

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

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

Kerry Rogozinski, Building Permits Coordinator  
Elizabeth Baldwin, Village Attorney

**Absent:** Andrea Kaloustian  
Michael Stoehr

The meeting was called to order 6:00 pm.

Mr. Minasian announced that we have Three 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.

A motion was made by Ms. Jayne to approve the minutes dated 6/20/23.  
seconded by Mr. Mensch and unanimously carried **3 ayes 0 nays 2 absent**

**NEW APPLICATIONS**

**1. Robert Irving Goldstone Irrevocable Trust, 417B Dune Road, (905-17-5-33)**  
Two-Story Single-Family Dwelling (3 bed, 2.5 bath) on Piles w/ One-Car Breakaway Garage Under, Roof Deck & Sanitary System per ZBA 12/15/22

James N. Hulme, Esq., Milton Meryl, Advisor for Owner, Robert Kall, Neighbor at 423 Dune Road, Timothy & Constance Guba, Neighbors at 417A Dune Road appeared.

Mr. Hulme said this property is in the Pond Point area and it is on the ocean side where the homes are stacked three in a row and this property is closest to the ocean. Mr. Hulme said in order to undertake this project we need to get variances, with two necessary forms of relief which were granted on 12/15/22 specifically for the relief from the coastal erosion and habitable space.

(Goldstone-con't)

Mr. Hulme said the subject project now complies with the local Zoning setbacks, lot coverage etc. Mr. Hulme said they submitted the plans but they did make one change if you see on the plans on the ocean side of the home there is an exterior staircase down to a deck which extended approximately out of the middle on that side of the home we have moved the stairs from the middle to the edge of that deck, the only change from what the board has that the exterior was moved from the center of that side of the house to the western edge. Mr. Minasian asked if that was reflected in the plans submitted. Mr. Hulme said no. Mr. Minasian said he would have to mark up the plans and initial and date them. Mr. Hulme said OK.

Mr. Hulme said the roof is Black EPDM, the siding is Mahogany weathered grey called Red Marontl horizontal siding, weathered natural, and vertical composite panels in light grey., the trim is similar material, which is Mahogany, exterior door is glass sliders door with a black trim, garage door style is flush color grey which is grey, and the foundation below is open piles wood Gray natural. Mr. minasian said the e rendering you had submitted are two shades of gray Mr. Hulme said one is Naturally Weathered Grey Mahogany "Rain Wall" over Black Rain Shield and the other is Composite Board in Grey to Compliment Naturally aged Mahogany. Mr. Mensch asked if everything is the same material. Mr. Meryl said no the bottom is the garage breakaway walls and the area underneath the deck is being conceived as some kind of composite board-medium grey Mr. Minasian said so the lower level will be a composite material painted gray, Mr. Meryl said it come pre painted murmured said and will be maintained with over time and will be gray and above that u have the mahogany which will grey naturally . There will also be a metal railing basically doing wire cable with wood caps mahogany, probably be paint it black but maybe stainless.

Mr. Minasian asked for neighbors to come up and look at the drawings. Mr. Call said he was on the western side of the property. Mr. Call said unfortunately he was not around for the zoning board hearing and wanted to go on record , they wrote a letter of his concerns which included the electric line, power lines, the zoning board gave dune integrity to the eastern side of the house where the zoning board gave 10 ft from my property line, he h ad concerns over the roof run off, he wanted to know the construction access. Mr. Hulme said there is not a roof deck. Mr. Mensch said as far as drainage it's a flat roof and all the water will stay within that space, they have to by code maintain this water by going into drywells on their property. Ms. Guba asked where the drywells are, Mr. Hulme said that is the building department issue not the ARB.

Mr. Call asked about the landscaping, where is the a/c condenser going to be located, asked the board to consider the aesthetics within the tight neighborhood. Mr. Guba said when the current structure being removed, they are going to clear his concerns about the kids Mr. minasian said that is not the arb purview. Mr. Hulme said they are entitled to have a home built on this property. The Gubas and Mr. Call wanted to know where the a/c condensers are located.

