

Inc. Village of Southampton
Board of Architectural Review and Historic Preservation
March 14, 2022

Due notice has been given, the public hearing of the Board of Architectural Review and Historic Preservation for the Village of Southampton was held via video conferencing on Monday, March 14, 2022 at 7pm.

Board members Chair Jeffrey Brodlieb, Sarah Latham, Peter DeWitt, John Gregory and Mark McIntire are present

MOTION by Chair second by P. DeWitt

To open tonight's meeting.

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

Counsel for the board, Alice Cooley is present. Alex Wallach, Planner Director is present.

Motion by Chair second by S. Latham

To **approve** the minutes of February 14, 2022

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

Motion by Chair second by M. McIntire

To **approve** the minutes of February 28, 2022

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

On the application of **Smithtown Partners LLC**, 40 Meadow Lane, there is a written decision in the file. This approval is conditional of the applicant obtaining a zoning variance prior to the issuance of a building permit. Chair feels that this particular application was mislabeled. It is posted as a request for an elevator where this is a request of an addition. He feels it was misrepresented when the pyramid lines were not called out on the plans. They were made to believe that this met pyramid code, when it does not according to the building inspector. There was a recent zoning change that made this addition even more non-conforming. It is not up to this Board, according to the Chair, to approve applications that do not meet zoning code. In his opinion, their approval would run against the spirit of the law. Chair will submit these comments in writing into the record.

Motion by M. McIntire second by S. Latham

To **approve** the application of **Smithtown Partners LLC**

On Vote: S. Latham, P. DeWitt, M. McIntire

Nay: Chair, J. Gregory

On the application of **Tate's Bake Shop**, 43 North Sea Road,

Motion by Chair second by M. McIntire

To **reopen** the matter of **Tate's Bake Shop**

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

This matter will be adjourned to the next meeting to allow the applicant to present a landscaping plan.

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On the application of **Park Slope Investment Trust**, 81 Jobs Lane, there is a written decision in the file.

Motion by Chair Second by M. McIntire

Motion by M. McIntire second by S. Latham

To **approve** the application of **Park Slope Investment Trust**

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

On the application of **Beechwood Latch**, there is a request for an adjournment to March 28, 2022.

Motion by Chair second by J. Gregory

To **adjourn** the application of **Beechwood Latch**

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

On the application of **Seersucker I, LLC**, 365 S. Main Street there is a request for an adjournment to March 28, 2022.

Motion by Chair second by P. DeWitt

To **adjourn** the application of **Seersucker I, LLC**

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

On the application of **39 Lewis Street, LLC**, a report was prepared by the Villages Historic Consultant and submitted to the file. Anthony Vermandois, architect and Jim Hausman, owner are here to represent the application. The original application was to open the front porch back up, the Board wanted to see it enclosed. The applicant prepared a design to keep the front porch enclosed. They would like to replace the existing windows with fully insulated windows so they can bring that porch into the conditioned space of the house. They are proposing to keep the porch columns and behind that build a new window wall and front door. They would like the windows to be a mix of casement and fixed windows. Mr. DeWitt thinks they are heading in the right direction. He does object to re-ordering the columns. He loves the accidental rhythm of the existing and feels that it should be preserved. Ms. Latham agrees. Making everything precise doesn't keep the feel of the original house. Mr. McIntire agrees. With those changes it is going to look great. The side dormers and side entry overhang are being retained. The house will be lifted and a new foundation will be built. The height will be the same from grade. The foundation of the porch will be masonry the front porch itself will be wood. Ms. Latham would just like to highlight a comment from Ms. Spanburgh's memo – when you have an old house you pick one date to restore it to, you wouldn't flip flop back and forth between times. There is an interior wall that the Board would like Ms. Spanburgh to weigh in on before it gets removed. Once you remove the exterior wall of the interior of the porch, you lose a lot of the history of the house. Mr. DeWitt disagrees; he doesn't feel that they can ask the applicant to enclose a space and not let them utilize it. A more detailed plan should be submitted so the Board can pass better judgement. Mr. Gregory would like the historian to opine on this. If they allow this they will be forever altering and erasing that history. Mr. Hausman

