Motion was made by Mr. Stoehr to holdover the application of **Enthusiasm** until the next meeting on April 18, 2023, subject to getting updated elevations; second by Ms. Jayne and unanimously carried **5 ayes 0 nays 0 absent.**

## **NEW APPLICATIONS**

**2. Ronald & Julia Appel, 21 Bridle Path, (905-6-3-4.11)** One-Story Addition on Crawlspace & Slab for Reconstructed/Expanded First Floor Bedroom & Attached One & One-Half-Car Garage w/ Half-Bath & Outdoor Shower, Including Interior Alterations to Open Renovated Kitchen to Dining Room, Expand Driveway

Ronald Appel, the owner, appeared.

Mr. Appel said the addition will be on the north side, the roofing will Asphalt shingles in Driftwood, siding and trim will be Alside Superspan vinyl siding in a Tuscan Clay, exterior door will be a solid metal door to match Tuscan clay siding, fence will be Cedar all to match existing.

Mr. Appel said he also will widen the driveway with gravel to match existing with blue stone and metal edging. Mr. Appel said there is either will be a mulched area between the driveway and house with plantings and one small tree.

(Appel-con't)

Motion was s made by Mr. Stoehr to **approve** the application of Ronald & Julia Appel as noted on plans drawn Zachary T. Clanahan Architect date stamped March 20, 2023; seconded by Ms. Kaloustian and unanimously carried.

**5 ayes 0 nays 0 absent**

**Committee of One**

**3. Country Pointes Estate at WHB- Lot 3, 11 Happy Lane, (905-4-1-14.9)**

Amendment to Building Permit P220171

Mr. Minasian said that the Country Pointe Estates wanted to change the exterior of the house from Cape Code Gray to White for both the cedar shake siding and board and batton siding, the asphalt shingle roof color from dark Grey to Black walnut, the windows will remain black casement windows and will no longer have grills and changing a sliding door to a window.

Motion was made by Ms. Jayne to approve the color changes to 11 Happy Lane seconded by Mr. Stoehr and unanimously carried **5 ayes 0 nays 0 absent**

Motion was made by Mr. Stoehr to adjourn the meeting at 7:35 pm; seconded by Ms. Jayne 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: \_\_\_\_\_