

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON**

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 26, 2018 at 7:00pm.

Board members Chair Curtis Highsmith, Susan Stevenson, Christina Redding, Robert Coburn and Jeffrey Brodlieb were present. Chair welcomed Robert Coburn to the Board.

Counsel for the Board Elbert W. Robinson, Jr. 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. Stevenson, R. Coburn

MINUTES

MOTION by C. Redding, seconded by S. Stevenson

To **approve the February 12, 2018 meeting minutes.**

On Vote: Chair, S. Stevenson,

SIGNS

On the application of **ZACHARY CLANAHAN**, Zachary Clanahan is here to represent himself. This is an architect sign. Background is ash gray with white lettering.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of ZACHARY CLANAHAN.**

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

On the application of **LOUIS FOLLO CUSTOM HOMES**, Louis Follo is here to represent himself. This is a blue background with white lettering.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of LOUIS FOLLO CUSTOM HOMES.**

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

On the application of **CHIC BEAUTY STUDIO**, 9 Windmill Lane, Sandra Cohria is here to represent the applicant. The lettering will be increased as well as the logo. This was previously approved.

MOTION by C. Redding, seconded by S. Stevenson

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

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

WRITTEN DECISIONS

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On the application of **1 POND LANE LLC & HAUQUITZ**, 1 Pond Lane, this is closed for a written decision for a COA.

MOTION by C. Redding, seconded by S. Stevenson
To **approve the application of 1 POND LANE LLC & HAUQUITZ as written.**
On Vote: Chair, S. Stevenson, C. Redding
Nay: J. Brodlieb
Abstain: R. Coburn

On the application of **DAVID HULIN**, 81 Little Plains Road, this is closed for a written decision.

MOTION by C. Redding, seconded by S. Stevenson
To **approve the application of DAVID HULIN as written.**
On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding
Abstain: R. Coburn

On the application of **HALCYON LODGE, LLC**, 436 Gin Lane, this is closed for a written decision.

MOTION by C. Redding, seconded by S. Stevenson
To **approve the application as written for the gates on the application of HALCYON LODGE, LLC as written.**
On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding
Abstain: R. Coburn

On the application of **FIVE CHIMNEYS CH LLC**, 471 Hill Street, this is closed for a written decision.

MOTION by C. Redding, seconded by S. Stevenson
To **approve the application as written on the application of FIVE CHIMNEYS CH LLC.**
On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding
Abstain: R. Coburn

DRIVEWAY GATES

On the application of **4 SQUABBLE LANE**, 4 Squabble Lane, Ian Hambach is here to represent the applicant. The gap is 1.5" and the pickets are 1.5". There is 50% transparency. The piers are black powder coated steel but will be set into the hedge. There is not two sets. The gates are 7'. Mr. Hambach is a licensed architect. Mr. Hambach submitted one set tonight and the other will be dropped off tomorrow.

MOTION by C. Redding, seconded by S. Stevenson
To **approve and authorize C. Redding to sign the approval tomorrow when the other set is submitted on the application of 4 SQUABBLE LANE.**
On Vote: Chair, S. Stevenson, C. Redding, J. Brodlieb, R. Coburn

PUBLIC HEARINGS - NON-HISTORIC

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On the application of **CHRISTOPHER & JEANNE LYNCH**, 58 Rosko Drive, John Bennett is here to represent the applicant. A letter was to be drafted to ZBA recommending that the house not be as long. Counsel will draft letter tomorrow. C. Redding is recused.

MOTION by R. Coburn, seconded by S. Stevenson

To **approve the applicant's request for adjournment to May 14, 2018 on the application of CHRISTOPHER & JEANNE LYNCH.**

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

Recused: C. Redding

On the application of **ROBERT MCCABE & JOAN SCHACT**, 100 Pulaski Street, there is no one here.

MOTION by C. Redding, seconded by S. Stevenson

To **adjourn the application of ROBERT MCCABE & JOAN SCHACT.**

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

On the application of **WICKAPOGUE 1 LLC**, 145 Wickapogue Road, Charles Regensburg, Debbie Telberg and the architect are here to represent the applicant. The foundation will be restored and the addition will be to the east and south side. The east side will mimic the gable roof of the existing western side. They would like to restore it back to its integrity. They would like to return it back to shingle siding. The windows will be replaced in kind and carried through in the rest of the addition. The ridge height is 32'. J. Brodlieb would like a color rendering with more detailing, street one view. He is concerned about the addition to the rear and the side. C. Redding and J. Brodlieb would like a streetscape as well. R. Coburn is a bit concerned about the details with the windows on the west side in that the 2nd floor windows in the center (connector) section appear too short and too tight to the roof, and asked whether the shed roof could be raised and the windows made taller. It was agreed that a 3D model would be best. Debbie Telberg would like to take a closer look at this plan. The material siding is alaskan cedar painted white. Danish brick chimney. Gray alaskan cedar roof. There is a second floor deck but it is a Juliette balcony.