(Goldstone-con't)

Mr. Minasian then asked about the landscaping . Mr. meryle said basically it is scrub and black pine and grass there, pea gravel as the driveway material . mr, minasian said do we have a plan. Mr. Meryl said no, we would have to take basically what's there and out and rebuild it. Mr. Minasian asked if they could get a landscaping plan in two weeks for the 8/1/23 ARB meeting. Mr. Hulme said OK. Mr. Mensch asked where they were putting the condensers/heat pump. Mr. Meryl said it will be in a notch within the alcove sitting flat also be screening. On the north façade is buried inside the building for aesthetic reasons.

Motion was made by Mr. Mensch to **approve** the application of **Robert Irving Goldstone Irrevocable Trust** subject to receiving a Landscape plan prior to the next meeting and as noted on Plans drawn by DJLU Architects date stamped. May 23, 2023; seconded by Ms. Jayne and unanimously carried.

**3 ayes 0 nays 2 absent**

**2. Mario & Elisa Alba, 32 Rogers Avenue, 905-6-2-1.5** Two-Story Single-Family Dwelling (4 bed, 4.5 bath) over Finished Basement w/ Three Egress Wells, Attached One-Car Garage, Roofed-Over Entry Patio & Rear Roofed-Over Porch, Landscaping (Retain Sanitary System, Pool, Patio At-Grade, Fencing & Shed)

James Brucz Architect, PLCC appeared.

Mr. Brucz said the homeowners outgrew their original house which only had two bedrooms and needed more bedrooms for their three children.

Mr. Brucz said the design of the home is that the owner's interest was to have a dominant front entry relatively centered on the home, so we took that as a way to plan the home. Mr. Brucz said the front entry is used as an access through the property which is narrow and very long and along this access is primarily circulation.

Mr. Brucz said there will be GAF Architectural Asphalt roofing in a Stone Gray and Standing Seam Metal roofing in a Matte Gray at the front and side entry as well as the covered rear porch, , the siding material will be Hardie Plank Lap siding – smooth in Arctic White and Hardie Vertical Board and Batton siding smooth in Arctic White, exterior door style is solid Oak door with two sidelights in Brown Stain, Anderson Casement and Picture windows with 2 x 2 grille pattern in ebony, the north side around the garage –carriage style (triple pane) there's a horizontal siding,

Mr. Minasian said we've had some concerns in the past about reflection that reflects up into the second floor windows and sometimes reflects into the neighbors.

Mr. Brucz said that is why we are choosing a Black Metal Plaque Matte it almost looks like powder coating Black. Mr. Brucz said they will not have any metal roof on the south side.

(Alba-con't)

Mr. Minasian asked about the Landscaping plan. He said the landscaping is relatively simple, existing some pine trees there are some arborvitae along property lines for screening, ornamental grasses at walkways, we are pretty much keeping existing plantings in the backyard, those are much taller,, we have some shorter arborvitae will be acting a vegetative buffer on the north side and also on the southside and then along the house and along the pathways are just some tall ornamental grasses. Mr. Minasian said you are keeping the existing trees along the property lines; the pool is existing Mr. Brucz said that is correct. Mr. Minasian also asked the pool equipment, "Are you relocating? Mr. Brucz said we are, we're matching the Ornamental grasses right now it's slightly shrouded by like an L configuration of tall grasses, the owner is proposing slightly that equipment but providing more of a proper screen for that equipment.

Mr. Minasian asked if there is an exiting pool house and if anything is being changed to match, Mr. Brucz said no it's quite far back it's White and it recently was painted. Mr. Brucz said the front entry is blue stone and we have arborvitae to the South or to the right of he house as well as to the left of the house.

Ms. Jayne asked if that white gate was staying there, Mr. Brucz said no we are replacing that gate with a new cedar gate on the left and right of the house with arborvitae around. Mr. Minasian said this is a white fence on the right side and the left side is natural, Mr. Brucz said the existing is White PVC on the right and left.

Motion was made by Ms. Jayne to **approve** the application of **Mario & Elisa Alba** as noted on Plans drawn by James Brucz Architect, PLLC date stamped June 8, 2023; seconded by Mr. Mensch and unanimously carried. **3 ayes 0 nays 2 absent**

Motion was made by Ms. Jayne to adjourn the meeting at 7:00 pm; seconded by Mr. Mensch and unanimously carried **3 ayes 0 nays 2 absent**

Respectfully submitted,

Kerry Rogozinski  
Building Permits Coordinator

APPROVED:

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Gregory Minasian, Chairman

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