

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
JANUARY 22, 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, Andy Stuart is here to represent the applicant. New plans have been submitted. Monument signs will be used instead of free standing signs. This will be reduced area and reduced height. 60.6 sq.ft. is the size of the existing sign and 35 sf.ft. is what is proposed. The lettering is 10" high, it will be illuminated at the star and the letter and the price would be the only thing left. S. Stevenson is opposed to the LED lights since they are green and she feels that they are inappropriate for the area. The lights would have a dimming feature. Mrs. Stevenson and Mrs. Redding have an issue with the lighting as you turn the corner to the entrance of the Village. There will be 40% reduction on the canopy. The Board prefers the monument sign but would prefer it to not be backlit. The gooseneck lighting has been eliminated. The signage and the face of the canopy will not be illuminated. The plans show the reduced light fixtures. The building department will be in charge of enforcing the dimming and the wattage of the illumination. Counsel stated that the Board would need to inform the Building Dept. so that they are informed. The backlit pricing and the led wattage is needed, as to what will be used. An auto dimmer would be used to auto dim the signs. Specification were requested by chair. C. Redding and S. Stevenson want the price non illuminated. It was requested that the canopy be approved separately from the rest of the application tonight. The monument sign is being done by a different contractor. Counsel stated when questioned that the variance would be extended under the jurisdiction of this board. They would not need a new one.

MOTION by C. Redding, seconded by S. Stevenson

To approve the application of BP SERVICE STATION for the front elevation, right side and rear canopy only.

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

MOTION by C. Redding, seconded by S. Stevenson

To approve the building sign, non-illuminated on the application of BP SERVICE STATION on the front elevation only.

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

MOTION by C. Redding, seconded by S. Stevenson

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

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

On the application of **M. FERRIN CONSTRUCTION**, there is no one here to represent the applicant. The Board reviewed the sign. White background and black lettering. S. Stevenson and C. Redding would like the PH removed.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of M. FERRIN CONSTRUCTION.**

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

PUBLIC HEARING - HISTORIC

On the application of **HAMPTONS HDA, LLC**, 116 North Sea Road, this is adjourned to May 7 2018.

On the application of **472 FIRST NECK LANE LLC**, 472 First Neck Lane, John Bennett, Mr. Fox, Bob Smith and Lisa Zaloga are here to represent the applicant. Changes were made are per Mr. Studenroth's report. Chair questioned Mr. Bennett if the information they were viewing was new information and Mr. Bennett stated that some of it had been in the record and some was submitted tonight. Mr. Studenroth report directed the applicant to change the 4 bay windows and the one story extension exaggerate the proposed house. It was recommended that the northernly extension be reduced. The new plan reflects these recommendations. Mr. Fox spoke to his experience with the house and what they plan to do it. They understand it is a historic house. They bought the house with the understanding of planning, they researched this before they bought it. They love the community and they want to be a part of it, they also love the old home and feel that they will enjoy restoring it. They have made large changes from the original plan, they understand that the neighborhood would be involved. They feel that the new design is better and they are excited about it. Mr. Smith spoke to his calculations. Squires Holden have been serving Southampton since 1903. The addition of the residence is 32'.5". The drawings are not the same scale. The spacing between the windows which is 33" and then enlarged Mr. Samii drawing to the same size. Porch is 12' wide the house is 40' and the addition falls in at 32'.5". Mr. Samii calculation was based on the roof lines. The original drawing was out of proportion. Mr. Samii figured that the porch was 12' the 46' house and the 27' addition. The total number is the same. Mrs. Zaloga spoke to the latest additions and also the difference in the numbers that were calculated. She stated that the angle of the photo reveals that the house was not taken dead on. The fact that the gables don't line up indicated this. She located the center of the gable and figured that the center of the gable was 7.25". The picture was scaled wrong. Mr. Foster used the aerial photo with a super sized scale. A real determination can't be made by this. The bay windows have been reduced to 3 bay windows as opposed to 4 and the east facade was shortened to 7' and one story only. The bedroom was then moved to the rear facade so that it is not visible. The west facade shows that the west story guest wing has a hip roof to match the other roof on the house. This is the first time that the board is seeing this and needs to be digested. The two story addition is just under 25' high. The first story addition is 16'. The windows are being changed they will be matched in like and kind, they are not energy efficient. S. Stevenson needs time to digest and feels there is quite too much lattice. Chair would like the changes indicated in a diagram. All the details on the three story house will be restored exactly the same.

