

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
MAY 13, 2019**

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, May 13, 2019 at 7:00pm.

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

Counsel for the Board Elbert W. Robinson was present. Historic Consultant Zachary Studenroth arrived late.

MOTION by C. Redding, seconded by R. Coburn
To **open tonight's meeting.**

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

MOTION by R. Coburn, seconded by C. Redding
To **approve the minutes from the April 11, 2019 meeting as amended.**

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

SIGNS

On the application of **THE WHITE COMPANY**, 52 Jobs Lane, Stacy Menzer is here to represent the applicant. This is lettering on valance. It will be painted on in blank.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of THE WHITE COMPANY.**

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

On the application of **RICHARD RAFFEL CUSTOM KITCHENS**, 73 County Rd 39A, Stacy Menzer is here to represent the applicant. The rendering was reviewed.

MOTION by R. Coburn, seconded by C. Highsmith
To **approve the application of RICHARD RAFFEL CUSTOM KITCHENS.**

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

On the application of **ALOOF ICON**, 83 Jobs Lane, Millie Fellingham is here to represent the applicant. The sign is already up. Chair feels that the lettering is too large. J. Brodlieb agrees and it should be reduced in size. The size is 120" long x 36" high. The sign will be reduced.

MOTION by R. Coburn, seconded by C. Highsmith
To **approve the applicant's request for adjournment on the application of ALOOF ICON.**

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

The decal is on the door. It is already up. This was reviewed.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of ALOOF ICON for the decal.**

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

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On the application of **STAY MARQUIS**, 16 Jobs Lane, Anthony Druzd is here to represent the applicant. There are three signs. The door sign is 13" wide. It is a logo and tag. The instagram and the facebook part need to be reviewed. There are two phone numbers one is for texting. The sign on the door needs to be simplified. The logo will be removed off the door as well as the instagram and facebook information. The two phone numbers alone will be on the door.

MOTION by R. Coburn, seconded by Chair

To **approve the application for the door sign with the two phone numbers only on the application of STAY MARQUIS.**

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

The transom sign is 16" x 38". The rendering was removed.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application for the transom sign on the application of STAY MARQUIS.**

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

The window sign is 14.5" x 50.29" This sign is busy and needs to be reduced. The text needs to be broken up. The type of the store will be lowered down to the bottom of the window. It will be a running line of texts. The logo and the name will be removed.

MOTION by R. Coburn, seconded by C. Redding

To **approve the applicant's request for adjournment on the application of STAY MARQUIS.**

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

On the application of **BLU MAR**, 136 Main Street, there is no one here to represent the applicant. The sign is large and needs to be reduced.

MOTION by C. Redding, seconded by R. Coburn

To **adjourn the application of BLU MAR.**

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

On the application of **CARLEEN LIGOZIO**, 16 Jobs Lane, Carleen Ligozio is here to represent the application. This is for an overhead sign. The rendering was reviewed. This is pursebox material.

MOTION by C. Redding, seconded by R. Coburn

To **approve the application of CARLEEN LIGOZIO.**

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

On the application of **COLDWELL BANKER**, Steven Signorelli is here to represent the applicant. The sign is black background with white lettering.

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MOTION by R. Coburn, seconded by C. Redding
To **approve the application of COLDWELL BANKER.**
On Vote: Chair, J. Brodlieb, C. Redding, R. Coburn, C. Highsmith

On the application of **DARREN HELGESEN ARCHITECT**, Darren Helgesen is here to represent the applicant. This is a white background with navy lettering.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of DARREN HELGESEN ARCHITECT.**
On Vote: Chair, J. Brodlieb, C. Redding, R. Coburn, C. Highsmith

On the application of **EVER AFTER/THE WESTSIDE**, 57 Main Street, Eileen Selcowitz is here to represent the applicant. The Ever after sign is black lettering and the Westside sign is navy lettering. There is no lighting. These are pin mounted letters in metal.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of EVER AFTER/THE WESTSIDE.**
On Vote: Chair, J. Brodlieb, C. Redding, R. Coburn, C. Highsmith

On the application of **T BAR SOUTHAMPTON**, 268 Elm Street, Stacy Menzer is here to represent the applicant. This is for 2 signs and lettering on the window. This is the same lettering as the Juan Lan club in size and placements. This is the fourth time that the signs have been placed on this building. The application does not have the lettering on it. This will be excluded from the approval.

