

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday, August 15, 2023, at 6:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD**

Present: Gregory Minasian, Chairman
Andrea Kaloustian
Michael Stoehr
Christopher Mensch

Kerry Rogozinski, Building Permits Coordinator

Absent: Peggy-Ann Jayne
Elizabeth Baldwin, Village Attorney

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.

A motion was made by Ms. Kaloustian to approve the minutes dated 6/20/23. seconded by Mr. Mensch and unanimously carried **4 ayes 0 nays 1 absent.**

NEW APPLICATIONS

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

Brayan Kuefner, Agent for Owner

Mr. Kuefner said they installed a six-foot-high gate too close to the Road without a permit. Mr. Kuefner said we are going to demo that gate and we are going to put up the same style gate and reduce to four feet in height and 20' back from property line to meet the setbacks. Mr. Minasian asked right now how far back it is now. Mr. Kuefner said he thought it was 10' -15' from the street. Mr. Kuefner said originally the put it 20' from the street we are outing it 20' from property line, Mr. Minasian asked what is going on with the bin, right now the bin is up against the driveway. Mr. Kuefner said that it existed and right now we are going to leave that in place. The Board questioned can the bin be that close to the road; and check with the Building Inspector.

Mr. Minasian asked what the back of these fences and gates look like? Mr. Kuefner said its going to be painted white aluminum frame top bar, middle bar and bottom and cedar wood panel wood slats on front. Discussion took place about the position of the Bin. Mr. Kuefner said he will extend fence in front of garbage Bin to conceal, veneer to match on both sides like the fence and gates with some plantings.

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Mr. Mensch marked up the drawings (A-1.0) revision date of 7/13/23. Mr. Kuefner agreed to having the veneer of garbage on both sides of the fences, the garbage bin finished in the same veneer and to extend the fence in front of garbage bin to conceal and Mr. Kuefner initial and dated 8/15/23.

Mr. Minasian said can we stipulate that the back of the 2 side fences will be finished the same as the front; it will be 4' high and we're going to get landscaping so that you don't see the sides.

Mr. Stoehr said there are 3 things, first you are going to change the materials on the garbage bin, second you are going to set it back the 20' from property line and third how do you want it landscaped. Mr. Mensch said with the landscaping if you veneer both sides of the returns the same as the front then the landscaping doesn't matter, so marking up that we're going to have the same cedar planking detail on both sides of the returns of the fence and extend fence into front of the garbage bin to conceal the garbage bin and get bin veneered with same material so it looks like it's part of that return. Mr. Kuefner took a picture of the plan with the mark ups.

Motion was made by Mr. Stoehr to **approve** the application of **Daniella Jahane** as noted on Plans drawn by JM2 Architecture PC dated June 20, 2023, revision date of July 13, 2023; seconded by Ms. Kaloustian and unanimously carried.

4 ayes 0 nays 1 absent

Motion was made by Mr. Stoehr 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:

Gregory Minasian, Chairman

Dated: _____