

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday, May 2, 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

Referral from Planning Board to the Architectural Review Board

**1. WH Equity Group LLC, 12, 22 & 80 Montauk Highway & 11 Old Riverhead Road
(905-004-01-022.01, -023, -026.03 & -030.01)**

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 final site plan approval to construct a multi-family residential development consisting of forty-five (45) dwelling units, distributed amongst seventeen (17) buildings, with a community building, swimming pool, on-site sanitary treatment plant and associated site improvements upon an 8-acre assemblage of parcels in the HD & B-2 zoning districts.

Michael F. Kelly Esq- Kelly Development, Alexander Badalamenti- BLD Architecture, Philip Giordano, Architecture and James N. Hulme, Esq. appeared.

Mr. Hulme said they had been at this project for a while. We started with the Planning Board where we received preliminary approval which was necessary for us to move on to the Trustees for Special Permit use in this particular zone. We went thru that process and they granted us the Special Permit and then we returned to the Planning Board for final approval and part of that final approval is to be referred to the Architectural Review Board.

Mr. Hulme said we had previously submitted a package which included the site plan as well as all of the elevations of all the building proposed and the ARB checklist, and tonight we just handed out the material board to show you the various materials that are used thru out the project.

Mr. Hulme said, as you can see its 45 units over multiple buildings and including a community building and swimming pool. Mr. Hulme then introduced Alexander Badalamenti.

Mr. Badalamenti said 45 units 7 units types they are designed to look like large country houses in Gambrel style, so they look more like houses than do like townhomes.

Mr. Badalamenti said the materials on the perimeter facing West and North those buildings are all white with black windows and black doors.

(WH Equity-con't)

Mr. Minasian wanted Mr. Badalamenti to describe the Site. Mr. Badalamenti said Depot Road to west, Montauk Highway to south, school is across the street, and then there are 2 condos developments to the north, on the eastern portion of the site we have the sewage treatment plant to service all the units. We have 45 units, and the Clubhouse and pool is in the southeast corner.

Mr. Badalamenti said along the west and the north side these units are primarily white with black doors and black windows, the units along the south they are all grey with white trim. We wanted to keep the development monochromatic as much as possible so it wouldn't be distracted because we have so many roof types. They are old gambrel style and intended to look like country house, Material wise we are using an Eldorado stone for the base on all of the units, we have Hardie Plank in shingle style which we are using on all of the exterior shingles on all of the buildings in a white or grey (Hardie arctic white or Hardie night grey straight edge panel, windows are Anderson 100 white or black, black windows will have white trim and the white windows white trim, Anderson White or black 9 panel and then we have a fiberglass shingle roof the colors are sort of a blackish gray color so it goes with the white.

Mr. Mensch asked about the soffits, trim boards, freeze boards they will be done in Hardie or another composite no vinyl .

Mr. Mensch said you have metal roofs. Mr. Badalamenti said a couple of the Portico's low hanging roofs in a Standing Seam in a Matte dark Gray. Mr. Minasian said there is metal roofs in every building. Mr. Mensch said they weren't included on the ARB check list and there was no material board sample. Mr. Badalamenti will supply a sample of the metal roof; the white buildings and the gray buildings will have the same color metal roofs.

Mr. Minasian asked about the landscape plan. Mr. Hulme said it was his understanding from the Planning Board that the landscaping is theirs. Mr. Stoehr asked about the sanitary treatment plant. Mr. Badalamenti said that will sit above grade will be clad with it with similar Hardy Plank material and fully screened with landscaping.

Mr. Minasian asked about the Community Building. Mr. Badalamenti said that the Community Building will be in white same materials white Hardie Plank, black doors, black windows, same roof, same stone base; it is designed to look like one community with two different color's. Mr. Badalamenti said all the grey buildings face Montauk highway. Mr. Stoehr asked about the fence. Mr. Badalamenti said that it will be probably a black aluminum Estate Fence around the pool and the Sewage treatment plant. Mr. Mensch asked about the trellises and what material they were. Mr. Badalamenti said he wasn't sure but probable Azek (low maintenance).

Mr. Minasian said as he is flipping through the pages that all buildings have metal roofs on every building. Mr. Badalamenti said you have a couple of low overhang roofs over some of the porticos and little porch roofs (anything that is low slope). Mr. Minasian said it looks like every building, every porch group has a metal roof. Mr. Badalamenti said yes. We have metal standing seam in a light gray and a dark grey. Mr. Stoehr asked if they submitted a sample. Mr. Badalamenti said no.

Mr. Mensch said, "so you're using the same exact basically in every building detailed the same but you're changing the finishes that's the color. Mr. Badalamenti said correct.

