

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
APRIL 9, 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, April 9, 2018 at 7:00pm.

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

Counsel for the Board Wayne Bryun was present as well as Historic Consultant Zachary Studenroth. Counsel for the Board Elbert W. Robinson, Jr. was absent.

MOTION by C. Redding, seconded by S. Stevenson

To **open tonight's meeting.**

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

MINUTES

MOTION by C. Redding, by S. Stevenson

To **approve the minutes from March 26, 2018.**

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

Recused: J. Brodlieb

SIGNS

On the application of **SIDDHI NAILS & REFLEXOLOGY INC**, 10 Oak Street, Patrica Cabrera is here to represent the applicant. The material is AZEK. The sign was reviewed. There will be no lighting.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of SIDDHI NAILS & REFLEXOLOGY INC.**

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

On the application of **T&S MOTT GENERAL CONTRACTING**, there is no one there to represent the applicant. The rendering was reviewed. White lettering with black background. This is a contractor sign. It is a bit busy but it is black and white and will be removed after the project is done.

MOTION by C. Redding, seconded by R. Coburn

To **approve the application of T&S MOTT GENERAL CONTRACTING.**

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

On the application of **RUBY & JENNA**, 24 Jobs Lane, Stacy Menzer is here to represent the applicant. This is for an awning in black with white lettering.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of RUBY & JENNA.**

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

On the application of **ELEVENTY USA LLC**, 53 Jobs Lane, Kevin Zamora is here to represent the applicant. This is for a window decal only. The decal was reviewed, it is in white.

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MOTION by C. Redding, seconded by S. Stevenson
To **approve the application of ELEVENTY USA LLC.**
On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding, R. Coburn

WRITTEN DECISION

On the application of **784 MEADOW LANE**, 784 Meadow Lane, there is a written decision in the file.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application as written on the application of 784 MEADOW LANE.**
On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding, R. Coburn

PUBLIC HEARINGS - NON-HISTORIC

On the application of **CHRISTOPHER & JEANNE LYNCH**, 58 Rosko Drive, this is pending a ZBA decision and is adjourned to May 14, 2018.

On the application of **ROBERT McCABE & JOAN SCHACHT**, 100 Pulaski Street, there is a request to adjourn the application they are reducing the size of the project and they are redrawing the plans. R. Coburn commented on the landscaping in relation to the second story deck on the east side. The Board made a site visit and they are still concerned about the privacy on the east side. No neighbors have complained as of yet. The board encouraged the applicant to get support in letter form from the neighbor particularly from the east neighbor.

MOTION by C. Redding, seconded by R. Coburn
To **approve the request for adjournment on the application of ROBERT McCABE & JOAN SCHACHT to May 14, 2018.**
On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding, R. Coburn

On the application of **31 MEADOWMERE PLACE LLC**, 31 Meadowmere Place, there is no one here to represent the applicant. A letter of inquiry will be sent to the applicant. If no response the application will be removed without prejudice from the agenda.

MOTION by C. Redding, seconded by R. Coburn
To **adjourn the application of 31 MEADOWMERE PLACE LLC.**
On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding, R. Coburn

On the application of **DRAGANA VLATROVIC**, 120 Leland Lane, Nina Dec is here to represent the applicant. The chimneys has been changed to stucco as opposed to the cedar that was originally proposed. The stucco will match the color of the house. The front door details have been changed. There is a rendering showing this. There will be sconces flanking the doorway. S. Stevenson liked the changes to the doorway. Chair questioned gates since they are listed on the agenda. Ms. Dec explained that there aren't any to her knowledge so chair explained that approval would be only for the house and not for gates. The railing is a concern to S. Stevenson since it is black wrought iron as well as the gate since this the color only exacerbates the already complicated design, however the rest of the board has no issue with this. The railing is in question. The rendering dated 2-12-18. The sidewalk and driveway are in question, there is a

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12' long wall or post, this is in question and a 5' wide post. Ms. Dec can't answer the question. Mr. Coburn explained that this is the apron and there is a walkway. The trees were questioned but they are pre-existing. C. Redding commented that the sconces are industrial looking, the rest of the board has no issue and feels they are modern.

MOTION by C. Redding, seconded by R. Coburn

To approve the application of DRAGANA VLATROVIC with the exclusion of driveway gates but not the preclusion of them being approved at another time.

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

Neigh: S. Stevenson

On the application of **LIFE STORAGE**, 3 William Place, Tim MacVittie is here to represent the applicant. The current office building will be demolished. A single building including an office will replace it. A standing metal building is proposed. The existing sign will be re-used. There will be no additional lighting.

MOTION by C. Redding, seconded by S. Stevenson

To approve the application of LIFE STORAGE.