There is a letter from the neighbor requesting that the property be cleaned up and there be landscaping as well as the barn be removed.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the applicant's request for adjournment on the application of WICKAPOGUE 1 LLC.**

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

On the application of **31 MEADOWMERE PLACE LLC**, 31 Meadowmere Place, Andrew Giambertone is here to represent the applicant. Classic shingle detailing. Cedar roof, brick chimney and white trim. The house reads as 3 stories. The widows walk has been removed. The front entrance has been drawn to bring attention to it. The garage door is an issue, since it's facing the street. J. Brodlieb feels that the proposed home is too busy. The chimneys are elongated at the top with pots. J. Brodlieb would like it simplified. The cupola also is too elaborate. S. Stevenson agrees with Jeff and feels that there are too many competing elements. The main entrance needs to be simplified. C. Redding agrees that there are too many design elements. R. Coburn questioned the space in the garage, which is only one story. The windows in the garage are only for light into the garage. The window is the grandest

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window on the property and needs to be simplified. Chair has issue with the stone in the rear, it doesn't tie into anything. Landscaping needs to be indicated. S. Stevenson would like to see what it looks like from the street with walks etc.

Gabriel Lett, landscaping is a concern for her. The property is brush and is a natural state. So she is concerned about the height of the chimney and the noise that will come from the screened porch. She would like to make sure that this is screened properly.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the applicant's request for adjournment on the application of 31 MEADOWMERE PLACE LLC.**

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

On the application of **CAROL PETRIE TRUST**, 140 Coopers Farm Road, Jim McChesney is here to represent the applicant. This is mostly interior of a renovation. There is a slight addition and a dormer is being added. The windows on the garage were removed due to rot. S. Stevenson agreed that this is a large area on the garage it should be screened. The applicant has put a great deal of effort into the landscaping and trees are going to be planted.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of CAROL PETRIE TRUST.**

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

PUBLIC HEARING - HISTORIC

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

On the application of **472 FIRST NECK LANE LLC**, 472 First Neck Lane, John Bennett is here to represent the applicant. Mr. Studenroth summarized the third report. The second proposal reduced the plan by 15'. The windows on the original made the home appear larger than it was. In this third report, Mr. Studenroth stated that features of the property which make a significant contribution to the character of the house should be altered as little as possible, this is what already exists. Any addition should be compatible with the neighbors as well as the existing. Large scale additions should be compatible with the times, it should not replicate precisely an era. This proposed most recent addition are subservient and are compatible with the guidelines. Mr. Studenroth stated that the two story addition is lower in scale than the existing, there is no confusion over what is old or new. The architectural detail of the building are compatible. The step back helps to make it more distinguishable. The secretary of interior standards #9 and #10, they should not destroy old materials and new additions if added are able to be removed without changing the original building. Three facades have been changed, altered or replaced. The east facade is the most important and has been maintained. The west facade has been changed except the high roof line. The north facade has also been transformed. It held a two story extension at one point. Mr. Bennett received a memo from Mr. Fyffe and a letter from Johnathan Foster, he feels that both are repeat of arguments that have already been had. Mr. Bennett asked that after public comment the hearing be closed for decision.

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Chair asked R. Coburn if he felt he was in a position to sit in and give an objective review. R. Coburn stated that has read everything and saw every video. He feels confident that he can participate.

Patrick Fyffe, information from the Dept of the Interior was submitted tonight regarding new additions to historic buildings. The tangible elements should be preserved. These temporary rooming house wings are not historic. Mr. Snodgrass stated that recovery was important. It should maintain the architectural detail according to the guidelines. The rooming house is being used as detail that they are cuing the addition for. This would be opposite to the guidelines. Chair stated that this period that was being used is not being replicated based on that period, maybe they are using it for inspiration yes. Mr. Fyffe stated that if they were for a commercial purposes 65 years ago shouldn't be used today. Chair explained that the use if not relevant to the plan, the Board is looking at the design and the impact of the design today. The rooming house wings are not relevant to the standards. There was substantial communication between Mr. Studenroth and Mr. Snodgrass during the report process. Mr. Bennett stated that Mr. Studenroth also communicated with Mr. Johnathan Foster as well. This is too big, too much mass, too much size and it needs to be denied.

Mr. Johnathan Foster, stated that he and Mr. Studenroth have not communicated. He disagrees with Mr. Studenroth's report, in which the 3 facades are not original. It is only the north facade that has been changed. The south facade was changed and changed back. The north facade the Tiffany windows were added, nothing more than that. The length of the building was written about. Mr. Foster feels that it is one of the most important buildings in the last 150 years. It needs to be treated with care and having an addition on it, that is the right scale.

