

**BOARD OF ARCHITECTURAL REVIEW &  
HISTORIC PRESERVATION  
VILLAGE OF SOUTHAMPTON  
JANUARY 8, 2018**

Due notice having been given, the public hearing of the Board of Architectural Review and Historic Preservation for the Village of Southampton was held in the Board room of the Municipal Building, 23 Main Street, Southampton, NY on Monday, January 8, 2018 at 7:00pm.

Board members Chair Curtis Highsmith, Susan Stevenson, Christina Redding and Jeffrey Brodlieb were present.

Counsel for the Board Elbert W. Robinson, Jr. was present and Historic Consultant Zachary Studenroth was present.

MOTION by C. Redding, seconded by S. Stevenson

To **open tonight's meeting.**

On Vote: Chair, J. Brodlieb, C. Redding, S. Susan Stevenson

**SIGNS**

On the application of **BP SERVICE STATION**, 10 County Rd 39, there is a letter requesting adjournment to January 22, 2018.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the applicant's request for adjournment on the application of BP SERVICE STATION.**

On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding

On the application of **BNB BANK**, 243 Windmill Lane, this sign is being replaced in like and kind. There is no new lighting.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of BNB BANK.**

On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding

**PUBLIC HEARINGS - HISTORIC**

On the application of **HAMPTONS HDA, LLC**, 116 North Sea Road, there is a letter requesting an adjournment until May 2018. A determined date for May was made to May 7, 2018.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the applicant's request on the application of HAMPTONS HDA LLC to May 7, 2018.**

On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding

On the application of **472 FIRST NECK LANE LLC**, 472 First Neck Lane, John Bennett, Lisa Zaloga, Tim Rumpf, Joel Snodgrass and Bailey Larkin are here to represent the applicant. The two story portion was shortened from the north since last plan. A letter from Squires & Holden was submitted regarding the sizing of the picture that he was given to determine the size of Mocomanto. Color renderings were submitted. Lisa Zaloga shortened the two story addition, it has been shortened 5'. The determination that was met by Mr. Smith was used to change the sizing to 32'.5". The addition has been stepped back from the face of the east facade. It also gives a distinction to what was there and what is new. The western dormer will be retained. The main structure of the house will remain almost the same. The difference is on the western

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portion, the entry has been related and a front porch was added to it. The roof is now hip as oppose to gabled. Two more windows will be added as opposed to the 1920s photo that shows 2 instead of 4. There is a existing roof deck that will remain accessible. The email that Susan Stevenson was sent was sent on 1/2/18. She is just able to view this today, since her computer didn't have this detail. There is a January 3, 2018 letter from Jon Foster, the bedroom code is being met, the bedroom count is 9. TIm Rumpf went over the pictures of a naked eye lens photo to be updated to be current with the proposed plan. A new photo was added to gain perspective from Gin Lane. This is an X zone, there is no FEMA build up. The two story portion is 24' high. Joel Snodgrass gave context that they are trying to speak to the flavor of what is there. There aren't trying to be exact in duplicating, they are using sympathetic integration. The addition should be no longer than what was there and they have now accomplished that based on Mr. Smith's calculation. The extension of the proposed in 1897 was questioned by chair. The size and massing and scale are similar but the proposal is trying to be respectful to the existing. This is 6,000 sq.ft. less than what is allowable for the lot.

Patric Fyffe, Mocomantos massing and design is part of its story. It exemplifies a rare group of homes on long island. There are two letters that were submitted to the file. Mr. Foster's letter reinforced that the location of it is important and these changes are significant. This is a 136 percent over the easter facade. It would then be 94' long. Allow an increase on an important structure would allow a precedent that shouldn't be allowed. A comparison of what is there and what is proposed was reviewed by Mr. Fyffe to again show that this is an increase over what was there. This type of expansion is not in harmony with the modest scale of Mocomanto. The addition shifts the focus of the house to the addition. There are 4 windows and 5 doors that are visible on it. It is there conclusion that the addition was 25' not 32'.5". There were no pool houses at that time increases the development on that property. Landscaping should not be taken into account when evaluation is being made as to whether something be built or not. At most a 25' addition which is what was there would be an appropriate addition. Mr. Fyffe is concerned as well about the trailing on the roof deck. Chair explained that the railing will be lowered and they have done this in the past.

Siamak Samii, he did a review of Mocomanto since it was built with its extension starting in 1882 there was a 12'6" addition , in 1897 it was expanded to 25' to the north. A photo was submitted showing Mr. Samii's calculation for stating that the addition went to 25'. The same photo that Mr. Smith used at Squires and Holden. Mocomanto originally sat on 8 acres, that lot was divided into 5 lots. Therefore the scale of the proposed has raised a density issue. The proposed should be judged without the tree in view. An aerial with the projection was presented. This expansion is not historic preservation.