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

On the application of **CATHLIN WOLANSKE**, 61 Corrigan Street, Michael Behringer is here to represent the applicant. This is for a new single family residence. The house is 2,900 sq.ft. on the southerly end of Corrigan Street. The property is .50 acres with 40' set backs. Two rendering were reviewed as well as a landscape plan. This is shingle style with dormers, roof and sidewalks are cedar, decking is mahogany, trim is white AZEK. There is a detached garage and a small pool house that match the main house is details. Chair and S. Stevenson feel that the dormers are heavy. R. Coburn commented that the dormers are flat. There is a very strong horizontal line that is formed by the dormers. R. Coburn and the board agree that if the dormers were changed to gables it wouldn't be such a modest looking house. Mr. Behringer didn't want to connect the dormers all the way through that is why it is broken out. J. Brodlieb likes the design.

MOTION by C. Redding, seconded by R. Coburn

To approve the application of CATHLIN WOLANSKE.

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

On the application of **DIANE STRIANO**, 112 David Whites Lane, Sal Iannone is here to represent the applicant. This is a modest addition to a one story residence towards the street. All finishes will match existing. Photos of the facades were submitted tonight. The windows will be changed so they are all double hung. R. Coburn questioned the front door and why it is facing the drive. R. Coburn would like the door to face the street, C. Redding agrees. J. Brodlieb agrees however there is a walkway to it and the roof overhangs so you can tell where the door would be. Chair doesn't have a concern with the door facing the drive, S. Stevenson agrees.

Peter Mariotti commented that the extension that was put on was really ugly and that this is an opportunity to cover it up. Chair explained that this is not before the board.

MOTION by C. Redding, seconded by S. Stevenson

To approve the application of DIANE STRIANO.

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Nay: R. Coburn

On the application of **RICHARD & DIANE CHUDLEY**, 96 North Main Street, Chris Jeffrey is here to represent the applicant. The plan is to reestablish the “cottage” style of the house, the attic will be turned into a bedroom as well. This is not in the historic district. This is a renovation. The roofing will match the existing. The chimney will remain. The brick will be repointed. The curve arch will be removed and then it will be brought back to the original condition. R. Coburn questioned the entryway and the material that will be used on the entrance. The metal clad will be removed and see what is there and bring it back to its original character. R. Coburn suggested additional landscaping to delineate between the original house and the proposed in order to break up the lines there.

MOTION by C. Redding, seconded by S. Stevenson
To **approve the application of RICHARD & DIANE CHUDLEY.**
On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding, R. Coburn

On the application of **SWEENEY & GUARNIERI**, 19 Pelletreau Street, Lisa Zaloga is here to represent the applicant. The second floor will be removed with a steeper pitch. The ridge height is 25'. A new dormer will be facing the street. The windows will be changed to double hung. A fireplace will be added along the east side. Traditional cedar roof, white trim, cedar sidewalls will be used. Chair isn't in favor of the asymmetry that is created by the addition. The rest of the board has no issues.

Peter Mariotti is concerned about the garage since it is 4' off the property line. Ms. Zaloga stated that the garage is a 2 car garage it will be reduced to one car and the rest will be a pool house but this side not facing his property. Mr. Mariotti is concerned that it will be a guest house, there are no bedrooms and this is a use issue, not under jurisdiction of this board. Ms. Zaloga stated that the survey shows that the garage is 5' off the line. The garage will be resided and re-roofed. The pool equipment will be heard by him since it is 4' off the line, however the pool equipment will be inside the building.

MOTION by C. Redding, seconded by S. Stevenson
To **approve the application of SWEENEY & GUARNIERI.**
On Vote: Chair, S. Stevenson, J. Brodlieb, C. Redding, R. Coburn

On the application of **WICKAPOGUE 1 LLC**, 145 Wickapogue Road, Charles Regensburg is here to represent the applicant. The neighbor had concerns about there not being posted and mailed. There has been no changes to the application.

Bridget Fitzgerald, has issue with the second story deck, it is a narrow lot. When the neighbor on the other side built she spend \$50,000 to buffer it, she would like to not do that every time someone builds. The landscape plan that they are showing is presenting privet which is hers and she is looking to remove that and putting in fencing. So there is no landscaping that is being shown from him. The barn was questioned but it is being rebuilt. Behind the house is the pool house and then behind that there is another shed, and a cottage as well on all these pieces. She would like to know what is being demolished and what is being kept. Chair stated that if there is sufficient screening they decided based on the “screenshot” of what is currently going on. There is an existing pool that has never been covered and it is disgusting, this is not in the

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Board's purview. Mr. Regensburg reviewed the proposed and the existing survey, the house, pool that will be remove, barn, garage that will be removed and the cottage. Mr. Regensburg stated that he will evaluate whether the hedge is his or hers, they both want screening there. Ms. Fitzgerald feels that there needs to be additional screening, the privet has not been maintained. The deck is 35' off the line and is 6' in depth and 18'-20' wide. It is off a bedroom. The lots are narrow. This is a privacy issue for her. The privet is 12'. It will be nurtured and fed. Mr. Regensburg stated that he wants privacy too and is happy to work with her. Chair and the Board feels that this is a neighbor issue and that they should work this out together. The Board feels that the deck is appropriate. No additional screening is proposed as of now.

