

**BOARD OF ARCHITECTURAL REVIEW &  
HISTORIC PRESERVATION  
VILLAGE OF SOUTHAMPTON  
FEBRUARY 12, 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, February 12, 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 absent. Wayne Bryun was counsel for the board tonight and was present as well as Historic Consultant Zachary Studenroth.

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. The canopy and fascia were already approved. The monument signs have been revised with no LED lighting. The lighting will be translucent back lit at the dollars numbers and grade, the bp and the star only and will only be lit at night. S. Stevenson has no objection to the backlit sign. J. Brodlieb is indifferent to a backlit sign or low LED. C. Redding is in favor of the back lit sign. Chair is not in favor a backlit sign.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the monument signs for BP SERVICE STATION.**

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

Neigh: Chair

On the application of **CHIC BEAUTY STUDIO**, 9 Windmill Lane, Sandra Coreya is here to represent the application. There is existing lighting. The sign is made of PVC. The background is purple with white lettering. S. Stevenson prefers the white. There is a red sign next door.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of CHIC BEAUTY STUDIO.**

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

**PUBLIC HEARINGS - 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, Joel Snodgrass, Lisa Zaloga, Bob Smith, Tim Rumpf and Melissa Dedovich are here to represent the applicant. Wayne Bryun is recused from this application. A letter dated February 7, 2018 was submitted to the file with the revision of Mr. Studenroth's comments. Spindle were changed as opposed to the lattice as per S. Stevenson. Chair stated that there was information submitted 2-8-18 and 2-12-18 and that the public and the board need time to review the information. The former additions had been incorporated into the north. Alternatives were presented to the Board by opposition stating that if the house were returned to what the house was historically it would

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be fine. GFA from the additions of the house that were removed have been definitively determined on the west addition. The northerly addition calculations were reviewed tonight as well.

Bob Smith, stated that the field notes from 1952 from when Pattersons owned the house had the calculation of the wings that were cut off from the original house.

Lisa Zaloga, showed the definitive shape. The record from field notes in 1952. The house proposed as well as the plans that from the field notes are the same. The footprint matches from the Sandborne map. The massing is also the same. The north wing is flat roof 2 windows with a jog, the west wing has a chimney at the end and a gable roof. The information presented is definitive information. The North wing is 39" to the bay window. The floor plans coincide with this as well. Mr. Bennett explained that the reason they are reviewing this information to the Board is due to the fact that testimony previous speaks that the addition should be restored to what it was originally. S. Stevenson stated asked what the acreages was at that time, Mr. Bennett stated that this is irrelevant.

Joel Snodgrass, added more information to the file. Mr. Snodgrass explained that it was presented tonight because it was in response to information that was received Friday. The wings are therefore worth of preservation. The team is trying to preserve the house. Mr. Bennetts showed model of 472 and stated that the west addition was an important part of preservation as quoted by the opponents.

Mr. Fyffe, stated that this was brand new information. The most recent plans that were before the Board is what Mr. Fyffe wants to respond to. The information that he speaks of wouldn't be obsolete despite the new information. A letter from Whitney Stevens was read into the record. She is in opposition to the applicant due to the fact that this is historic and it needs to be preserved. The plans include a 40' wing to the north , is it subservient to the Mocomato? Is it really the best that can be done to preserve Southampton's history? This proposal calls for a 37' increase. It is a 97% increase on Lake Agawam. How would this be subservient. House of the Hamptons and the Hamptons book have the image of the Mocomato with the gondola. A historically appropriate plan was prepared and submitted to the record as to what would be subservient and historically sound. There is a way to meet the needs of the applicant and still have it be subservient to the original structure. The image of Mocomato needs to be maintained.

Siamak Samii, the history of Mocomato should be used as a guide. His comment was a for typology. This is how he designed the expansion in his proposal. The expansion will be 79% If approved this way. Mocomato was a boarding house that sit on 8 acres facing the lake. It now sits on 2 3/4 acres. Portions of the house was moved to the neighbors house. The density will increase on the property. It will be a wall of building all along Lake Agawam.