The 1915 house they are going with, was a 3-family house. They are deviating from what was there at that time. On the right of the house, they will keep part of the porch area. To the left,

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there is an odd wall that makes the porch really narrow and unusable; they would like to change that portion of the house into the living space. If they keep the door on the left side of the house and the door on the left there would be two doors that lead into the dining room. Mr. Hausman wants to be true to the 1915 house, but during this period it was a 3-family house and things are changing on the interior. A plan needs to be submitted. The Board is generally favorable of the porch remaining enclosed.

Motion by Chair second by P. DeWitt

To **adjourn** the application of **39 Lewis Street, LLC**

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

On the application of **1 Hampton Road, LLC**, there is a request for an adjournment until March 28, 2022. Ms. Latham contacted various people to see who could prepare a technical evaluation for the Board and provide specifications for restoration, Joel Snodgrass was recommended. This is a highly significant building and it has been subject to “band-aid” restorations throughout its lifetime.

Motion by Chair second by M. McIntire

To **adjourn** the application of **1 Hampton Road, LLC**

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

On the application of **Daniel Brockett**, 292 Ox Pasture Road, Lori Fontana, architect is here to represent the applicant. There was some question at the last meeting as to whether or not this lot was a flag lot or not. He wants them to be aware that matters of scale are within the purview of this Board. They will need to decide if it is in keeping with the neighborhood.

They removed all transoms, shutters, gable end windows. The garage was lowered by two feet and they reduced the size of the dormers and removed the diamond pattern grills. The picture windows were removed from the garage. The door will be mahogany with two side lights. The sizes of all windows were reduced. On the south elevation, the glass was reduced greatly. The windows are more in line with the same header height. A landscape plan is provided that includes screening around the perimeter. Mr. DeWitt appreciates the changes to the windows. He still thinks that the massing is off. The landscaping is not adequate. Ms. Latham agrees, the garage is out of scale. It needs to be lowered. The first thing you see as your approach the property you see a massive garage. Mr. Gregory agrees. The balcony on the front of the house is a bit much. There are a lot of unnecessary details that seem to be trying to draw the attention away from the oversized garage. Mr. McIntire is surprised that there is that much lot coverage on the lot. There is no presence to the front door. The empty wall on the south elevation seems off to him. He feels there is over ornamentation on this house. Mr. Brockett, owner went to the chief building inspector prior to purchasing the property, and was given a building envelope to work within. Mr. Samii is here. Because this is a barbell lot, they basically transfer the rights of the front portion to the rear. Now they need to addressing the massing. There is second story glass on the south side that he would ask be reduced. Due to the shape of the lot, the setbacks are not the same as a traditional lot. The south elevation is set to a side yard setback while it is the longest portion of the house. Typically, the side of the house is the shortest, making the lesser setback more appropriate. Mr. Samii would like to see the glass reduced and would also ask that larger caliper trees be installed to better the screening. Nica Strunk, representative to Maryanne Tighe and Siamak Sammii. She echoes Mr. Sammii's concerns. To put a mark on what he said,

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this house is laid out on the site sideways to allow fit a larger house. This house sits among many backyards. This portion of the lot is incredibly undersized, in her opinion, to support a house of this size. The second-floor balconies are objectional to the clients. The window reduction is appreciated, but more could be done. To screen a house of this size would require much more substantial material than the 10-12' trees that are specified in the landscaping. Overall, this house is not appropriate to the affected lot that it sits on. Chair notes that size is not in the purview of this Board, they can address scale and massing. Mr. Brockett notes that one of the balconies is decorative. The balcony on the south side they can put in 10-to-12-foot arborvitae as well as evergreen. If the neighbors want additional screening in the interim, the neighbors can install landscaping on their own property. There are five or six second floor balconies in the immediate area, including the neighbor. The Zoning Board of Appeals granted a variance for a tennis court on the front portion of the lot. Second floor balconies have been a long-standing concern of this board. The screening that is being proposed typically grows three to five feet a year. There are six properties within one block that have second story balconies, two that abut the property. Mr. Gregory thinks a line of site study would be important to have. Ms. Fontana will prepare that.

