

**ARCHITECTURAL REVIEW BOARD  
VILLAGE OF WESTHAMPTON BEACH  
Tuesday, September 5, 2023, at 6:00 pm  
MUNICIPAL BUILDING, 165 MILL ROAD**

**Present:** Gregory Minasian, Chairman  
Andrea Kaloustian  
Michael Stoehr  
Peggy-Ann Jayne

Kerry Rogozinski, Building Permits Coordinator  
Elizabeth Baldwin, Village Attorney

**Absent:** Christopher Mensch

**(Audio Problems)**

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 Mr. Stoehr to approve the minutes dated 4/4/23;  
seconded by Ms. Jayne and unanimously carried **4 ayes 0 nays 1 absent.**

A motion was made by Ms. Jayne to approve the minutes dated 4/18/23;  
seconded by Ms. Kaloustian and unanimously carried **4 ayes 0 nays 1 absent.**

A motion was made by Mr. Stoehr to approve the minutes dated 5/2/23;  
seconded by Ms. Jayne and unanimously carried **4 ayes 0 nays 1 absent.**

A motion was made by Ms. Jayne to approve the minutes dated 5/16/23;  
seconded by Ms. Kaloustian and unanimously carried **4 ayes 0 nays 1 absent.**

A motion was made by Mr. Stoehr to approve the minutes dated 8/1/23;  
seconded by Ms. Jayne and unanimously carried **4 ayes 0 nays 1 absent.**

A motion was made by Ms. Kaloustian to approve the minutes dated 8/15/23;  
seconded by Mr. Stoehr and unanimously carried **4 ayes 0 nays 1 absent.**

**NEW APPLICATIONS**

**1**     **160 Dune Road, LLC, 160 Dune Road, (905-20-1-22)** Two-Story Addition w/ Two-Car Breakaway Garage & Storage Under, Conversion of 1st-Floor Space to Covered Porch, Second-Story Addition for Office & Primary Bathroom Addition, Balconies, Interior Alts/Reconfiguration (6 bed, 6 bath, 2 half-bath), Reconstruct Exterior Stairs, Sanitary Upgrade, Demolish Cabana

Danielle Carter, George Vickers Construction appeared.

Mr. Jason Ormond, Architect, was present and said he was familiar with the project, and assisted Ms. Carter in interpreting the drawings.

Ms. Carter said there will be all new shingle siding which will be stained Gray to match existing color of home. All new exterior trim to be painted white to match existing trim of home, all new lower-level stucco finish to be Gray to match existing color of home, roof will be a wood shingle natural to match existing, Marvin French exterior door white to match existing, windows white and garage door a custom mahogany white to match existing.

Ms. Carter said they will repair the fencing, which is white, patch, repair and expand the existing asphalt driveway. There will be foundation plantings to match existing.

Ms. Carter said there is no gate at the entrance, just the light posts coming into the driveway.

Motion was made by Mr. Stoehr to **approve** the application of **160 Dune Road, LLC** as noted on Plans drawn by Michael Mensch Design Inc. date stamped August 11, 2023; seconded by Ms. Jayne and unanimously carried.

**4** ayes **0** nays **1** absent

**2.**     **Lisa Canty, 443A Dune Road, (905-17-5-7)** Two-Story Addition on Piles w/ Expanded Breakaway Garage/Entry Under, Associated Interior Alterations, Install Three-Stop Elevator, Upgrade Sanitary System, Legalize Reconstruction of Attached Rear Deck w/ Partial Demo of Deck per ZBA 4/20/23 (5 bed, 4 bath) \*NFPA13D

Lisa & Paul Canty, Owners and Jacqueline & Robert Sprotte are neighbors at 441 Dune Road.

Mr. Canty said they will be doing a small extension the materials consist of the reverse gable roofing material will be an asphalt in Grey, siding cedar shake in Gray (Cobblestone), Board and Batton smooth white for the bottom of house (1x3 wrap), exterior door in white (Colonial), windows white.

(Canty-con't)

Mr. Canty said that the existing Landscaping will remain which consisted of 10'-12' Bayberry, 6' existing privet hedges, 2'6" high existing retaining wall, 10' existing junipers, (14) dwarf grasses (3 gal) on the East side and (8) dwarf fountain grasses in front on the west side.

Ms. Sprotte neighbor at 441 Dune Road (east side) had concerns about the bushes on the West walk in 2002 and 2005 saying that the plan was not followed.

Much discussion took place between Mr. & Mrs. Canty and Mrs. Sprotte and Mr. Canty agreed to put on the east side additional Bushes 4' and Rhododendron 4" diameter 6' on center and in addition he will put on the west side not touching the 10' wide easement bushes and Rhododendron 4" diameter 6' on center. Mr. Canty marked up the landscape plan and initialed and dated the plan.

Motion was made by Ms. Kaloustian to **approve** the application of **Lisa Canty** as noted on Plans drawn by Mark Knotoff and Dunn Engineering PC date stamped August 28, 2023, and Landscape Plan drawn by Mark Knotoff and Dunn Engineering PC date stamped April 21, 2023; seconded by Mr. Stoehr and unanimously carried.

**4** ayes **0** nays **1** absent

**3. Peter O'Rourke, 103 Seafield Lane, (905-15-4-33)** Construct Full Second-Story Addition w/ Renovations & Reconfiguration Throughout of the Single-Family Dwelling (6 bed, 5 bath, 2 half-bath) over Existing Crawlspace w/ Attached Two-Car Garage, Roofed-Over Entry Porch, Front Roof Deck Balcony, Rear Screened Porch w/ Fireplace, Attached Rear Deck w/ Partial Balcony Above, Construct Pool w/ Deck, Cabana w/ Bathroom & Enclosure Fence, Sanitary Upgrade & Driveway Reconfiguration & Landscaping

Jason Ormond Architect appeared.

Mr. Ormond said the materials on this application will be the roof will be Red Cedar perfection shingles left natural, porch roof will be a standing seam metal roof smooth matte gray, siding Red Cedar Perfection shingle siding stained in a Dune Gray, trim in Azek white, garage door will be Carriage house style White and existing black aluminum fence. Mr. Ormond said that that the Pool House will be same materials and color as the main house.

Mr. Minasian asked about the landscaping. Mr. Ormond said there are existing privet hedges on the North, East and west side of property, the existing privets to be transplanted across old driveway entrance, new gravel driveway/entrance with some Belgium block, some new mixed hydrangea and boxwoods added and (2) 10' High Dogwoods in front.

Mr. Stoehr asked where the pool equipment would be located. Mr. Ormond said on the west side of the pool house.

(O'Rourke-con't)

Motion was made by Ms. Jayne to **approve** the application of **Peter O'Rourke** as noted on Plans drawn by Nicholas A. Vero, Architect dated December 7, 2022; seconded by Ms. Kaloustian; and unanimously carried. **4 ayes 0 nays 1 absent**

Motion was made by Mr. Stoehr to adjourn the meeting at 7:30 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: \_\_\_\_\_