Jonathan Foster, how the addition is done is important. He wanted the Board to think back to first settlers. Mr. Betts saw the "hamps" the vast field. This is why they bought the land there. The idea was control in the wilderness. Ms. Betts created this architecture with simple shapes. He urged the Board to be careful in deciding this application.

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

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

On the application of **1 POND LANE LLC & HAUQUITZ**, 1 Pond Lane, Wayne Bryun is recused from this application for transparency. There is nothing to add. John Bennett is here to represent the applicant. The Board doesn't agree with Mr. Studenroth report from the last meeting. Mr. Brodlieb explained that he wants to abstain from the vote. He feels that it isn't the Board issue to facilitate transactions on return. Chair explained that the Board is not creating a platform to have a better sale. J. Brodlieb understands what is being said but this was point made in the application. He feels that he was put in this position. John Bennett agrees. The Board is in favor other than J. Brodlieb to approve the COA.

MOTION by C. Redding, seconded by S. Stevenson

To **close the application for written decision on the application of 1 POND LANE LLC & HAUQUITZ.**

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

Nay: J. Brodlieb

On the application of **DAVID HULIN**, 81 Little Plains Road, Christopher Stoddard is here to represent the applicant. A color rendering was submitted tonight reflecting the change to the plans. The windows have been changed. The upper windows were shortened and the mid band is not disconnected. The Board is in favor of this change. There was a new landscape plan submitted showing a change in the parking spur on Burnett Street. Screening was added to this block this parking area. This Is necessary.

MOTION by C. Redding, seconded by S. Stevenson

To **close the application of for written decision only 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, Melissa Dedovich and Matt from LaGuardia design are here to represent the applicant. The spacing is at 52%. The pillars are white washed brick to match the house.

MOTION by C. Redding, seconded by S. Stevenson

To **close 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. There is a correction that needs to be made, there is no gas lamp attached to the pier on the fence. The gas lamps will be withdrawn from the application. The decision follows this.

MOTION by Chair, seconded by C. Redding

To **approve the application of COOPERS NECK LLC as written with the omission of the gas lamps.**

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

On the application of **FIVE CHIMNEYS CH LLC**, 471 Hill Street, Brian Brady is here to represent the application. The structure is very unique. The structure sits back from Hill Street. It is being preserved from the inside due to the leaded windows and is a one bedroom house. There is a pool to the north and a front yard to the south. The only spot to add on would be to the west. The addition would be to the east. The house is in poor shape. The house will be

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lifted up and reinforced and sured up. It will be 21'6" to the highest peak. This will not be visible from the street. The addition has small dormers, it has been stepped down. The house will be preserved. The skylights will be removed to let light in. The Board feels the addition is subservient and well placed. It was a 1902 map B. Brady stated.

Madeline VanJohn, The Pyne's are concerned with the parking. There is historical significance.

There is deeded parking. There is parking in front of Bob Pressman's place. The Board all stated that this is tight. The building Dept. reviewed this and asked for a firetruck turn. The survey is in the file that shows this.

Ann Pyne, the two spaces on the easement can't be negotiated. Jon Foster is here tonight. She feels that this can't be accurate. This is not a contributing property. It was a studio built by Marshall Fry. It was not a carriage house. She would like that taken off of Mr. Brady's drawings. It is significant to the Village. Mr. Fry instructed from his studios. This was an arts and craft bungalow style with low lighting. Photos demonstrating this were submitted. She doesn't find the cupola at 14" to be in harmony with the pictures she submitted. It appears as a ventilating device. The diamond panes on the cupola shouldn't be there, they shouldn't be on the cupola. The long strip doesn't need to be a door it could be a window. The railing on the east facade is not in harmony with art and crafts decor. A bilco door would be more in harmony. The east elevation is unappealing since it is visible to the private road so it should look like a front elevation. These are her suggestions. The way it is drawn it appears that there is an apartment in the basement. Additions should be subservient, the north facade needs to be done without the Romeo balcony and the strip, she would like the cupola removed. The door should be redesigned. The roof should be setback more than 1'.