Motion by Chair second by J. Gregory

To **adjourn** the application of **Daniel Brockett**

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

On the application of **Brookside Enterprises LLC**, 276 Hill Street, Anne Prosser, Owner and Richard Sammons, architect are here to represent the application. This is an application for a pool house. It is designed to match the existing house. There are two doors on the north elevation, one to the wet bar area and the other to the sauna portion of the building. The materials will be white cedar shingles left to weather with red cedar roof and white trim. Ms. Latham praises the window to wall ratio, materials and design. Mr. McIntire agrees, it is a lovely design. This matter will be held open for any written comment.

Motion by Chair second by P. DeWitt

To **adjourn** the application of **Brookside Enterprises, LLC**

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

On the application of **DCK Windham, LLC**, 35 Herrick Road, nobody is here to represent the applicant. This is to remedy an as built gate. The Chair would like to have the building department take action

Motion by chair

For the Board to advise the Building Inspector to take appropriate actions to address the illegal gate at 35 Herrick Road

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

On the application of **Paul Fagan**, 23 S. Main Street, there is nobody here to represent the application. The applicant will need to repost and mail before they present again.

Motion by Chair second by P. DeWitt

To **adjourn** the application of **Paul Fagan**

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

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On the application of **31 Rosko Developers**, 31 Rosko Drive, Haley Willis, attorney and Frank DeVito, developer are both here to represent the application. This is an application to amend a prior decision. The Board shared concerns at the last hearing about the starkness of the natural material and the white painted teak on the front of the house. Samples were dropped off at the building department. Samples are shared on screen. The first sample was painted white and grey to show two options for paint. Photos were shared of the material when it was first installed and as the oil wears off and it ages. A semi-solid stain was shared, this option allows you to see the brushstrokes and the wood come through. The last sample shared was white solid stain. They saw this as an opportunity to collaborate with the Board and see what they would like. Mr. Gregory feels that the Board has made their opinions very clear over the last six months of review; it is not up to the Board to design the house he doesn't feel this should be a multiple-choice scenario. Chair feels it would be beneficial to the process to weigh in if the Board members have opinions. Mr. DeWitt would be fine with keeping the vertical siding and painting or staining it white. Mr. McIntire thinks the windows need to be redone and he would prefer to see cedar siding. Mr. Gregory agrees with Mr. McIntire. If penetrated white stain is used, it will reduce maintenance. Mr. DeVito's preference would be the solid stain. The applicant will need to come back with revised plans. There was a letter submitted to the file, with concern that if the teak is painted or stained it could be stripped off.

Motion by Chair second by S. Latham

To **adjourn** the application of **31 Rosko Developers**

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

On the application of **Margaret Lewis**, 63 Dale Street, there is a letter requesting an adjournment to March 28, 2022.

Motion by Chair second by

To **adjourn** the application of **Margaret Lewis**

On the application of **SKV Wickapogue Road, LLC**, 508 Wickapogue Road, Siyu Liu, architect is here to represent the applicant. Joe Roperto, homeowner is also here. Many changes have been made; he is happy with what is being presented to the Board tonight. Changes have been made to the roofline. The northeast and southwest corners are of concern to Mr. DeWitt. The setbacks restrict what can be done here. The northeast elevation is choppy, he would like to see a hip skirt around. Mr. Gregory notes that the southwest corner is off to him, Mr. McIntire agrees. Ms. Liu explains they did try, but it did not look right. The house is eighty feet setback from the street. Chair states that in this particular case trying to maximize the square footage is hurting what they are able to do with the design. Mr. DeWitt thinks there should be a skirt surrounding the northeast corner. Connect the eave lines of the rear porch and the garage and put a hip roof over. The southwest corner, their concerns would be addressed if the north half of the western elevation was mirrored on the south half.