MOTION by R. Coburn, seconded by C. Redding
To **approve the 2 storefront signs on the application of T BAR SOUTHAMPTON.**
On Vote: Chair, J. Brodlieb, C. Redding, R. Coburn, C. Highsmith

WRITTEN DECISION

On the application of **SH 24 LLC**, 24 Gin Lane, there is a written decision in the file. Chair stated that the application has ignored the fact that the Fair Lea complex was one of the oldest establishments in the area.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of SH 24 LLC as written.**
On Vote: C. Redding, R. Coburn, C. Highsmith
Neigh: Chair, J. Brodlieb

On the application of **SH 28 LLC**, 28 Gin Lane, Chair has submitted an opinion to the record. There is a written decision in the file. J. Brodlieb had issue with the west facing facade. Chair stated the absence of the historic relevance and the siting of the building are an issue for her. The house design and siting is not in harmony with the historic nature of this area.

MOTION by C. Redding, seconded by C. Highsmith
To **approve the application of SH 28 LLC as written.**

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

On the application of **BEECHWOOD LATCH**, 109 Hill Street, the decision is still pending.

DRIVEWAY GATES-NON-HISTORIC

On the application of **AKIVA GOLDSMAN SEPARATE PROPERTY TRUST**, 1431 Meadow Lane, Marina Deconsillis is here to represent the applicant. A cypress drive way gate and a separate walk thru gate are proposed. The opening is 1.5" and the slats are 1.5". There is a little less than 50% transparency. The framing is cypress as well. The house is high and the gate is 4' . The material match the house.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of AKIVA GOLDSMAN SEPARATE PROPERTY TRUST.**
On Vote: Chair, J. Brodlieb, C. Redding, R. Coburn, C. Highsmith

DRIVEWAY GATES - HISTORIC

On the application of **FRANCISCO J. LOPEZ-BALBOA**, 330 Captains Neck Lane, Siyu Liu is here to represent the applicant. There are three sets of driveway gates. 2 for the main house and one for the cottage. The gates will be moved back from where they exists to meet code. The design is similar. The post have been lowered to 8' meet code as well. The gate will be 7'. The slates will be 5.5" x 5.5". White painted AZEK gate.

MOTION by R. Coburn, seconded by C. Redding
To **close the application of FRANCISCO J. LOPEZ-BALBOA for written decision.**
On Vote: Chair, J. Brodlieb, C. Redding, R. Coburn, C. Highsmith

PUBLIC HEARINGS - NON-HISTORIC

On the application of **ANTHONY ALBANESE**, 64 Armande Street, Anthony Albanese and Siyu Liu are here to represent the applicant. The house has been reduced by 2'3.5". The flat roof will be kept for solar panels. The flat portion can be covered by the pitched roof. The reverse gable on the sides have been reduced. The dormer size and the porch size were reduced as well. Chair and C. Redding are concerned about the height. J. Brodlieb agrees and is concerned about the house looming. J. Brodlieb and C. Highsmith want it moved to the east, however it will need more ZBA relief.

MOTION by R. Coburn, seconded by C. Highsmith
To **approve the applicant's request for adjournment on the application of ANTHONY ALBANESE.**
On Vote: J. Brodlieb, R. Coburn, C. Highsmith, Chair, C. Redding

On the application of **CAPTAINS NECK REALTY LLC**, 509 Captains Neck Lane, there is no one here to represent the applicant.