(WH Equity-con't)

Mr. Minasian asked what the standing seam looks like. Mr. Badalamenti said it looks like an old tin roof. Mr. Badalamenti said we can supply the Board with a sample of the metal roof and that it will be matte gray and will also update the check list. Mr. Mensch asked if the white buildings and the gray buildings are going to have the same color metal roof? Mr. Badalamenti said yes. Mr. Stoehr asked if there were any other fences on the property. Mr. Hulme said we have it around the perimeter would be the same black estate fence. Mr. Badalamenti said we do not have a picture we will submit, and Mr. Hulme said yes.

Mr. Hulme said he knows that there's concern on the property to the north about visual and we still are working with the Planning Board on the landscaping with that and Patio Villas.

Mr. Mensch asked if they could provide the Board an actual sample of the two Hardie Board with metal just so we see what they look like together because it's hard to tell. Mr. Badalamenti said sure.

Mr. Stoehr said since the Planning Board has to approve the landscaping, the Board is only commenting on the existing structures going in.

Mr. Mensch said so on the corner to Montauk Highway and Depot Road we are going to have all these nice gambrel style some kind of classic homes and around the corner we are going to have this big black roof white club house. Mr. Badalamenti said it should be different than residential buildings.

Mr. Mensch asked about the pool equipment. Mr. Badalamenti said it will go in the maintenance bldg. in the Community Building.

There were some questions about the sidewalks and pathways. Mr. Hulme said he will look into that and fence questions and will provide information for the next ARB meeting on May 16, 2023.

Ms. Smalley lives in Patio Villas just had a question about the garage she wanted to know what materials and colors they are made out of group project. Ms. Smalley said I know half the units will have garages, and the other half won't. Mr. Hulme said the garage doors were in a decorative white vinyl and did not exceed 32 ft as per code. Ms. Smalley said she was satisfied. Ms. Smalley asked if there were any buildings for trash to be stored for the units without garages. Mr. Hulme said that is an issue we are talking to the Planning Board about.

Mr. Hulme said that he will get information on the landscaping, trellis and samples of materials and details on the fences.

Motion was made by Mr. Mensch to holdover application of **WH Equity Group**; second by Mr. Stoehr and unanimously carried **5 ayes 0 nays 0 absent**

HOLDOVER

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

Paul Sigismondi, Nicholas Vero Architect .

(Enthusiasm-con't)

Mr. Sigismondi said the last time he was here the Board had some questions about the fluting and parts of the external façade, he said more descriptive details were added to the plan. A more descriptive detail of the façade makeup.

Mr. Minasian asked Mr. Sigismondi about the changes since the last submission. Mr. Sigismondi said in coordination with the Board it was decided that the entire side except for the top band will be white color matched to Azek White. Mr. Sigismondi said there were not a lot of changes from the submission 2 weeks ago, just a lot more description added to the makeup and materials—One of the changes was the double banding of the west elevation 6th column starting from the left. Originally that was just a fluted column and a decorative banding that went across to keep it more uniform for the entire theater section of the building.

Mr. Sigismondi said if you go from the west elevation the 2nd column will be fluted and the height of panels will change from 7' to 5' on the west elevation. The double doors that were existing will be a new set of doors- originally, we were going to close in with a window but decided to keep it as another form of egress and keep things flowing.

Mr. Mensch asked about the depth of the columns. Mr. Sigismondi said the grey section of flute is 2 ½" wide the depth of each flute is 2", and now the existing columns that are there now that we're capping the range from 18 ½ " to 22 ½ ". Mr. Minasian said looking at the front elevation (south) the blue columns that you have at the entrance to the right of it there are 2 new white now fluted columns? Mr. Minasian said originally on a prior submission the 6 ?

Mr. Minasian asked to please clarify the columns on the east side. Mr. Sigismondi said the columns that are not fluted on the east side of the theater are part of the structural rehabilitation and there will be a steel plate that runs from the top to the bottom which will give a nice smooth finish. Mr. Sigismondi said everything at the upper decoration band hasn't changed. All windows will be replaced under the NYS Energy code. Mr. Sigismondi said the North will not change as it will be Hardie Plank floor to ceiling with the band red.

Mr. Minasian asked for Mr. Sigismondi to get a final set of plans with the changes. Mr. Sigismondi said ok.

Mr. Sigismondi said if you go to the front elevation (south) the blue columns that you have to the right of these are 2 new now white fluted columns that's a question so originally prior to submission the 6 main existing columns in front were all being capped fluted then painted blue. Now the blue will only take place at the main focus of the entrance and the columns. The 2 on the right will be white and the 2 on the left will be white, the east elevation (left hand side) again will be fluted.

Mr. Sigismondi said there will be Hardie Plank on the north side from the floor to ceiling with red band. Mr. Sigismondi said he will submit corrections and the Board is not approving the colors but is going to visit the site and make a decision as of now the blue columns are the blue that's listed. Mr. Sigismondi said he will check with the contractor what Pantone colors are.