Motion by Chair second by S. Latham

To **adjourn** the application of **SKV Wickapogue Road, LLC**

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

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On the application of **Nicole Gallagher**, 145 Wickapogue Road, Mike Manga is here to represent the applicant. This is an application for alterations to an accessory barn. A memo was submitted to the file from the Historic Consultant, Sally Spanburgh. They will come back with drawings that reflect the findings in the report.

Motion by Chair second by S. Latham

To **adjourn** the application of **Nicole Gallagher**

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

On the application of **Anthony and Elizabeth Signore**, 117 Wickapogue Road, Guiseppe Adragna, architect, is here to represent the application. This is an application for a new dwelling. The heavier crown moldings was reduced and the front facing bay window was removed. The round tower has been changed to an octagon shape with shingle roof. The gambrel roof design is carried through to the rear, the glass has been greatly reduced. The east elevation was redesigned to add windows to keep balance. The gravel driveway was reduced by five hundred square feet. Mr. Gregory thinks this is a dramatic improvement, especially the rear elevation with the removal of the curved window. Mr. DeWitt agrees it is a big improvement. He still finds the multiple eave lines on the second floor to be a bit choppy. Carrying the eave line of the gambrel across the rest of the house would be his suggestion. He would like to see the columns changed to farm house style posts. Ms. Latham things they should be simple, chamfered square columns. Chair wonders if the octagonal piece is in keeping with the agrarian style of the house. Ms. Latham notes it wouldn't be found a farm house. Mr. DeWitt agrees, this isn't a typical detail of a farm house. Mr. Adragna explains this is an element of the house that the homeowners loved. Chair would like to see a streetscape with three houses to either side.

Motion by Chair second by S. Latham

To **adjourn** the application of **Anthony and Elizabeth Signore**

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

On the application of **Alana Serota**, 124 Burnett Street, Eric Peterson is here to represent the application. This is an application for exterior alterations and a pergola. The applicant would like to keep some portion of the roof deck, they have made a reduction to its size. Ms. Latham is pleased with the removal of the deck on the front and feels it is a better design. Mr. DeWitt agrees, it is a big improvement. Typically, he is against a glass front door in this case it is completely appropriate. The rear roof deck will be at least 20 feet from the property line. Mr. Gregory would still have a concern with it given the small size of the lot. Mr. McIntire thinks he would be happy if it were a third of the depth. Mr. Gregory agrees the projection should be reduced. Ms. Latham thinks it is a great design. The matter will be held open for written comment, the board will vote to approve at the next hearing.

Motion by Chair second by J. Gregory

To **adjourn** the application of **Alana Serota**

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

On the application of **Patrice Magee and John Cuzzocrea**, there is a request for an adjournment to March 28, 2022

Motion by Chair second by M. McIntire

To **adjourn** the application of **Patrice Magee and John Cuzzocrea**

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

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On the application of **161 Corrigan LLC**, Brian Glasser, Architect and Kevin Wells, owner are here to represent the application. Affidavits of mailing and posting have been submitted to the file. This is an application for a dwelling and detached garage. It will be eastern white cedar, he siding will be eastern white cedar, finished in natural driftwood with a grey bleaching stain. The trim will be timber wolf grey. The windows will be six over one double hung, the gutters and leaders will be lead copper coated. The window on the south side was reduced. The reverse gable now lines up with the bottom flare of the larger gable. Extra windows were added to the north side for a better wall to window ratio. On the south side, they tried a shed roof as discussed previously. With the current codes, it didn't work. With these changes, he feels the current roof line provides balance. Mr. DeWitt thinks the south elevation is perfection. The second gable ruins it for him. He is strongly against double gable houses in this area of the Village. Mr. Gregory hears what Mr. DeWitt is saying and thinks a shed dormer could be more in keeping, but he thinks the design is fine as is. Mr. McIntire agrees, it is a very attractive house. Ms. Latham wonders if it is possible to reduce the size of one of the front gables. This would eliminate the "twin peaks" look created by the gables. Mr. Glasser agrees, a shed dormer through the middle section would look beautiful, but the code on roof pitches is restrictive and does not allow for that design. The application will be held open for written comment.

