

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Wednesday, November 17, 2020 at 7:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD**

****The November 17, 2020 Meeting was held via teleconference****

Present: Laurette Lizak, Acting Chair
Andrea Kaloustian
Allegra Dioguardi
Michael Stoehr

Lisa J. Ross, Village Attorney
Kerry Rogozinski, Building Permits Coordinator

Absent: Gregory Minasian, Chairman

The meeting was called to order at 7:00 p.m.

Ms. Lizak said we have four Board members present tonight and that three votes would be needed to approve or disapprove any application on the agenda.

Ms. Lizak 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.

Motion was made by Mr. Stoehr to approve the minutes dated 10/6/20; seconded by Ms. Dioguardi and unanimously carried **4 ayes 0 nays 1 absent**

NEW APPLICATIONS

1. J & J Byrnes, 99 Beach Road, (905-7-1-12) Landscape Plan for Permit#P200140.

John Byrnes appeared. Mrs. Byrnes explained that the plantings she chose would stay green all year around and would cover the foundation. Privacy hedges would be planted along the south, west and north backyard property lines. Ms. Lizak questioned the need for evergreen trees on the north property line opposite the garage doors. Ms. Lizak rationale was so that the north neighbor would not see the garage doors. Mrs. Bryn's said that they would add evergreen trees along the north property line.

Motion was made by Mr. Stoehr to **approve** the Landscape Plan for **Permit #P200140, J & J Byrnes** as noted on rendering by John Byrnes date stamped November 13, 2020; seconded by Ms. Kaloustian and unanimously carried. **4 ayes 0 nays 1 absent**

- 2. John Rote, 79 Oneck Road, (905-10-1-27)** Revisions for Permit# P200123 for Renovate/ Reconfigure Single-Family Dwelling (6 bed, 6 bath, 2 half-bath) on Existing Crawlspace, Construct Dormers & Roofline Changes, Rear Screened Patio Addition, Roofed-Over Front & Side Entry Porches, Gas Fireplace, Retain Attached Two-Car Garage & Wood-Burning Fireplace, Upgrade Sanitary System & Landscaping

Mr. and Mrs. Rote appeared. Mrs. Rote said the roofline was originally a mansard roof and they were changing it to gambrel roofline as per Salvatore Iannone Jr. architectural plans. Ms. Lizak asked what would be the color of the Atlas aluminum standing seam roof that was located over the front and rear dormers. Mr. Iannone said it would be non-reflective, dull gray. The Board was in agreement with the roof changes and the non-reflective gray for the dormers. Ms. Lizak requested that Mr. Iannone come in to the village office to mark the drawings with the colors and finishes as per the board's suggestions. Ms. Lizak said that the Board will approve the new roofline with a dull, muted, soft non reflective finish on the shed dormers.

Motion was made by Ms. Dioguardi to **approve** the new roofline as drawn on the application of **John Rote** as noted on Plans drawn by Salvatore Iannone Jr., Architect with the color being a dull, non reflective gray on the shed dormers. Plans dated and stamped November 2, 2020; seconded by Mr. Stoehr and unanimously carried. **4eyes 0 nays1 absent**

- 3. Firestar Holdings LLC, 14 Rogers Avenue, (905-6-2-17)** One- & Two-Story Additions to & Renovations throughout a Single-Family Dwelling (4 bed, 3.5 bath) over Existing Unfinished Basement & Expanded Crawlspace with Attached Two-Car Garage, Gas Fireplace, Front & Rear Roofed-Over Entry Porches, Attached Rear Deck & Landscaping

No one appeared.

Motion was made by Mr. Stoehr to **Holdover** the application of **Firestar Holdings LLC** for the next meeting December 1, 2020; seconded by Ms. Dioguardi and Unanimously carried. **4eyes 0 nays1 absent**

- 4. Shane Paros, 222 Oneck Lane, (905-10-1-2)** Additions & Alterations to Single Family Dwelling (4 bed, 4.5 bath): One-Story Side Addition on Crawlspace for Sunroom, Partial Roof-Over Existing Rear Deck w/ Second-Story Deck Above, Addition to Garage w/ Attached Pool Bathroom & Shed w/ Roof Deck Above, Connecting Second-Story Addition over Dwelling & Garage w/ Dormers per ZBA 12/19/19"

(Peros-con't)

Mr. Peros said the roof will be a 30 year Architectural Asphalt roof shingles brown to match existing, Red Cedar perfection shingle siding to be natural, Azek trim and fascia boards will be in a white, cedar decking with stainless steel cable rail with mahogany handrail, window frames will be white and the garage doors will be done in a carriage house style.

Ms. Lizak asked about the landscaping. Mr. Peros said it would not change from what it is today. Ms. Dioguardi asked if there were foundation plantings around the sunroom over to the side of the house. Mr. Peros said no but that he can add boxwoods around the sunroom.

Motion was made by Mr. Stoehr to **approve** the house with boxwood foundation plantings along the Sunroom foundation for the application of **Shane Peros** and as noted on Plans drawn by Jason Ormond, Architect dated October 1, 2020; seconded by Ms. Dioguardi and unanimously carried. **4ayes 0 nays1 absent**

Motion was made by Mr. Stoehr to adjourn the meeting at 7:30 pm; seconded by Ms. Dioguardi and unanimously carried **4ayes 0nays1 absent**

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator

APPROVED:

Laurette Lizak, Acting Chair

Dated: _____