The ARB was ok with the blue in front and columns on Oak Street in white.

(Enthusiasm-con't)

The Board was looking for all the windows and doors labeled and noted being clear glass, the Board was good with the grille pattern in the windows. The Board wants to know when the materials are up then paint the colors on a small sample.

The Board at this time is not approving the colors until we get down the road a site visit occurs and a decision.

Mr. Minasian asked how the Board gets a final set of plans. Mr. Sigismondi said he could have them tomorrow, flutes on the one column, red on the back of the building not a problem.

Motion was made by Mr. Stoehr to holdover the application does not approve the colors subject to Flute on side revised plans to show red strip and Pantone colors; (this is not approving the colors) second by Mr. Mensch and unanimously carried 5 ayes 0 nays 0 absent.

NEW APPLICATIONS

3. Beechwood Westhampton LLC, 2 Happy Lane, Lot 10. (905-4-1-16) Two-Story Single-Family Dwelling (5 bed, 4.5 bath) over Finished Basement w/ Cellar Entrance & Egress Well, Attached Two-Car Garage, Gas Fireplace, Roofed-Over Entry Porch, Swimming Pool w/ Patios At-Grade & Enclosure Fence, Driveway & Landscaping

Rachael Scopinich & Richard W. Rosenberg, PC, Beechwood appeared.

Ms. Scopinich said this was going to be the house that's right at the entrance, so the house will be facing Depot Road.

Ms. Scopinich said the roof will be Tamko Architectural shingles Virgin Slate (gray variation-mid gray) , cedar shake siding painted echo bleach, fascia, trim and soffit is going to be a White PVC but the windows themselves are going to be Black, casement, black patio & front door single hung with solid glass panel in back, garage door black American Traditions Series, walkway and patio in blue stone porcelain pavers and an Ornamental Iron Black fence.

Mr. Stoehr asked about where the pool equipment will be going. Ms. Scopinich said it will probably go in the back corner and be screened by plantings.

Mr. Minasian asked about the Landscaping. Ms. Scopinich said because it's beyond the corner of Depot and corner of Happy Lane there will be a mixture of October Glory Maples and Sweetgum along the curbs of Depot and Happy, there will be western Arborvitae along the backyard property lines between the adjacent lots. There will be California Privets along the pool fence except the location that abuts the property line they will consist of foundation plantings consisting of Shadblow serviceberry, Japanese acuba compact inkberry false holly bayberry and cat mint.

Motion was made by Mr. Stoehr 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 seconded by Ms. Kaloustian and unanimously carried. **5 ayes 0 nays 0 absent**

4. Beechwood Westhampton LLC, 6 Margareta Court, Lot 17. (905-4-1-23) Two-Story Single-Family Dwelling (4 bed, 3.5 bath) over Unfinished Basement w/ Egress Well, Attached Two-Car Garage, Gas Fireplace, Roofed-Over Entry Porch, Swimming Pool w/ Patio At-Grade & Enclosure Fence, Driveway & Landscaping

Rachael Scopinich & Richard W. Rosenberg, PC, Beechwood appeared.

Ms. Scopinich said this property is toward the end of the cul-de-sac.

Ms. Scopinich said the roof will be Tamko architectural shingle , Virginia slate, siding cedar shake, painted cape cod gray, fascia, trim, window casing, soffits PVC white, columns will be square decorative columns encloses, white, doors front door will be wood with 4 Lite with bottom panel and with 1 side lite 2 lite with bottom panel in white rear door and garage door in white, garage door American Tradition Series in white, door scones single light black with clear glass, walkway blue stone porcelain, front porch, front step poured concrete and faced with bluestone porcelain pavers.

Ms. Scopinich said because this house is also on the corner it’s going to be along the street trees October glory maple and the sweetgum kind of alternating dark American arborvitae there are 6 are planned, along the curb, there will also have abbreviates on the property lines about 18 above and 16 below, 18 below and 16 above on the backyard portion of it we're both backyards butt., California privets along the pool fence; foundation plantings will consist of holly, boxwood, juniper, bayberry and cat mint.

Ms. Lunding wanted to address the fencing, she said the arborvitae and the rhododendrons behind my Patio Villa she put in completely screen me off from Montauk Highway(she lived there for 23 years, those arborvitae are now huge, the arborvitae that you’re putting up along the back doesn’t look like they are going to be that big that fast, maybe the homeowner can make a different decision. Also, there is a fence along the Patio Villa, the fence runs along the back of that property we understood on our side that you were going to build a fence on your side is that true or not. Mr. Minasian said that would all be an issue for the Planning Board. Ms. Lunding said she will go back to the Planning Board and look at the subdivision approval for the landscaping and the fencing.

Motion was s made by Mr. Stoehr 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 seconded by Ms. Kaloustian 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:

Gregory Minasian, Chairman

Dated: _____