Motion by Chair second by P. DeWitt

To **adjourn** the application of **161 Corrigan LLC**

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

On the application of **Mitchel Kaneff**, 60 Halsey Neck Lane, affidavits of mailing and posting were submitted to the file. Lori Beppu and Nicole Constantino, architects are here to represent the application. Matthew Horvath and Chris Laguardia of Laguardia Landscape design are also here. This is for a one-story single-family dwelling with attached garage and pool house. Mr. Horvath shared a bird's eye view of the property demonstrating the mature landscaping on the property. They are looking to maintain all current landscaping. The materials are Ashlar cut Connecticut granite stone, clear vertical grain Alaskan Yellow cedar tongue and groove siding, stained light grey with bronze windows with a butterfly roof. They have worked to develop a single-story hideaway that will be tucked within the landscaping. The west elevation is the front, they are proposing a solid wooden door. Mr. DeWitt feels this is a classic modern design. Being only one floor, the glass is on the ground level. This is a beautiful design. Mr. Gregory agrees. This proves that you can do something different and make it work. Ms. Latham feels the butterfly roof is so elegant. The stone, the way it is integrated into the indoor-outdoor area is seamless. Mr. McIntire agrees that this is a great design. Mr. DeWitt notes the stone makes sense here because of the style home. This will be held open for written comment and approved at the next hearing.

Motion by Chair second by P. DeWitt

To **adjourn** the application of **Mitchel Kaneff**

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

On the application of **Charles Falcao**, 135 Lewis Street, affidavits of mailing and posting have been submitted to the file. This is to amend prior Board approval. Jake Vanderwatt is here to represent the application. Mr. Vanderwatt explains that at the time of construction there was a shortage of asphalt so they decided to put a metal roof on. Photos from the deck were provided

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that demonstrate that it is not looking into the neighboring property in their opinion. The two small windows that were proposed, they did not feel that adequate light was allowed in. This sliding door made it easier for egress since the homeowners are older. Chair explains these changes were done without any approvals from this board. Only two of nearly a dozen changes have been brought up tonight. Mr. McIntire shares his screen. The applicant received an application for a swimming pool; at that time the roof was removed and they were instructed to go to the ARB. Many concerns were brought up by the board, including the balcony that was ultimately rejected for light and sound concerns to the neighbor. The removal of the original roof line is inconsistent with the Tudor style of this house. After the rejection, a plan was submitted that removed the balcony that was approved with the original Tudor details and roofline to remain / be reconstructed. The now existing standing seam roof is out of context with the Tudor style of the house and with the neighborhood. It was represented that the applicant would not be using the roof deck. However, since it's been constructed, lights and speakers have been installed and are directed towards the neighbor. He feels in order to move forward with this the following would need to happen:

The roof be reverted back to the originally approved plans and renderings

The black standing seam roof be removed and replaced with an acceptable material to the board

The landscaping be approved by this board be installed

Mr. DeWitt notes that the stucco was ruined on this house. Mr. McIntire will make his presentation available to the building department to enter into the record.

Motion by Chair second by M. McIntire

To **adjourn** the application of **Charles Falcao**

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

Motion by Chair second by S. Latham

To **close** the meeting of March 14, 2022

On Vote: Chair, S. Latham, P. DeWitt, J. Gregory, M. McIntire

Respectfully submitted by Jacqueline Allen 03/14/2022

Village Clerk