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MOTION by R. Coburn, seconded by C. Redding
To **adjourn the application of CAPTAINS NECK REALTY LLC.**
On Vote: Chair, J. Brodlieb, C. Redding, R. Coburn, C. Highsmith

On the application of **EMILY R. McCARTHY**, 63 Huntting Street, there is a letter requesting an adjournment to June 10, 2019.

MOTION by R. Coburn, seconded by C. Redding
To **approve the applicant's request for adjournment on the application of EMILY R. McCARTHY to June 10, 2019.**
On Vote: Chair, J. Brodlieb, C. Redding, R. Coburn, C. Highsmith

On the application of **BURNET & NAPIERALSKI**, 42 Cooper Street, Lisa Zaloga is here to represent the applicant. This is an ammendment to a previously approved plan. One of the changes already has happened. The pool house material has changed on the roof from cedar shingles to copper standing seam roof. The property is surrounded by trees and the applicant wanted the copper roof to withstand the trees. The south side of the building will be changed to a gable roof as opposed to the previously approved shed roof. The windows on the east elevation will be removed.

There is a letter in the file from the neighbor in opposition to the copper roof. Chair is opposed to the copper roof as well. R. Coburn stated that the roof is visible from Fordham. C. Highsmith stated that the roof is not a large impact. It is a very small section. J. Brodlieb doesn't feel this is a significant impact.

MOTION by R. Coburn, seconded by C. Redding
To **approve the ammendment on the application of BURNET & NAPIERALSKI to the garage only.**
On Vote: Chair, J. Brodlieb, C. Redding, R. Coburn, C. Highsmith

MOTION by Chair, seconded by C. Redding
To **approve the applicant's request for adjournment on the roof portion of the application of BURNET & NAPIERALSKI.**
On Vote: Chair, J. Brodlieb, C. Redding, R. Coburn, C. Highsmith

On the application of **KATHRYN DAVIS**, 127 Moses Lane, Chrstopher Eng is here to represent the applicant. This is an ammendment to a preciously approved a plan. This for a portico addition. The materials will match the originally proposed. There were two double hung windows that have been added that weren't on the ammendment or on the original plans.

MOTION by R. Coburn, seconded by C. Redding
To **approve the applicant's request for adjournment on the application of KATHRYN DAVIS.**
On Vote: Chair, J. Brodlieb, C. Redding, R. Coburn, C. Highsmith

PUBLIC HEARINGS - HISTORIC

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On the application of **CAROL WELCH**, 340 Hill Street, this is adjourned to June 10, 2019.

On the application of **THOMAS & MEREDITH JOYCE**, John Bennett there to represent the applicant. There is pending litigation for the denial of the COA on the antiques store. The proposal is to move the antique store to the east of the property and set it back 30' from the street. The rest of the lot will be screened off with a hedge. The use will be changed to a one bedroom guest house. This would need to have ZBA approval to have a guest house. The antique store will need to be reduced in size of the back of the building. It will be reduced from 1400 sq.ft. in size to 800 sq.ft.. This will allow preservation. Mr. Studenroth questioned why it need to be moved. Mr. Studenroth suggested leaving the building where it is. The store is setback 0' from Hill Street. Siting is an issue in Mr. Brodlieb's opinion. Historically the setbacks on Hill Street are not 0' setback according to Mr. Bennett. Mr. Studenroth will make a site visit and make an assessment based on this proposal.

MOTION by R. Coburn, seconded by C. Redding

To **approve the applicant's request for adjournment on the application of THOMAS & MEREDITH JOYCE.**

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

On the application of **LOUSIE KORAL**, 68 North Main Street, Bill Koral, Alex Latham and David Gilmartin are here to represent the applicant. A site plan, a letter from the movers and survey indicating the septic were submitted tonight. The house is proposed to be moved back 11'. The septic will be put in the front yard as per Suffolk county regulations. It will be kept parallel to the street. The front facade columns have been reduced from 4 columns to 3 as per the original house. The south elevation plate height has been reduced to reduce the eave and the ridge in order to reduce it in size and to make it more subservient. The chimney has been narrowed and a trellis has been added. A horizontal accent has been added as well. Mr. Studenroth made a report and the three issues that were mentioned have been addressed. The house needs to be moved in order to update the septic system.

