

**ARCHITECTURAL REVIEW BOARD
VILLAGE OF WESTHAMPTON BEACH
Tuesday, November 21, 2023, at 6:00 pm
MUNICIPAL BUILDING, 165 MILL ROAD**

Present: Gregory Minasian, Chairman
Michael Stoehr
Christopher Mensch

Kerry Rogozinski, Building Permits Coordinator
Elizabeth Baldwin, Village Attorney

Absent: Peggy-Ann Jayne
Andrea Kaloustian

Mr. Minasian announced that we have Three 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.

1. 55 Old Riverhead Road, LLC, 55 & 59 Old Riverhead Road, (905-4-1-7,9.2, & 9.3)

As provided for in Chapter 5-14. A and B the Planning Board request that this attached application be reviewed by the Architectural Review Board and an Advisory report be returned to the Planning Board.

Proposed Construction: Applicant requests site plan approval to construct a multifamily development consisting of 16 (sixteen) dwelling units in four two-story townhouse buildings with attached garages, pickleball court, and associated site improvements, upon an assemblage of three parcels totaling 122,001 square feet on the west side of Old Riverhead Road in the HD zoning district.

William Novack, Architect appeared.

Mr. Minasian asked Mr. Novak to describe the overall project.

William Novak first stated he wanted to correct the advertised description of the project to “16 dwelling units in 12 two-story buildings”. He said it’s not four two-story townhouses, it is 10 single family homes, and two buildings with three tenants each. The first floor with two families and second floor with one family.

(55/59 old riverhead-con't)

Mr. Minasian asked Elizabeth Baldwin, the attorney for the ARB if, because it wasn't advertised correctly, can the Board look at this application tonight. Ms. Baldwin said what is the relief the Board just has to provide comments, Mr. Minasian said we have to write up an Advisory Report back To the Planning Board. Ms. Baldwin said it's been ongoing enough and can be heard.

Mr., Minasian said tell us about the application start with the site if you would. Mr. Novack and there will be five different models: (2) Model As, (3) Model Bs, (5) Model Cs, all single-family homes, (1) Model D, and (1) Model E each being three family units. They are alternating Model B and Model C on the north side, and mix of Model A, Model B and Model C on the south side, and Model D and Model E to the west, as well as a pickleball court.

Mr. Mensch said so Model C and B on the North side (5 different models they are preselected where they go) Mr. Novack said there are 3 A's, 2 B's and 5 C's and the Multi-Family ones are at the end. The Planning Board is proposing that we make one the Multi-Family ADA compliant.

Mr. Novack said there will be White Hardy Plank on all of the buildings, black asphalt roof accentuated with black standing seam roof some on some of the units, black doors and using mahogany doors and garage doors on some, white Azek trim and soffits, railings to be white.

we are introducing mahogany as an accent for the front door garage door, black doors are the rest, basically a white, black scheme, white rail, trim and soffits are all white Azek. Mr. Novack said on Unit "C" we are introducing Mahogany garage door, Mahogany front door Mahogany columns and on the "A" unit we are introducing a wood deck.

Mr. Stoehr asked about the metal standing seam roof. Mr. Novack said all have metal roofs will be matte finish. Mr. Mensch asked about the Chimney, Mr. Novack said that will be a cultured stone veneer. Mr. Mensch asked about the A/C condensers for each of the units,

Mr. Novack said they will be in the back with a little patio. Mr. Minasian asked if the property is being fenced, Mr. Novack said yes and that the planning board suggested a cedar stockade wood fence.

Mr. Mensch asked what does the front entry look like when you pull in? Mr. Novack said that connects to Timber Ridge there will be two exits, there is an agreement with timber ridge and this property for the septic. Mr. Novack said there will be Belgium block curbing, pavers instead of concrete sidewalks , also there will be no lights on the pickle board court. Mr. Novack said there will be all new plantings and the fencing around the pickle ball court is underdetermined, but this time and the planning board will determine.

(55/59 old riverhead-con't)

Mr. Minasian asked what is happening with signage? Mr. Novack said the signage would be up to the civil engineers and site people he was not sure of what they are proposing.

The Board felt it is a good mix of materials on the building and landscaping.

NEW APPLICATIONS

2. Avitris -1517 Real Estate Holdings LLC, 171 Oneck Lane, (905-9-1-23)

Two-Story Single-Family Dwelling (*7 bed, 8 bath, 2 half-bath) over Finished Basement w/ Cellar Entrance & Two Egress Wells, Attached Two-Car Garage, Two Fireplaces, Roofed-Over Front & Side Entry Patios, Two Rear Balconies, Attached Trellis, Gunite Pool w/ Integral Hot Tub, Patio, BBQ Area, Cabana w/ Bathroom, Outdoor Shower & Roof-Over, Enclosure Fence, Landscaping, Driveway w/ Gates.

Jeffrey Sands, Architect appeared.

Mr. Sands it's a vacant lot about an acre backing up to the golf course.