Jon Foster, met with Dean MacNamara and B. Brady regarding this road and entrance. Dean took a truck in there and it met fire code for access. The bilco doors are not permitted for exits out of a basement area. There isn't a basement. J. Brodlieb asked if the parking spaces could be moved in, Jon spoke that he agrees but it still meets code this way. Chair stated that this is not in the jurisdiction of the Board. Chair stated that the details and designs do not meet the criteria of a contributing structure in the Village. B. Brady stated that the Juliet balcony is existing and due to code this needs to be a EGRES window. This was to provide as much light as possible. S. Stevenson doesn't like the cupola. They are trying to bring light in. C. Redding has no objections.

The owner wants to keep this house preserved. They are a preservationist. They wanted to minimize the changes.

MOTION by C. Redding, seconded by S. Stevenson  
To **close the application of FIVE CH IMNEYS CH LLC for written decision only.**  
On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding

**PUBLIC HEARINGS - NON-HISTORIC**

On the application of **CHRISTOPHER & JEANNE LYNCH**, 58 Rosko Drive, this was referred to the ZBA and the Board is awaiting a decision on this. There was a request for adjournment from the applicant at the last meeting. The letter from counsel hasn't been drafted yet.

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On the application of **VILLAGE BELLOWS**, 33 Bellows Lane, Chris Burnside and Ian Dios are here to represent the applicant. There have changes to the plan that the Board reviewed. A recessed balcony has been created off the bedroom. J. Brodlieb still finds it top heavy but it is appropriate. S. Stevenson is concerned about the top heaviness as well but she wont hold the plans up for it. C. Redding is ok with it. Chair is happy with the changes that have been made. The design is in keeping with the area.

MOTION by Chair, seconded by C. Redding  
To **approve the application of VILLAGE BELLOWS.**  
On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding

On the application of **ROBERT McCABE & JOAN SCHATZ**, 100 Pulaski Street, Fred Smith is here to represent the applicant. There is a model that was presented as well. Chair is concerned about the second story deck. The deck is in the center of the house in order to make the line of sight at least 40' -50' away. There is a hedge that is heavy. This is a double lot for the neighborhood. Chair would like to see some screening added. This is a large deck. Chair has no concerns with the architecture, he would like a screening plan. The board agrees.

Tom Rosko, there are 30' spruce trees between him and the other house on the east. On the west it is far away and it is a double lot. The house on the corner has screening as well. The south property line has hedge as well. There is an apple tree and 2 Japanese Maple. There is a lot of screening.

MOTION by C. Redding, seconded by S. Stevenson  
To **approve the applicant 's request for adjournment on the application of ROBERT McCABE & JOAN SCHATZ.**  
On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding

On the application of **ROBERT RAHR 2014 REV HALSEY TRUST**, 11 Halsey Path, Phil Watson is here to represent the applicant. The transparency is greater than 50%. The posts are steel wrapped in mahogany.

MOTION by C. Redding, seconded by S. Stevenson  
To **approve the application of ROBERT RAHR 2014 REV HALSEY TRUST.**  
On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding

**FOR DISCUSSION: CHANGE AGENDA FORMAT**

The Board discussed to have the agenda move through old business, then new business for each category. Decisions can be grouped together. Gates should fall into another category which would include historic and non-historic.

MOTION by C. Redding, seconded by S. Stevenson  
To change the agenda as discussed.  
On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding

MOTION by C. Redding, seconded by S. Stevenson  
To **approve the January 22, 2018 minutes.**  
On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding

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Chair stated changes to the minutes need to be a group forum through email therefore there would also be transparency.

Counsel suggested making a submission cutoff to be able to take a reasonable approach and digest the application for all purposes.

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 2-12-18

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Village Clerk