

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Wednesday, November 4, 2020 at 7:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD**

****The November 4, 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.

All applicants wished to be heard.

Ms. Lizak said that minutes from the previous meetings will be approved at the next meeting.

NEW APPLICATIONS

- 1. Ivan Goodstein, 520 Dune Road, (905-16-1-4) - Two-Story Addition on Piles to Expand Bedrooms on First & Second Habitable Levels, Reconstruct Entry Stairs & Replace Guard Rails on Exterior Decks & Stairs, Replace Garage Door & At-Grade Hardscaping Around Pool, Remove Hot Tub & Outdoor Shower**

Mr. Vero said that they are expanding the 1st and 2nd floor plan. The upper level roof deck space would permit the existing second floor bedroom on the south west side to be expanded. Mr. Vero said that all exterior finishes will match the existing house: white/gray siding, white windows. The board asked Mr. Vero to add the finish colors to the elevations.

All decking around the existing pool will be replaced and the hot tub and outdoor shower will be removed. Entry stairs will be reconstructed to grade and all railings will be glass. Garage doors will be replaced with Lexan panels. The driveway will be redone to include extra parking and landscaping will be added if needed.

Ms. Lizak asked Mr. Vero if he could go back the siding. It looks white to me, somebody else said it was grayish. Mr. Vero said it's a weird greyish whitish color.

(Goldstein-con't)

Ms. Lizak said the boards concern was that when you add the new siding it might be impossible to match the new to old. We would always see the difference. Mr. Vero said that they will stain the whole house in the same color, gray/white. Ms. Lizak questioned the open space under the entry stairs. Is there going to be landscaping in front of that opening so we would not see through to the back wall of the house? Mr. Vero said that the design is an open riser so you would want to see through it, that's the contemporary look that my client is looking to achieve. Mr. Vero added that you cannot see the house from the road because there is abundant existing landscaping.

Ms. Lizak asked if the Board had any other questions or concerns, the Board said no.

Motion was made by Ms. Dioguardi to **approve** the application of **Ivan Goodstein** as noted on plans drawn by Nicholas Vero, Architect date stamped October 22, 2020; seconded by Ms. Kaloustian and unanimously carried. **4 ayes 0 nays 1 absent**

- 2. Joseph & Jennifer Byrnes, 99 Beach Road, (905-7-1-12) Renovations Throughout of Two-Story Single-Family Dwelling (4 bed, 2.5 bath) on Existing Unfinished Basement Including Construction of Roofed-Over Front Entry Porch, Conversion of Screened Patio for Expanded Kitchen, Expansion of Second-Story Floor Area w/ Roofline Changes, Retain Fireplace & Attached Two-Car Garage, Siding, Roofing & Landscaping"**

Joseph Byrnes, Owner and Anthony Delimitros, P.E. appeared. Mr. Delimitros said there is an existing gable roof that they are expanding to a gambrel roof, adding a porch with a covered portico in the front of the house. Cedar shake style siding to be added as needed to the existing cedar shakes. The second floor of the back of the house will be dormered so as to increase head height. There will be a screened porch in the back that will be enclosed within the interior wall perimeters. The whole house will be resided in cedar shake siding, natural to match the soft washed existing cedar shakes. The roof will be an Architectural asphalt shingle in light grey on the main house and then accent front gambrel and the porch with a standing seam roof panel-matt black. Ms. Lizak said that the Board never approved that amount of metal roofing in the village. She was fine with metal over the front porch and garage but not the gambrel roof. The board felt the same way. Mr. Byrnes said if it's not going to fly then he will just do that standing seam over the garage and the front porch and the architectural asphalt roof on the gambrel. Ms. Dioguardi said the front porch will be more visible from the road and that will give you the character you are looking for. The board was in agreement with the removal of the metal roof on the gambrel. The metal accents roofing would remain on the front porch and garage.

Ms. Lizak asked if you are going to soft wash the cedar shakes. Mr. Byrne said eventually they are going to re-shingle the entire house so just to clean up the look they are going to get the old shingles looking like new when they soft wash it and it looks new again. Ms. Lizak asked what happens if you soft wash it and it still doesn't match. Mr. Byrne said he will make it match.

(Byrne-con't)

Ms. Dioguardi said if there was wording to say all the shingles are guaranteed to be a match is the board ok with that. The Board said yes. All shingle will match in the natural cedar look.

Mr. Delimitros stated the finishes for the record as light gray asphalt shingle roof with the exception of the standing seam roof above the front porch and garage in Matt Black, cedar shake siding natural all to match existing soft washed shakes, gutters and fascia matt black aluminum finish, front door cranberry maple finish, a panel garage door. The board was in agreement with the finishes as stated.

Ms. Lizak said the Board would like to discuss the landscape plan. Ms. Lizak said they needed a landscape plan with more thought put into it. Mr. Byrne said he did plan to do privacy hedges along the back and bring in Green Giants along the entire back perimeter. Mr. Byrne said he would like to do perennial flower beds along the driveway and walk way to the house

Mr. Byrne said he would plant privacy evergreens along the neighboring properties. Ms. Dioguardi said that she did not see any foundation plantings.

Ms. Lizak said that one of our charges as the ARB is to develop landscaping plans that is in keeping with the surrounding neighborhood. Ms. Lizak asked if he could show his future ideas on a plan with a little more detail. Mr. Byrne said he just wanted to give something generic to start. Ms. Dioguardi said that the Board is looking for year round plantings, evergreens.

Ms. Lizak asked, if he was given 30 days from today would you be able to come up with a more substantial landscape plan that would show evergreen foundation plantings, perimeter trees, the black aluminum fence going from the house to the property line. Mr. Byrne said yes.

Mr. Stoehr asked if they were going to do anything with the pool. Mr. Byrne said, they would be changing the liner and cleaning it up a bit.

Ms. Lizak put forth a motion to approve the house as presented with finishes that were noted, with Gambrel roof not in metal. Metal roof will be over the front porch and garage only. Ms. Lizak asked Mr. Delimitros to mark or resubmit the front elevation noting that there will be no metal on the front gambrel. He agreed.

(Byrne-con't)

Motion was made by Mr. Stoehr to **approve** the application of **Joseph & Jennifer Byrnes** subject to receiving a landscape plan in 30 days with foundation plantings, year around shrubberies, and showing fence and as noted on plans drawn by James Delimitros, P.E. PC dated October 20, 2020; seconded by Ms. Kaloustian and unanimously carried. **4ayes 0nays1 absent**

Motion was made by Ms. Dioguardi to adjourn the meeting at 7:40pm; seconded by Ms. Kaloustian and unanimously carried **4 ayes 0 nays1 absent**

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator

APPROVED:

Laurette Lizak, Acting Chair

Dated: _____