Mr. Sands said the house is going to be a shingle style home all neutral colors, cedar shingle roof natural, cedar shingle siding in tan/beige, trim is all going to be Versatex in tan/beige (semi transparent stain), windows and doors will be gray color, the stone on the back will be silver carver, cable rails for the balconies, up top the stone hasn't been selected will be in the grayish family, the driveway gates will in a cedar semi-transparent stain four feet tall horizontal boards, there will be full enclosure fencing. Mr. Minasian asked about the garage doors. Mr. Sands said there will be carriage style, no glass on the doors no windows so there will be six panel doors cedar transparent.

Mr. Sands said there is a back deck ,2 porches and the pergola are in between the decking will be Ipe. Mr. Minasian asked about the materials for the pool house. Mr. Sands said will be exactly the same as the house, only it will have an EPDM flat roof, but you won't see it.

Mr. Sands said the section of fence that goes from the house to the property line will be the black yard guard where it is exposed, the pool equipment will be behind the pool house in an enclosure.

Mr. Minasian said you were advertised about the gates, Mr. Sands, that it will be 4' and setback 20' from property line. Because this is right of way Mr. minasian suggests that he talk to the building department.

(Avitris-con't)

Mr. Stoehr made motion to **approve** the application of **Avitris-1517 Real Estate Holdings, LLC** as noted on Plans drawn by Jeffrey Sands, Architect date stamped November 16, 2023; seconded by Mr. Mensch and unanimously carried.

3 ayes **0** nays **2** absent

3. Thomas J. and Faith Tilson, Jr., 218 Dune Road, (905-20-1-2) Construct Full Second Story Addition & Renovations Throughout to Single-Family Dwelling (4 bed, 5.5 bath) on Existing & Add'l Piles w/ Garages Under, Gas Fireplace, Two Rear Balconies, NFPA 13D per *ZBA 11/16/23 (Retain Rear Decks, Swimming Pool, & Sanitary)

William LeMaire, Agent appeared.

Mr. LeMaire said there's an existing home that is one story we are adding a full second story. The original home was built in 1977. The landscaping isn't changing that has mature landscaping from when the original dwelling.

Mr. LeMaire said the roofing will be red cedar shingle natural, white cedar pre dipped siding, trim is going to be white as well left natural, window and doors will be Marvin white with black trim, decking will be Ip, garage door style will be in a carriage style in white.

The landscaping original from 1977, very mature land 35 ft tall, exceptionally good privacy in front.

Motion was made by Mr. Mensch to **approve** the application of **Thomas J. and Faith Tilson, Jr.** as noted on Plans drawn by John R. Bracco, Architect date stamped November 22, 2023; seconded by Mr. Stoehr and unanimously carried. **3** ayes **0** nays **2** absent

4. Westhampton Country Club, Inc., 35 Potunk Lane, (9-3-23.1) Two-Story Modular Staff Housing Building (22 single-occupancy units; 2 dwelling units, 2 sleeping units w/ en suite baths, 18 sleeping units) w/ Communal Kitchen/Lounge & Three Multi-User Bathrooms over Unfinished Basement w/ Two Laundry Rooms & Cellar Entrance, Roofed-Over Entry Patios, NFPA13, per ZBA 9/21/23 & PB 10/26/23 {Occupancy: [R-2] Construction Type: VB}

Tony Panza, Rogers McCagg, Architects appeared.

Mr. Panza said the building that they are proposing is right next to the building they call The Accardi House. the roofing will be brown asphalt shingles, timberline weathered wood siding material will be natural cedar shingles, trim will be cellular PVC composite in white, Exterior door style will be Fiberglass-2 panel in white, windows Fibrex/wood double hung in white and also Fibrex/ wood awning in white.

(WH Country Club-con't)

Mr. Panza said this building was replacing the building that was torn down about two years ago and they really did not want people living in it and that we would come back to you when we are ready to put it up. Mr. Mensch asked if they were connected to the new sewer system, Mr. Panza said this has the I/A system located towards the back and was designed for this building and for the number of occupants.

Mr. Panza said there is an existing Green Giant Hege row that turns in at the entrance on the parking drive and remains screened from Potunk Lane. Mr. Minasian asked if he was putting in any foundation plantings. Mr. Panza said currently it's not there, but they will possibly end up with some hydrangeas next to it. Mr. Panza said there is an existing sand volleyball court will be shifted, there is an existing play area for kids that's being shifted.

Motion was made by Mr. Stoehr to **approve** the application of **Westhampton Country Club, Inc** as noted on Plans drawn by Tony Panza, Rogers McCagg, Architects last revision date October 20, 2023; seconded by Mr. Mensch and unanimously carried. **3 ayes 0 nays 2 absent**

Motion was made by Mr. Mensch to adjourn the meeting at 7:00 pm; seconded by Mr. Stoehr and unanimously carried **3 ayes 0 nays 2 absent**

Respectfully submitted,

Kerry Rogozinski
Building Permits Coordinator

APPROVED:

Gregory Minasian, Chairman

Dated: _____