The high windows on the south elevation are bothersome to Mr. Brodlieb, he would also prefer the house not be to be moved and that the addition be made smaller in scale.

Mr. Studenroth suggested asking the county what would be required to have the requirement waived for front yard septic placement. The size has been reduced by 110 sq.ft.. The house needs to be subservient to the original structure.

R. Coburn is concerned about the exterior chimney and the ridge lines not lining up. The flare skirting he is unsure as to whether or not it is in harmony. The forms need to be distinguished more. Part of the history of this house is it's location.

From the western elevation the addition will not be seen. There are no plans for significant landscaping plantings in the front yard.

Mr. Studenroth stated that the differential use in materials to delineate the addition is good but there are too many details that are different and in this way it accentuates the massing. One or two details would be more successful.

MOTION by R. Coburn, seconded by C. Redding

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To approve the applicant's request for adjournment on the application of LOUISE KORAL.

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

On the application of **180 GREAT PLAINS ROAD, LLC**, 180 Great Plains Road, Alex Kahn and Lyle Pike are here to represent the applicant. Materials have been changed from white as opposed to black. The board prefers the white trim. The house has white trim as well. The latest plan is dated 5-13-19. A clarified plan will be submitted for the decision.

MOTION by R. Coburn, seconded by C. Redding

To close the public hearing on the application of 180 GREAT PLAINS ROAD, LLC with the flat roof and the white trim and the cedar shingles for written decision only.

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

On the application of **BEECHWOOD LATCH, LLC**, 109 Hill Street, Steve Dubb and Jim McMullan are here to represent the applicant. Mr. Studenroth made a site visit. New plans were submitted. The railing on the east side has been removed. The window that was there will be replaced. On the front elevation the porch will be restored to what was originally there. The original structure had a roof railing that will be added bak to the structure. The 4 columns were removed and windows will be placed on the garage area. A side window in the rear elevation was removed as well. Mr. Studenroth stated that these changes are in harmony with the Terry cottage becoming what it was.

MOTION by R. Coburn, seconded by C. Redding

To close the application of BEECHWOOD LATCH, LLC for written decision.

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

On the application of **BEECHWOOD LATCH, LLC**, 101 Hill Street, Steve Dubb and Jim McMullan are here to represent the applicant. This is for the Latch building, red brick, cedar shingles are proposed. Chair would like some paint samples. The Latch building entrance stardust were not original nor the columns holding that up. However the columns against the building were original and will be restored. This will be emulated on the west porch as well. Mr. Studenroth stated that this design is successful.

MOTION by R. Coburn, seconded by C. Redding

To close the application of BEECHWOOD LATCH, LLC for the Latch portion for written decisions only.

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

There are 5 Unit A's. The columns have been reduced and are squared not flared. In the gable ends the double awning windows were removed. The ridge not the connectors has been reduced by 2'.5". There were windows placed in the connector area as well. On the rear elevation the three gable dormers were added. The columns cue the Latch and the Terry cottage. New renderings were reviewed.

There is one Unit C. The windows up in the gable have been removed. The columns have been changed to square as well. The rear is the same.

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There is one Unit E. This is not visible from the street. The windows have been removed from the gable. The rear of the building has dormers now. There were windows added to the rear facade as well.

The clubhouse roof has been changed to a gable to give it a more traditional look.

MOTION by Chair, seconded by R. Coburn

To approve the applicant's request for adjournment on the application of BEECHWOOD LATCH, LLC.

