

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday, May 16, 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

Referral from Planning Board to the Architectural Review Board

1. WH Equity Group, 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.

Phillip Giordando, BD Architecture, dpc, Alex Badalamenti, BD Architecture, Ryan Jantez, Managing Member WH Equities Group LLC, Michael Kelly, President Kelly Development Group and James N. Hulme, Esq.

Mr. Hulme handed out a new elevation packet and new material board and said there are a couple of relatively minor changes that I will highlight first before we get into any details, this reflects a color change in the siding and in the metal roof and you may recall that there was a stone veneer at the base that's been converted to as reflected here a Red Brick and the ARB checklist that we provided has the update of the materials.

Mr. Minasian pointed out that the REVISED drawing of the Material Board dated May 16, 2023, now shows that the original Eldorado Whitebark Cliffstone is now revised to Glen-Gery Thin Brick Veneer Barlow Handmade; the original Tamko Rustic Black Heritage Series Asphalt Shingles is now revised to Tamko Heritage Series Asphalt Shingles Virginia Slate; James Hardie Night Gray Straight Edge Panel Shingle Siding is now James Hardie Straight Edge Panel Shingle Siding Light Mist. Also shows the addition of Englert Architectural Metal Standing Seam Roofing Dove Grey; Englert Architectural Metal Standing Seam Roofing Charcoal Grey; Haas Garage Door American Tradition Series 9620 White; and five foot Estate Style Aluminum Fence Black.

(WH Equity -con't)

Mr. Hulme said one other question the Board had was about the sidewalks, the sidewalk was going to extend along Montauk Highway and along Depot Road, there are short sidewalks and garden trellises you will find south of the south buildings but those sidewalks don't communicate to the permanent sidewalk, it's a little sitting area and the only fences are around the pool and the sewage treatment plant and they are both on the Estate Style aluminum fence in black.

Mr. Badalamenti said we responded to some of the comments the Board made 2 weeks ago, some of the comments were very good, Mr. Mensch was critical of the Design of the Club House facing both Depot and Montauk, so we redesigned the Clubhouse Building so its attractive on all four sides we also lowered the roof and lightened the color of the roof because there seemed concern about the black. Once we changed the roof, we color toned it to gray and from what is sort of a blueish gray which was a darker gray to a slightly lighter gray.

Mr. Badalamenti said the buildings that are facing Depot and the Villas (west and north) were always white; the ones facing Montauk went from a darker grey to the lighter gray. Mr. Minasian said the darker gray was along Montauk and the Community Building was whiter and now the front building is light mist, and the Community Building is white.

Mr. Badalamenti said he also added piers to the Clubhouse so that they also repeat the repetition of the columns. He also said the white buildings have the black windows, the grey building has the white windows; the white buildings will have a light grey (Dove Grey) metal standing seam roof and the gray buildings will have slightly darker grey (Charcoal Grey).

Mr. Badalamenti and Mr. Hulme said that it their understanding of the Village Code that the Landscaping is put under the auspices of the Planning Board not the Architectural Review Board.

Mr. Minasian said he will write up an Advisory Report for the Planning Board.

HOLDOVER

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

Nicholas Vero Architect appeared.

Mr. Vero said we made some changes as per whatever notes that were taken at the last meeting. Mr. Minasian said at the last meeting when Paul Sigismondi was here, he was describing the changes in the white columns, Mr. Vero said the changes in the white columns were there was some fluted columns which we described as the columns returning that were turning corner the other columns along Brook Road will not be fitted as flutter.

Mr. Minasian asked if Mr. Vero could start with the west elevation and describe the siding. Mr. Vero said the siding has not changed the siding new vertical Cementous clapboard siding white, boral truexterior Polymer trim in whiter at bottom Polymer is Horizontal Polmar panel in white Hardie board, the columns will have that smooth stucco in white as was described at the last meeting.

(Enthusiasm-con't)

On the Front (south side) toward the traffic circle entry we have the fluted columns in the blue, there will be new windows in black, metal frames with grilles, Framed and capped shade element, White with red band, cap existing columns with Stucco coated foam trim in white, cap new framed faux columns with fypon fluted cap in blue, decorative crown molding white stucco. New Hardie Board clapboard siding in white, new doors black metal frames with grilles. Mr. Vero said they will try to keep all columns the same depth. On the east we are all Hardie board smooth stucco in white, the red band and doors and the north same, doors will be painted in same white, the sunburst relief will be a raised foam sunburst finished in a white stucco.

Mr. Vero said the actual colors will Blue Paint: BEHR "Nocturne Blue",-(HDC-CL-28) Red Paint: BEHR- "No More Drama"- (P140-7D and White Paint: BEHR "Bit of Sugar"- ((PR-W14)

Mr. Minasian wanted to confirm the date of the drawings, Mr. Vero said May 2, 2023.

Mr. Vero stated that he would have to go to the Zoning Board of Appeals for the Marque.

Mr. Minasian said as far as we are handling the colors, there were some discussions about going to the site and seeing the color on the material. The Board said they are fine with the color that we saw on site already.

Motion was made by Mr. Stoehr to approve the drawing dated May 2, 2023; second by Mr. Mensch and unanimously carried **5 ayes 0 nays 0 absent.**

Motion was made by Ms. Jayne to adjourn the meeting at 7:45 pm; seconded by Ms. Kaloustian and unanimously carried **5 ayes 0 nays 0 absent.**

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator

APPROVED:

Gregory Minasian, Chairman

Dated: _____