

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday, January 17, 2023 at 6:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD**

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

Kerry Rogozinski, Building Permits Coordinator
Lisa Ross, Village Attorney

The meeting was called to order 6:00 pm.

NEW APPLICATION

1 Enthusiasm LLC, 2 Brook Road, (905-8-3-34) Facade & Storefront
Renovation *Sign to be filed separately*

Nicholas Vero. Architect appeared. Mr. Vero said the sign must be filed separately because the size of the sign will be going for variance.

Mr. Vero said the structure of the building has not changed and has gone through several owners. The building has been structurally damaged and has been vacant for quite a few years. We are looking to strip the building with this beautiful vinyl siding adding new storefronts new windows and accentuate the columns that exists right now they are brown reside the building in a Hardie plank in horizontal siding in white, columns will be in a darker muted blue we would accentuate some of the little features elements with just a little Suttle red. The sign we are hoping to make is red with gold lettering. All the postings for the shows would still be on either side of the entry doors. We would be looking to do a black metal window, the owners tried to do a blue and white (the colors of the Village).

Mr. Minasian said the Board received three different renditions of the building one was date stamped 12/19/22, and subsequently received 2 more renditions with slight changes with the colors on it.

Mr. Mensch asked what you are doing with the existing columns. Mr. Vero said they are going to be stripped and painted. Mr. Vero said it's an all concrete block building and we would be looking to do a couple of penetrations in the front of the building, we would the main façade area would be filled with wood stucco that would not be Hardie board to again to accentuate the entrance on the roundabout, Mr. Mensch asked about the crown detail Mr. Vero said is also a stucco detail with circles in it .

(Enthusiasm-con't)

Mr. Mensch asked if that is something the Board could get more samples of on those types of details. Mr. Vero said OK.

Mr. Mensch asked about the wall facing Hampton Coffee, it's a big wall and with the Hardie Plank it's not going to sit flat, Mr. Vero said originally he had a little bit of element underneath, almost like a wainscoting just to break up that wall and if you do that out of stucco I'm afraid that an applied stucco to the concrete people walking by might just dent that. Mr. Vero said he could do something at a pedestrian level and break that up and do that in a Hardie board in white or maybe off grey, . Mr. minasian asked what about the top it original scheme had the red band going across. Mr. Vero said he could add more detail on top to frame every in. Mr. Mensch asked about the blue columns on Oak Street and said it's a lot, try to keep that a little more subtle, Mr. Vero said he would like to break it up a little. Mr. Vero said on the bottom maybe go with a subtle grey on the bottom 48" in wood grain Hardie Board 5/4 thickness. Ms. Jayne said she was curious about the red. Mr. Vero said there is very subtle.

Mr. Minasian asked about the colors, could the Board get the colors a little more subtle. Mr. Vero said blue is pretty subtle, it's dark it's nice it's not a bright blue I don't think that red is indicative of what we want to do although it's kind of a muted red, not like what oriented out.

The Board asked Mr. Vero to revise the drawings including some paneling on the oak street side, add a detail along the roof , the detail down below in a grey, the crowns and starburst and the flue columns and bring samples of the colors.

Motion was made by Mr. Stoehr to holdover the application of **Enthusiasm, LLC** ; seconded by Ms. Jayne and unanimously carried. **5 ayes 0 nays 0 absent**

2. M. Rettig/S. Kodis, 51 South Road, (905-9-3-17.16) "Driveway Gates & Pillars w/Lights"

Frank Lafata, Summerhouse Builders appeared.

Mr. Lafata said this was going to be Driveway Gates (setback 20' from property line) Aluminum painted White with 2' x 2' Piers in Newport Stone, there will be lights on the Piers which will be a Carriage Lantern.

(Rettig-con't)

Motion was made by Mr. Mensch to **approve** the application of **M. Rettig/S. Kodis** as noted on Survey drawn by Nathan Taft Corwin III last revision date October 3, 2022; seconded by Ms. Jayne and unanimously carried **5 ayes 0 nays 0 absent**

Motion was made by Mr. Stoehr to adjourn the meeting at 6:30 pm; seconded by Ms. Jayne and unanimously carried **5 ayes 0 nays 0 absent**

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator

APPROVED:

Gregory Minasian, Chairman

Dated: _____