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

On the application of **LIFTON GREEN, LLC**, 270 Ox Pasture Road, John Bennett and Bruce Lifton is here to represent the applicant. There is a contributing structure on the property. It sits 200' from Ox Pasture Road. It is a small house for the neighborhood. The contributing structure will be fully restored. There will be no square footage added to it. The house would be moved so that it is 90' from the street. The existing house will sit proud of the new home. The lots is 2.69 acres. There is an existing 8' hedge that will be retained. It was suggested to have two curb cuts and have the house have its own driveway. The board would like to see some visual separation and a reduction in paved area. The utilities poles will be brought down and the services will be brought into the front of the property unless the utility company won't allow it. The property adjoins the Grace property and this will be heavily screened. Mr. Studenroth was asked to do a report on this existing house.

A roof plan needs to be submitted. The flat roof panel is for solar panels. The two doors are a concern for Mr. Coburn. One is a main door and the other is for a butler's pantry. The dormers on the roof appear small and sparse. The setback on the first floor and the step out on the second floor are odd in formation to Mr. Coburn. C. Redding agrees with the size of the dormers appearing too small for this size of a roof as well as chair. The house appears commercial in feel.

Madeline VanJon representing Morgan Grace, supports the idea of preserving the existing house but there are concerns as to the placement of the house to the existing. An elevation that shows both houses next to each other from different views was requested. Mr. Lifton will take care of that. The neighbors are bordering the property on both sides. The house exceeds the allowable height at 38'. The neighbor is concerned about it looming on her property when it is moved since it is so tall. It reads as one long house even though they are separate.

John Bennett, stated that the house on the Grace property is at the rear of Mr. Lifton's lot. The tennis court is what is neighboring where the house would be relocated too. Mr. Grace and Mr. Lifton spoke prior the hearing at the ZBA. The tennis court has not been constructed as of yet according to Ms. VanJon. They are concerned that the house is too close to the driveway.

MOTION by R. Coburn, seconded by C. Redding

To approve the applicant's request for adjournment on the application of LIFTON GREEN, LLC.

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

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On the application of **COOPERS NECK LLC**, 65 Coopers Neck Lane, Jason Falcon is here to represent the applicant. There is a request for a COA for the one story accessory structure. This is not contributing. The entry gate will be two brick piers white washed. They will be 6' . The cap will be brick as well. The spacing will be 2.5". This is not indicated on the plan. This is not transparent enough. It needs to be 50% transparent. The dividers need to be reduced in size.

MOTION by R. Coburn, seconded by C. Redding

To approve the applicant's request for adjournment on the application of COOPERS NECK LLC.

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

On the application of **CHICKAMAPUGEE, LLC**, 500 Captains Neck Lane, Melissa Dedovich is here to represent the applicant. David Bay is here to represent the applicant. This is for an ammendment to a previously approved plan. The east elevation changes the window light size to be more harmonious with the rest of the house. They will now be triple hung windows as opposed to the French doors. The existing house has a side porch with columns from 1991 and they would like to match these columns back to what they were as they were square in shape. There are three double hung windows on the east facade of the main form and the light will be changed to 6 over 9. In the center of the middle portion there is a dutch door but the window light will be reconfigured. On the side elevation the lights are changed from French doors to triple hung windows as well.

MOTION by R. Coburn, seconded by C. Redding

To close the public hearing on the application of CHICKAMAPUGEE, LLC for written decision only.

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

INFORMAL

81/83 HALSEY STREET - this house is up for demo. It is an 1890's house. It is in good condition as per Mr. Studenroth. There is a request for demo. Pictures were reviewed. This is a turn of the century Victorian house. Mr. Studenroth stated that it has to either be either landmarked or it can be torn down as per the code. Mr. Talbot stated that the first police chief of the Village lived there. It needs to meet one of the five criteria. Mr. Studenroth suggested revisiting the code in order to make changes or to expand the district. Mr. Robinson stated that he will draft a letter in response to the building department.

MOTION by C. Highsmith, seconded by Chair

To adjourn tonight's meeting.

On Vote: Chair, C. Redding, J. Brodlieb, C. Highsmith

Neigh: R. Coburn

Respectfully submitted by: Antoinette Edwards 5-13-19

Village Clerk