

**ARCHITECTURAL REVIEW BOARD  
VILLAGE OF WESTHAMPTON BEACH  
Tuesday, April 18, 2023, at 6:00 pm  
MUNICIPAL BUILDING, 165 MILL ROAD**

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

Kerry Rogozinski, Building Permits Coordinator  
Elizabeth Baldwin, 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.

**HOLDOVER**

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

Paul Sigismondi, Architect appeared.

**(Audio issues in the beginning)**

Mr. Minasian asked do you have floor plans. Mr. Sigismondi said not I just came in with the elevations.

Since no colors and no structural were submitted, the Board wanted to have this application held over.

Motion was made by Mr. Stoehr to holdover the application of **Enthusiasm LLC** until next meeting May 4, 2023; second by Ms. Jayne and unanimously carried

**5 ayes 0 nays 0 absent.**

**NEW APPLICATIONS**

**2. Beechwood Westhampton LLC, 15 Happy Lane, (905-4-1-14)** Two-Story Single-Family Dwelling (5 bed, 4 bath) over Finished Basement w/ Cellar Entrance & Egress Well, Attached Two-Car Garage, Gas Fireplace, Roofed-Over Entry Porch, Swimming Pool w/ Patio At-Grade & Enclosure Fence, Driveway & Landscaping” Shower, Including Interior Alterations to Open Renovated Kitchen to Dining Room, Expand Driveway

Rachel Scopinich, Rosenberg, PC and Barry Lenson Beachwood Organization appeared.

Mr. Minasian said the first thing I need you to do is to explain to the Board that you have with you shows the color rendering of houses and where. Ms. Scopinich said these are the houses that were approved already. What we have approved already you can disregard lot 10 & 17, 2 is on tonight, 18, 20, 3, 4, 6 have already been approved by the ARB. Mr. Lenson said lots 4 & 6 are the two-cedar shake houses that are similar, next to each other. Mr. Minasian asked about the color code between the red, pink and orange. Ms. Scopinich just said that is a designation for us. Ms. Scopinich said they can remove that. Mr. Lenson said pink is for model homes, orange is in contract. Mr. Lenson said so far because of the concerns of the Board on every lot either we built a different house and completely different façade.

Ms. Scopinich said the roof will be Tamko Architectural shingles Black Walnut, Cedar shake siding painted white vertical Board and Batton in White, fascia, trim and window casing in White, square decorative columns white, garage in an American Tradition Series in white, bluestone walkway, front door in Black.

Mr. Minasian asked about the Landscaping. Mr. Lenson said we have screened very generously around pool and screening around, depending on the lot we have arborvitaes 8’ on center on the left and right side.

Motion was made by Ms. Kaloustian to **approve** the application of **Beechwood Westhampton LLC- Lot 10-** as noted on plans drawn by GRCH Architecture PC date stamped April 21, 2023, and Landscape Plan drawn by R.B. Ignatow, Landscape Architect date stamped April 6, 2023, seconded by Mr. Mensch and unanimously carried. **4 ayes 0 nays 1 absent**

**SIGN APPLICATIONS**

**3. Gamen LLC (Spinner), 16 Old Riverhead Road, (905- 4-2-11)** “Replace Ground Sign for "Fay Dentistry" & "Westhampton Wellness"”

**4. Gamen LLC (Spinner), 16 Old Riverhead Road, (905- 4-2-11)** “Wall Sign at Westerly Suite for "Westhampton Wellness"”

(Gamen-con't)

Nicholas Giuffre, Agent

Mr. Minasian asked if there were two businesses. Mr. Giuffre said yes there are two businesses.

Mr. Giuffre started with the ground sign and said it was replacing the existing ground sign in the exact same location; previously there was only one tenant on the ground sign. Mr. Giuffre said there will be one wall sign for the one tenant and on the westerly side there will not be a sign.

Mr. Giuffre said what we are looking to do is to make the upper portion of the proposed ground sign to have a full panel to match the width of the bottom design with a slimmer design leaving white space on either side of the sign, the wall signs will consist of Pantone Black in background border and wellness center letter and the blue will be a Pantone Blue (CMK-89-56-0-3), and Avery Dark blue in some spots. The wall sign is 25 sq.ft. with goose neck lighting and the ground sign is 6' tall 56" wide including the posts. with side lighting.

Motion was made by Mr. Mensch to approve the signs, but the lighting referred back to the building department; second by Ms. Kaloustian and unanimously carried.

**4 ayes 0 nays 1 absent**

**5. Ozmar Properties, 103 Main Street, (90511-2-20.1)** "Wall Sign: Back Lit Halo for "Ivy at Main"

Jerry Ferrari, Tenant appeared.

Mr. Ferrari said this is for a sign to replace current sign I have now at Ivy on Main and will hang inside the building and lit up from behind all the green letters will be lit from behind in Green; the letters will be 7".

A motion was made by Mr. Mensch to approve the sign application of Ivy at Main; second by Ms. Jayne and unanimously carried. **4 ayes 0 nays 1 absent**

**Committee of One**

**6. Charles and Joanne Piluso, 503 Dune Road, (905-16-2-13)** Two-Story Front Addition on Piles to Expand Dining Room & Existing Bedroom w/ Attached Balconies, Square-Off Stair Tower, Reconstruct Exterior Decks, Stairs & Guards, Replace Siding Throughout, & Remove Unpermitted Section of Rear Deck per ZBA 4/20/23

Mr. Minasian said the new Hardie siding will match the existing in Light gray-Light Mist color.

(Piluso-con't)

Motion was made by Mr. Mensch to **approve** the application of **Charles and Joanne Piluso** as noted on plans drawn by Nicholas Vero, Architect date stamped April 12, 2023; second by Ms. Jayne and unanimously carried.

**4 ayes 0 nays 1 absent**

Motion was made by Ms. Jayne to adjourn the meeting at 6:45 pm; second by Ms. Kaloustian and unanimously carried **4 ayes 0 nays 1 absent**

Respectfully submitted,

Kerry Rogozinski  
Building Permits Coordinator

APPROVED:

\_\_\_\_\_  
Gregory Minasian, Chairman

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