Pam Harms, representing 10 Cobblestone Road, they are concerned that the barn is not able to be restored. Chair explained that this is not the historic district and there is not a lot of leverage for the Board to enforce this.

Doanne Teleberg, the hedge is on the property line, the portion toward the back was put in by the builder. This is a 13' high hedge. 125 and 137 were all one piece of property at one point and then divided into 3 pieces. Her privacy was gone from the house that was built and it didn't have a balcony, she suggested a tree behind the garage would be helpful.

J. Brodlieb is questioning procedure since there is no additional landscaping. S. Stevenson stated that these are narrow lots and this is the nature of the beast.

Ms. Fitzgerald's attorney asked that this be left open so that the neighbors can discuss this and come back before the board. This has no teeth if this is closed.

Chair polled the board. J. Brodlieb and S. Stevenson that there is sufficient screening to the property now. The rest of the board agrees.

MOTION by S. Stevenson, seconded by

To re-affirm the decision on the application of WICKAPOGUE 1 LLC.

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

PUBLIC HEARINGS - HISTORIC

On the application of **HAMPTONS HDA, LLC**, 116 North Sea Road, there is a letter requesting adjournment to May 14, 2018.

MOTION by C. Redding, seconded by S. Stevenson

To approve the applicant's request for adjournment on the application of HAMPTONS HDA, LLC.

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

On the application of **472 FIRST NECK LANE LLC**, John Bennett is here to represent the applicant. Wayne Bruyn is recused from the application. The Board discussed this application in executive session. The Board will re-open the application for a subsequent date. Mr. Bennett stated that the claim is only based on Mr. Fyffe letter. The application will be open only on this matter. Mr. Bennett stated that this is illegal. This will be held at April 23, 2018 meeting.

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MOTION by Chair, seconded by R. Coburn

To **approve the re-opening of the application of 472 FIRST NECK LANE LLC for the sole and specific purpose of discussing the nature of the communications between historic consultant of the board Mr. Studenroth and the applicant's historic consultant Joel Snodgrass.**

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

MOTION by S. Stevenson, seconded by R. Coburn

To **adjourn the application of 472 FIRST NECK LANE LLC.**

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

On the application of **THOMAS & MEREDITH JOYCE**, 765 Hill Street, there is a letter requesting adjournment to June 11, 2018.

MOTION by C. Redding, seconded by

To **approve the applicant's request for adjournment on the application of THOMAS & MEREDITH JOYCH til June 11, 2018.**

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

On the application of **SCHAPPELL & ANDERSON**, 465 Hill Street, Brian Brady is here to represent the applicant. The garage will be replaced. The materials will be replaced exactly. This is a historic home. Historic brick will be used and windows will be made for the exact profile of the window. The garage is for a car to be stored. It will not be used.

MOTION by C. Redding, seconded by S. Stevenson

To **close the application of SCHAPPELL & ANDERSON for written decision only.**

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

On the application of **ELM STREET HOLDING LLC**, 120 Elm Street, Pam Pospisil is here to represent the applicant. The garage will be abandoned and will be converted to living space and will be changed to one story only. Mr. Studenroth needs to check to see if this is non-contributing. Chair needs a report to move forward. There will be a 4' addition one story to the north. There will be a one story porch added to the rear. Standing seam metal roof is proposed to the porch. A smaller garage utility door will be added to garage and a little awning window will be added to the dormer. A chimney will be removed and a new one will be added. It will be stucco and in the rear. The core of the house will be staying the same. Mr. Studenroth stated that the chimney should not be removed for architectural detail since this is a Victorian house. The addition is appropriate in Mr. Studenroth's opinion. S. Stevenson and R. Coburn have objection to the metal roof that is visible to the street, J. Brodlieb and C. Redding agree. R. Coburn questioned the 4' addition in elevation, since the roof seems to diminish the house. The footprint towards the driveway changes by 4' that will be in added in width and the roof will be changed. The applicant offered to change the roof to wood. The Board would be in favor of that. Mr. Studenroth asked the Board if making a site visit is appropriate and that he will be meeting with the architect. There is a landscape plan in the file.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the applicant's request for adjournment on the application of ELM STREET HOLDING LLC.**

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

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MOTION by C. Redding, seconded by R. Coburn

To **adjourn tonight's meeting.**

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

Respectfully submitted by: Antoinette Edwards 4-9-18

Village Clerk