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Mr. Studenroth commented that the extension was the same length of the original house. The height of this house helps any addition to be subservient. The applicant has addressed size and scale in his opinion.

A comparison study of 472 and the surrounding neighborhood was submitted. Mr. Snodgrass spoke stating that this design team and Mr. Fox have been extremely respectful of the recommendations that have been given. There are 10 national standards, 9 of which could apply in this circumstance and 9 of the 9 that can be applied are being met. S. Stevenson believes that this is a core building of Southampton as a resort community and she questioned Mr. Snodgrass regarding this. Mr. Snodgrass feels that this premise of the house is restoration and is unique. It is bringing back its original form. Mr. Brodlieb stated that Mr. Snodgrass opinion is just that, his opinion. A proposed addition was proposed and rejected, then a recommendation was made to try to respect the house of the 1920's. Changes and additions will be made but as to preservation there is always a measure of compromise. It needs to be done properly and managed properly.

Patrick Fyffe, he would like a chance to review the plans and the report from Mr. Studenroth. The clients are frustrated with the process of the plans being submitted last minute. The clients appreciate Mr. Fox comments. Mr. Fox was asked to have a meeting but that hasn't happen as of yet. Chair stated that the neighbors are encouraged to meet together and work things out without the Board. Mr. Fyffe made a submission and it was submitted to the file. A report from Mr. Saskeus was submitted tonight and he holds to the fact that the addition was 25', he used a cad program to figure this. Mr. Fyffe feels that the historical significance is important based on the guidelines. This addition is still trying to double the footprint of the original house and this is not historical appropriate.

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, John Bennett is here to represent the applicant. It is 2'-3' to ground water. This will never be a gas station again, it would never meet the requirements. A restaurant isn't allowed by BOH requirements either. The Board doesn't have opposition to this proposal. Mr. Studenroth made a presentation. A report has been filed since October 2017. As a preservationist Mr. Studenroth feels that this building when built it was built for a particular style, auto showroom and service. Photos were then reviewed of this style, one Kansas has been marked for a historical landmark. It is building recognized as an architectural building type. In 1873 there was a grist mill and this was a residential neighborhood by 1926 the neighborhood changed from residential to a service station module. After the war the service areas moved to the outside of town. This as a building who was designed by William LeFont and this was a building to service and sell Chrysler in the 1920s. This building would be consider due to the wide bands and large windows. J. Brodlieb goes back and forth as to his feeling on this matter, he would like to preserve it but on a practical basis he doesn't see how it will work. Mrs. Stevenson feels that the building is in great disrepair, she needs time to consider now that she has heard the presentation. C. Redding feels that there must be hazardous issues, it is in great disrepair, she doesn't see how why this should be landmarked. Chair feels that good points were made but chair doesn't feel that this should be

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preserved. John Bennett feels that the retro architecture is not as prevalent as it is in the other pictures that were presented. Mr. Bennett stated that the old Graton garage was similar in style and was taken down and it is now the land rover dealership.

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 **DAVID HULIN**, 81 Little Plains Road, there is no one here to represent the applicant.

MOTION by C. Redding, seconded by S. Stevenson
To **adjourn the application of DAVID HULIN.**

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

On the application of **HALCYON LODGE LLC**, 436 Gin Lane, Melissa Dedovich and Matt Korvac are here to represent the applicant. This is for gates. The brick piers were approved for both entrances it has now been reduced to one curb cut. The panel is 5' and then the slats appear. The Board will not approve this. A second option was offered tonight. There is 43% transparency. The panel has been dropped 6". The house is very prominent so they are trying to scale the gate to the height of the house. Spindles are made to match the spindles on the house. The property goes up about 20', so you are really not losing transparency. This is an unusual property and the view of the house is still there. The Board is opposed to the gate, a modification is needed.

MOTION by C. Redding, seconded by S. Stevenson
To **approve the applicant 's request for adjournment on the application of HALCYON LODGE LLC.**

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

On the application of **COOPERS NECK LLC**, 65 Coopers Neck Lane, this is closed for written decision which is not prepared as of yet.

FORMAL REQUEST TO REVIEW APPLICATION UNDER 116-28K FOR BOA

On the application of **MITCHELL FAMILY RE LIMITED PARTNERSHIP**, 180 Great Plains Road, a written reference has been written by counsel.