Johnathan Foster, he described what he did in order to calculate the size of the house. The photos are digital. The grid was tightened up and a scale was added to the photo. He then used special glasses to get in and see the picture up close. That is how he came to dimensions he had. There were posts used to allow most of the facade to be glass.

Mr. Studenroth stated that he reference to Mocomanto being modest, the house is actually quite large. It is a modest mansion. There is no contributing building that is more historic than any other. If designated that its historic, it is historic. Precedent can't be set based on one being more important than another. There is a 2' tall parapet of what was and what is to be. It isn't part of the wall. In the spirit of expanding this house, the applicant is on track. Mr. Studenroth stated that the house is being preserved. This project is in the spirit of whats there, what needs

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to be determined is whether or not it is appropriate. Mr. Studenroth doesn't think the snapshot should be a determining factor.

J. Brodlieb there is a technical aspect that is unresolved as to the length of the addition. Mr. Brodlieb stated that he is charged with sound judgement under the code. These plans are not compatible with scale and portion of the property in his sound judgement. They are not small changes.

S. Stevenson feels that this is a very difficult decision to make and she needs time to consider all the information that has been submitted. C. Redding stated that they are moving in the right direction. Chair stated that a lot of changes have been made and they are now trying to preserve, progress is being shown. Chair is concerned about the addition taking over or consuming it he would like to get Mr. Studenroth's report on this. Mr. Bennett asked that Mr. Brodlieb take a look at case law.

MOTION by C. Redding, seconded by S. Stevenson  
To **approve the applicant's request for adjournment on the application of 472 FIRST NECK LANE, LLC.**

On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding

On the application of **1 POND LANE LLC & HAUQUITZ**, 1 Pond Lane, there is a letter requesting adjournment to January 22, 2018.

MOTION by C. Redding, seconded by S. Stevenson  
To **approve the applicant's request for adjournment on the application of 1 POND LANE LLC & HAUQUITZ.**

On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding

On the application of **SUSAN SMITH**, 134 Murray Lane, this is closed for a written decision. A decision is in the file.

MOTION by C. Redding, seconded by S. Stevenson  
To **approve the application of SUSAN SMITH as written.**

On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding

On the application of **DAVID HULIN**, 81 Little Plains Road, Jeffrey Gibbions and Chris Tator is here to represent the applicant. This is not a contributing asset. The house currently is a standard cape without any intergrity, it was built in 1950's. There was a window that rendered it slightly Gothic. The foundation is a concrete block foundation that is currently cracked. The original survey is from 1971. The rear porch had a second story deck. The doors were removed and windows added and it was made a one story porch. The size of the front window in the gable, the Board felt that was too large. They changed the size to a smaller window but it is reduced by 6%. The two windows below were reduced in size. Different renditions were proposed, the applicant prefers the longer window. A 3D could be done to show the board that its not such an impact. S. Stevenson feels that the long window is not in proportion. C.Redding and Chair have no issue with the original proposal. The Board worked through the variations with the applicant and they came up with a rendition that will be drawn up and brought back for next meeting.

MOTION by C. Redding, seconded by S. Stevenson

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To **approve the applicant 's request for adjournment on the application of DAVID HULIN.**  
On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding

On the application of **HALCYON LODGE LLC**, 436 Gin Lane, there is a letter requesting adjournment.

MOTION by C. Redding, seconded by S. Stevenson  
To **approve the applicant 's request for adjournment on the application of HALCYLON LODGE LLC to the next meeting.**  
On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding

On the application of **COOPERS NECK LLC**, 65 Coopers Neck Lane, Jim Hoffman is here to represent the applicant. This sits back from the street 210'. There will be hedge around the eastern most property line. The size of the property is 3.75 acres. The house is 14,490 sq.ft.. It is a hip roof, the garage steps down off the main house. The pavilion is clad in glass. The walls will be shingled so that it is gray, the roof will be cedar. The masonry around the foundation wall will be white brick as well as the chimneys. The trim will be white as well as the windows. Lead coated copper gutters will be used. There are other buildings on the lot, accessory structures. Mr. Studenroth questioned the historic significance of the accessory structures. They would be non-contributing. Mr. Studenroth reviewed the pictures of the structures. They will be refurbishing the structure and it will be used as non-habitable space. The gates will be wooden posts with gas lanterns that will be inset into the glass lens. The spacing of the gate is 4". There is one entrance. The columns are 18" wide. The gas lanterns will be removed. The plans need to be marked up accordingly.

MOTION by C. Redding, seconded by S. Stevenson  
To **close the public hearing on the application of COOPERS NECK LLC for written decision only.**  
On Vote: C. Redding, Chair, S. Stevenson, J. Brodlieb

**FORMAL REQUEST TO REVIEW APPLICATIONS UNDER 116-28K FOR BOA**

On the application of **MITCHELL FAMILY RE LIMITED PARTNERSHIP**, 180 Great Plains Road, the board doesn't have any objection to the change of use on this application. If there as a change if architecture the Board would like to see it.