Joyce Giuffer, the increase of the footprint would be 80%. The current plans go too far. The length will be increase as well as the footprint. This type of proceeding should not allowed, she was never given the plans from the applicant as promised. Ms. Giuffer accused Board of having outside conversations with Mr. Bennett, chair polled the board to ask, all board members stated that they have not had any contact with either counsel for or opposed to the applicant. This home is too large and the design is a concern of hers. She stated that Mr. Studenroth has had contact with Mr. Bennett.

Whitney Stevens, she is not opposed to a reasonable addition. They feel it is not a reasonable addition, the greater the activity with the size increase, it affects the private cove, the shared driveway and it is set 40' from her. She is struggling with the process of starting with an enormous proposal and then cut it back, it makes it look reasonable. She asked that the Board think of the home the way it is today and is the addition and the wing truly reasonable?

Rob Coburn asked about the breakfast area that is not recessed, he questioned why it wasn't recessed. Mr. Snodgrass stated some of it is to have more effect on the differentiation, also to fit all things in. The three doors on the east elevation were questioned on the porch. She was drawing upon cues that were taken from the "boarding house" wing. The additions and the use were called into question Mr. Coburn asked about this "boarding house", Mr. Studenroth stated that this was not commercial but was residential. Mr. Studenroth explained that those wings were a part of the house and the property in his opinion. Mr. Snodgrass agrees that it is part of the history.

Counsel asked Rob if he needs to speak with the architect, Rob said no.

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Chair polled the board about closing the hearing and receiving written comment only for 30 days before decision.

S. Stevenson is concerned about expert information that has been discovered in the file about procedure therefore she is objecting to closing the hearing. J. Brodlieb objects to closing the hearing. He feels that his colleges need to hear his voice about the proceeding but not in this forum. J. Brodlieb feels that the house is self served, he feels that this plan is not in harmony with what the Board's guidelines. Mr. Brodlieb feels that an addition is possible. But as of right now it is being expanded by 80% in footprint, mathematically it is not subservient. It doesn't satisfy the criteria, and he will not vote in favor of it. J. Brodlieb wishes that it remain open and the Board open their mind. J. Brodlieb asked that the applicant hear him as well.

Chair stated that Mr. Studenroth's reports are taken into consideration but the Board makes the decision.

Chair suggested closing for written comment only and that the Board does have the right to reopen the application if needed.

The east facade is the main facade and is being doubled in size, Ms. Stevenson stated and she feels that this is inappropriate and that she does not think that enlarging the footprint of the house by 80 percent and doubling the most public east façade adheres to the ARB standards or the Secretary on Interior standards. Also Mrs. Stevenson feels that the alternate plan in the file was not meant to tell the applicant what to do but to show how Mocamanto could be expanded and modernized without destroying the East façade or over-powering it.

MOTION by Chair, seconded by C. Redding

To close the application of 472 FIRST NECK LANE, LLC for written comment only, all submission need to be made by March 8, 2018 by close of business day and for rebuttals to be submitted by counsel by April 23, 2018.

On Vote: Chair, C. Redding, R. Coburn

Nay: S. Stevenson, J. Brodlieb

On the application of **AMY MULDERRY**, 80 Post Crossing, Ms. Fee is here to represent the applicant. The porch will be removed and replaced with a new deck on the second floor. There is landscaping that is blocking, the deck is 13' from grade and the landscaping is higher than that. Details representing that are needed. The lower level will be a covered porch. You can't see the neighbors house according to Ms. Fee. Mr. Brodlieb stated that when he made a site visit as well as Mr. Coburn. The evergreens appear to be about 20' in ARBs according to them. Chair asked if photos from second story could be submitted. This is only at the rear.

MOTION by C. Redding, seconded by S. Stevenson

To approve the applicant's request for adjournment on the application of AMY MULDERRY.

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

On the application of **200 HILL LLC**, 200 Hill Street, Siamak Samii and Ham Hoge are here to represent the applicant. Carport and entrance to living room will be removed. The second floor deck is not be accessible. The railing is 2'. Wood columns will be used. Both neighbors are

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parking lots. The windows on the pool house will match the main building, replacing the half window with oval. The house was built in 1895, it is contributing. The changes don't change the architectural elements of the house. Chair asked if a report is necessary, Mr. Studenroth isn't too concerned about it. Ham Hoge submitted that the house needs to be sured up. Pictures were submitted to the record. The brick will be changed to ballast stone. The door will be moved one bay and where the door is will be moved to where the window is.

MOTION by C. Redding, seconded by S. Stevenson

To **close the application for written decision only on the application of 200 HILL LLC.**

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

R. Coburn asked what powers the board has to enforce a dilapidated building to be take care of. Mr. Robinson stated that a resolution to authorize a written request to enforce 281 North Main Street.

MOTION by R. Coburn, seconded by C. Redding

To **authorize counsel to make a recommendation to enforce the code on 281 North Main Street.**

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

MOTION by C. Redding, seconded by S. Stevenson

To **adjourn tonight's meeting.**

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

Respectfully submitted by: Antoinette Edwards 2-27-2018

Village Clerk