

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday, June 20, 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 Ross, 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.

NEW APPLICATIONS

1. 282 Dune Road LLC, 282 Dune Road, (905-19-3-5.1) Install Driveway Gate

Josh Rosensweig, APD Architects appeared. Mr. Rosensweig said the proposal today is for a nice classic driveway gate that is to compliment the shingle style architecture that we proposed built out of a clad mahogany that is going to match the deck trim color on the house (Bear Creek), the driveway gate post will also be made out of mahogany and will be painted the same color as all the trim and fascia on the main house, which is a very complimentary color to the Alaskan yellow cedar shingles that are on the main house.

Mr. Minasian asked Mr. Rosensweig for the record if he could say what the height of the gate and height of the post were. Mr. Rosensweig said the height of the gate is 4' from the existing grade and the height of posts are 4'9' from the existing grade and confirmed that they will be set back 20' from property line as shown on Survey drawn by Fox Land Surveying last revision date of 5/18/23.

Motion was made by Ms. Jayne to **approve** the application of **282 Dune Road LLC** as noted on Plans (ARB-3) drawn by Austin Patterson Disston Architects date stamped June 7, 2023; seconded by Mr. Mensch and unanimously carried.

4 ayes 0 nays 1 absent

2. **Bryan Zaslow, 21 Stacy Drive, (905-10-5-24)** Additions & Renovations to the Two-Story Single-Family Dwelling (7 bed, 7.5 bath) on Piles w/ Attached Reconstructed Two-Car Garage, Two Fireplaces, Roofed-Over Entry Patio, Reconstruct Attached Rear Deck & Swimming Pool, Renovate Cabana w/ Bathroom, Propane Generator, Reorient Driveway & Upgrade Sanitary System per ZBA 6/15/23

Salvatore Iannone Jr. Architect P.C. and Doug Nappi, Dragonfly Landscape Design LTD appeared.

Mr. Iannone said they are going to renovate the structure and turn it into a nice gambrel style home. the home is going to have exterior siding in a Red Cedar shingles stained Gray, roof will be Red Cedar shakes, windows, doors, trim and soffit will be White PVC, exterior columns will be White Perm cast, front porch patio in Bluestone, rear pool deck in Natural IPE, chimney in Danish Blend brick, exterior railing will have White PVC Posts with stainless steel cable, garage doors will be carriage style Arch top doors with glass and panels painted white.

Ms. Jayne asked about the Cabana. Mr. Iannone said it will be the same materials and color to match the addition.

Mr. Iannone then introduced Mr. Nappi from Dragonfly to discuss the landscaping. Mr. Nappi said in the front there will be 5-6' Green Giant Arborvitae and Green Giant Arborvitae (hedge) along the side property lines (E&W) along with Junipers, Inkberry Holly, and Crape Myrtle in the front. The Native plants will remain, the fencing 4' black wire yard guard fence with 2 double gates self-closing self-latching, Mr. Mensch asked about the pool equipment and air conditioner, Mr. Iannone said that he has it on the wrong side of the landscape plan.. r. Nappi said it will be on the West side.. r. Minassian asked Mr. Nappi to initial and date the landscape plan, Mr. Nappi did.

Motion was made by Ms. Jayne to **approve** the application of **Bryan Zaslow** as noted on Plans drawn by Salvatore Iannone Jr. Architect P.C date stamped May 19,2023; and Landscape plan drawn by Doug Nappi, Dragonfly Design dated June 13, 2023, seconded by Mr. Mensch, and unanimously carried. **4 ayes 0 nays 1 absent**

Motion was made by Ms. Jayne to adjourn the meeting at 6:20 pm; seconded by Ms. Kaloustian and unanimously carried **4 ayes 0 nays 1 absent**

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator

APPROVED:

Gregory Minasian, Chairman

Dated: _____