**PUBLIC HEARINGS - NON-HISTORIC**

On the application of **CHRISTOPHER & JEANNE LYNCH**, 58 Rosko Drive, John Bennett is here as well as Tim Rumpf and Mehran Tahlie to represent the applicant. C Redding is recused. The fascia lines were altered on the front of the house. The southern portion of the house had evergreen trees installed 20'. They are masking the extension. J. Brodlieb feels that if we have to hide the structure if shouldn't be there. The house complies according to Mr. Bennett they have the right to built it. This house with the extension is not compatible with the neighborhood it is too elongated and doesn't fit in with the surrounding neighborhood. Chair does not have an issue with the elevations as proposed, he prefers it with the screening but would approve without the elevation. S. Stevenson feels that the environment is caustic and she can't comment. Mr. Tahlie suggested that another gable could be added, this would increase the visible mass of the house.

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Fred Weinfurt, the renderings that were submitted, the fascia trim are not the same as the original and the dormers are standing out too much. It makes it contribute to the mass more. There is an imbalance that would be created if this is approved. It is much larger than the 6 homes that surround it. It is also a focal point in the neighborhood. This appendage is only there to allow that pool to be there.

Robert Smith, the applicant is not willing to accept ZBA counsel to not have a pool in the front yard. The wing adds to the bulk and mass of the house and will have a negative impact on the neighborhood. This doesn't promote a harmonious balance with the neighborhood. If the applicant must have a pool he shouldn't have bought this property when it was known that this property couldn't have a pool.

MOTION by S. Stevenson, seconded by J. Brodlieb

To **approve the applicant's request for adjournment on the application of CHRISTOPHER AND JEANNE LYNCH.**

On Vote: Chair, S. Stevenson, J. Brodlieb

Recused: C. Redding

On the application of **35 DOWN EAST LANE, LLC**, 35 Down East Lane, Tom Angler and Melissa Dedovich are here to represent the applicant. The plans were reviewed. The GFA 8,880 sq.ft.. White shingle siding, black shutters. The garage is street facing but the site plan was reviewed. This is set back 100' from the front yard. The garage is set another 30' back from that. There is substantial landscaping. The garage doors will be painted dark green.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of 35 DOWN EAST LANE, LLC.**

On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding

On the application of **GSB EAST REALTY CORP**, 48 Pheasant Close West, Sal Iannone is here to represent the application. Posting and mailing were submitted tonight. The board reviewed the plans.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of GSB EAST REALTY CORP.**

On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding

On the application of **SHELIA & STEVEN PEIFFER**, 54 Hildreth St, Mark Matthews is here to represent the applicant. This is an extension off the back. The materials will match existing. Posting and mailing were submitted tonight.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of SHELIA & STEVEN PEIFFER.**

On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding

On the application of **GREGG SCHENKER**, 6 Cobblefield Lane, there is an existing front porch and they would like to extend it a few feet. This was approved by Cobblefield.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of GREGG SCHENKER.**

On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding

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On the application of **GRISOR0 PROPERTIES, LLC**, 63 Armande Street, Anthony Hopkins is here to represent the applicant. This is a small addition. The addition will be off the kitchen. The head height is low therefore the new design will make the ridge height higher. The windows will be dark as opposed to light. The Board would prefer the windows to be matched to the existing. This is a corner lot. A rendering that shows the entire project was requested. A dormer was questioned as to the process, chair explained the process and stated that he would prefer it.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the applicant 's request for adjournment on the application of GRISOR0 PROPERTIES, LLC.**

On Vote: Chair, S. Stevenson, C. Redding, S. Stevenson

On the application of **VILLAGE BELLOWS**, 33 Bellows Lane, Ian Dios is here to represent the applicant. A 2,300 sq.ft. house, pool house and a pool. All cedar siding and roof, white trim, copper gutters. There is an accessible second story deck. The gables are clipped due to the pyramid law. Chair suggested that the ridge line be reduced. The home is top heavy. The overhangs are very deep. The ridge line is to high and not in compliance with the code. There is a double flu on the pool house. It isn't suppose to be heated. There is no posting up but the affidavits are in. The house needs to be soften. The flu is an issue on the pool house.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the applicant 's request for adjournment on the application of VILLAGE BELLOWS.**

On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding

MOTION by C. Redding, seconded by S. Stevenson

To **approve the minutes of the December 11, 2017 meeting.**

On Vote: Chair, S. Stevenson, C. Redding, J. Brodlieb

MOTION by C. Redding, seconded by S. Stevenson

To **adjourn tonight 's meeting.**

On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding

Respectfully submitted by Antoinette Edwards - 1-8-18

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Village Clerk