

**ARCHITECTURAL REVIEW BOARD  
VILLAGE OF WESTHAMPTON BEACH  
Tuesday, August 1, 2023, at 6:00 pm  
MUNICIPAL BUILDING, 165 MILL ROAD**

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

Kerry Rogozinski, Building Permits Coordinator  
Elizabeth Baldwin, Village Attorney

**Absent:** Andrea Kaloustian

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.

The items on the agenda may have been called out of order. They have been printed in the minutes in the order in which they were listed on the agenda.

**NEW APPLICATIONS**

**1**     **Daniella Jahane, 121 Seafield Point, (905-5-10)** Demolish existing motorized gate and replace it with new 4' gate.

No one appeared. Mr. Minasian said the Board had some questions about this application.

Motion was made by Mr. Stoehr to holdover the application of **Daniella Jahane** until the 8/15/23 meeting; seconded by Ms. Jayne and unanimously carried. **4 ayes 0 nays 1 absent**

**2.**     **Ray Lindenbaum, 62 Seafield Lane, (905-15-3-15.3)** P220237 for Additions & Alterations to Single-Family Dwelling (5 bed, 4.5 bath) Including Front & Rear Additions, \*Reconstruction & Expansion of the Main Second-Story \* & Connecting Breezeway with Trellis Behind, Renovations Throughout Specifically, the second floor over the main dwelling is proposed to be fully reconstructed and expanded)

(Lindenbaum-con't

Josh Rosensweig, APD Architects and Melissa Delihias, APD Architects appeared. Mr. Rosensweig said they did about three months ago with a small update to the property, now with keeping the existing first floor footprint we are given the second floor a little more of a robust renovation. Mr. Rosensweig said we changed the main core of the roof on the second floor with nice twin Gables with small architectural element which very much Echoes what is on the main house.

Ms. Delihias then went over the materials roof material will be pressure treated red cedar, the siding will be Alaskan Yellow Cedar, all the exterior trim will be out of Mahogany painted white along with the garage doors, front entry doors and the shutters will be blue, functional shutters to match the exact color on the main house.

Mr. Rosensweig said the Landscape plan is not changing at all.

Motion was made by Ms. Jayne to **approve** the application of **Ray Lindenbaum** as noted on Plans drawn by Josh Rosensweig, APD Architects date stamped July 12, 2023; second by Mr. Mensch and unanimously carried.

**4 ayes 0 nays 1 absent**

**3. Robert Irving Goldstone Irrevocable Trust, 417B Dune Road, (905-17-5-33)**  
Landscape Plan

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

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

Mr. Minasian said two weeks ago the Board approved the house and asked for a Landscape Plan. Mr. Hulme said we have submitted Landscape Plan showing the Rosa Rugosa will be 10 foot in height along the north side, 3-4 feet Bayberry Maiden Grass (by parking lot area,) Maiden Grass & Black Pine along Midland Walk side, Dune Grass and Beach Saltbush on Surfwalk side and Black Pine along the east side.

Mr. Minasian asked if the bayberry is existing or new. Mr. Goldstone said there are some of both, and believes they are going to take a lot of the existing out because of the sanitary work that needs to be done, and will try to replace the existing landscaping. Mr. Hulme said that along Guba's property line there will be 8'-10' Rosa Rugoso and 3'-4' Bayberry Maiden Grass. Mr. Minasian asked Mr. Hulme to put it on the Landscape Plan and initial and date.

(Goldstone-con't)

Mr. Minasian said there is an existing retaining wall, Mr. Hulme said yes. Mr. Goldstone said that is going to be taken out and redone. Mr. Hulme said there is no plans at the present time to change it, and is going to be maintained as it needs repair it's going to be repaired. Mr. Stoehr said if your changing it from the original cement and all the other stuff then you have to come back and file new plans with this Board.

The Guba's talked with Mr. Goldstone and Mr. Meryl while Mr. Hulme initialed and dated the Landscape Plan. (some of the conversations were inaudible).

Mr. Stoehr said there is no change to the Black Pines on the right (east) corner then coming to the front there is another set of Black Pines are there any change to the height. Mr. Hulme said no to the other side, the Dune Grass and the Maiden Grass any change to that, Mr. Hulme said no, now to the other side the Maiden Grass where the steps around the wooden deck no change the black pines now facing Midland walk no change, now when it comes to the driveway any changes to the plantings there? Mr. Hulme said yes those plants as installed will be eight to ten feet in height.

Mr. Minasian said what he would like to do now is to approve these drawings now, and suggest that as neighbors that after the construction is finished in the spring you get together and work it out so that you are really comfortable. All parties agreed.

Motion was made by Mr. Stoehr to **approve** the Landscape Plan of **Robert Irving Goldstone Irrevocable Trust** as noted on Landscape Plan drawn by DJLU Architect date stamped August 1,2023; seconded by Mr. Mensch and unanimously carried.  
**4 ayes 0 nays 1 absent**

Motion was made by Ms. Jayne to adjourn the meeting at 6:35 pm; seconded by Mr. Mensch and unanimously carried **4 ayes 0 nays 1 absent**

Respectfully submitted,

Kerry Rogozinski  
Building Permits Coordinator

APPROVED:

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Gregory Minasian, Chairman

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