MOTION by C. Redding, seconded by S. Stevenson
To **approve the written reference on the application of MITCHELL FAMILY RE LIMITED PARTNERSHIP.**

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

PUBLIC HEARINGS - NON-HISTORIC

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On the application of **CHRISTOPHER & JEANNE LYNCH**, 58 Rosko Drive, John Bennet and Mehran Tahlie are here to represent the applicant. C. Redding is recused. The extension has now changed appear as a conservatory. A rendering was submitted tonight to the Board. There was a reference taken from 101 First Neck. The conservatory is 8'. Metal roof, white trim detail will be used. This steps back 12". This is being done to minimize the impact. This was withdrawn from the ZBA. It was not denied. Chair is in favor of this proposal. Counsel needs to draft a letter explaining to the ZBA that it would be preferred to have a variance created.

Mr. Smith stated that his pool is not in his front yard as Mr. Bennett stated. None of the homes in the area have front yard pools. There are 16 windows on this house, there is not one home that has that many windows. This has 3 front yards and no backyard. This property is not eligible to have a pool.

Fred Weinfurt, Kevin Guidera made the comment that there are some lots in the village that can not have a pool. Mr. Weinfurt asked that the application be denied. There are 72 lots in the community, 28% of the lots are large homes. If this was approved it would create an imbalance in the neighborhood.

John Bennett, clarified that Mr. Smith doesn't have a pool in front yard, it was the neighbor to the east. The pool is behind the house but is in the front yard.

Chair stated that this has consistently been a problem. The Board would like this applicant to go before the ZBA. A recommendation will be drafted.

Fred Weinfurt, showed an aerial of the pool of Mr. Braverman.

MOTION by S. Stevenson seconded by J. Brodlieb

To **approve the applicant's request for adjournment and authorize counsel to send a letter to ZBA for recommendations on the application of CHRISTOPHER & JEANNE LYNCH.**

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

Recuse: C. Redding

On the application of **GRISORO PROPERTIES LLC**, 63 Armande St, Anthony Hobson is here to represent the applicant. Jon Foster called Mr. Hobson regarding the setback on the sideyard. They need to be set to 15' as opposed to 10'. Cedar shingle, siding, to match the existing. The entry has been moved to Armande, there are now two entries on that side.

MOTION by C. Redding seconded by S. Stevenson

To **approve the application of GRISORO PROPERTIES, LLC.**

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

On the application of **VILLAGE BELLOWS**, 33 Bellows Lane, Chris Burnside is here to represent himself. The dutch gables were removed to meet the pyramid. A house on the same street was presented. The gables are not the same. The chimney has been reduced 2'. The master bedroom deck overlooks a parking lot and he owns the lot in front of it. A 2' planter was built around the deck to mitigate. There is no heat in the outdoor poolhouse. It is an outdoor fireplace only. This is a gas chimney and it has been reduced in size now. The poolhouse overhangs have been reduced as well. The building has been dropped 3'. C. Redding stated that the second story deck is a concern. Its neighbor is commercial only though. C. Redding feels that the house still appears top heavy, the deck contributes to that as well. The pool house

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looks substantial. The garage is just wide enough for a car. S. Stevenson stated that it does appear top heavy. J. Brodlieb stated that this may be within the law but this is not architecturally pleasing, also there could be neighbors in the future that may see it in the future. The Board will not view it that way. It is still top heavy in his opinion. A photo of the neighboring house that is 6,000 sq.ft. was presented. Chair asked if the roof height is needed on the top heavy portion. Mr. Burnside stated that it is designed to create the porch underneath. It was suggested that there be a first floor covered porch without the closed in second floor enclosed deck that comes off the bedroom. The distance from the bedroom to the deck is 7'6".

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, C. Redding, J. Brodlieb

On the application of **ROBERT AMBROSE**, 33 Hildreth Street, James O'Neill is here to represent the applicant. This is for a pool house. This will have a cedar roof. It will match to the existing house.

John Bennett wants to know if it is visible from the street. It is in the rear and will not be visible from the street.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of ROBERT AMBROSE.**

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

On the application of **THE GREENBLATT 2015 TRUST**, 1990 Meadow Lane, Glen Cordova is here to represent the applicant. Two story flat roof structure. Cedar siding stained in ebony in two shades, complimented by a honed limestone panel. Black aluminum framed windows will be used. Views from the beach and the tree were presented. Second story deck is on the accessory structure. There is a glass railing.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of THE GREENBLAT 2015 TRUST.**

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

MOTION by C. Redding, seconded by S. Stevenson

To **approve the minutes of the January 8, 2018 meeting.**

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

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 1-22-18

Village Clerk