

Due notice has been given, the public hearing of the Board of Architectural Review and Historic Preservation for the Village of Southampton was held in the municipal board room of Village Hall at 23 Main Street, Southampton, NY and via Videoconference on Monday, May 23, 2022 at 6pm.

Board members Chair Jeffrey Brodlieb, Sarah Latham, Peter DeWitt and M. McIntire are present. Board member John Gregory is absent.

MOTION by Chair second by P. DeWitt
To open tonight's meeting.
On Vote: Chair, S. Latham, P. DeWitt, M. McIntire

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

Motion by Chair second by P. DeWitt
To Approve the minutes of May 9th
On vote: On Vote: Chair, S. Latham, P. DeWitt, M. McIntire

On the application of **39 Lewis Street I, LLC**, there is a written decision in the file.

Motion by Chair second by S. Latham
To **approve** the written decision for **39 Lewis Street I, LLC**
On vote: On Vote: Chair, S. Latham, P. DeWitt, M. McIntire

On the application of **27 Gin Lane, LLC**, there is a written decision in the file.

Motion by Chair second by M. McIntire
To **approve** the application of **27 Gin Lane, LLC**
On vote: On Vote: Chair, S. Latham, P. DeWitt, M. McIntire

On the application of **840 Meadow Lane, LLC**, there is a written decision in the file.

Motion by Chair second by
To **approve** the application of **840 Meadow Lane, LLC**
On vote: On Vote: Chair, S. Latham, P. DeWitt, M. McIntire

On the application of **1 Hampton Road JNH, LLC**, nobody is here to represent the application.

On the application of **Daniel Brocket**, 292 Ox Pasture Road, Lori Fontana is here to represent the applicant. The railing on the roof has been removed on the front and back, the elliptical window on the front of the house has been removed. The homeowner has requested the addition of two dormers in the front of the house. Mr. McIntire – because the house is on an odd shaped lot, they have been trying to find a balance. The dormers add to the massing that they have been mindful of. Ms. Latham agrees, the dormers are out of scale. Mr. DeWitt and Chair share the same concern. Ms. Fontana states that they can remove the dormers. Siamak Sammii is a neighbor to the property and is here to speak. It was decided that landscaping would be part of the approval. Chair explains the landscaping plan was presented and agreed upon at a prior hearing. Mr. Sammii explains that he had been in communication with Mr. Brocket, specifically

regarding the placement of some larger caliper trees; he would like to see this reflected in a landscape plan. Chair explains that they had approved the landscaping previously, any further agreement would be between neighbors. A written decision is required for this. Plans removing the dormer will be submitted to the file.

Motion by Chair second by

To **close** the application of **Daniel Brockett** to public comment, hold open for written submissions; Counsel authorized to prepare written decision

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

On the application of **Emanon East, LLC**, 256 N. Main Street, Michael White is here to represent the application. Photographs and an arial were provided to demonstrate line of sight from the balcony. The property lines and surrounding properties are heavily landscaped in Mr. Whites opinion. There is existing privet along the front of the property, they plan on adding boxwood around the driveway. The house was designed to match the surrounding homes. The windows will be white with black shutters, white cedar roof and cedar siding. The shingles should be shown as flaring over the crowns of the columns. Mr. DeWitt feels that the front door should be increased in its size; it is a big house with a grand porch. Ms. Latham agrees, she would also note that the sidelights are lacking. She points out that the materials are not called out on the plans, though Mr. White has stated that the siding will be cedar. Mr. White states it will be cedar shake with Azek trim. Chair would like to see wood be used. Mr. McIntire agrees with his fellow Board members.

Motion by Chair second by M. McIntire

To **adjourn** the application of **Emanon East, LLC**

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

On the application of **Chrischar, LLC**, 40 Elm Street, there is a request for an adjournment to June 13th

Motion by Chair Second by M. McIntire

To **adjourn** the application of **Chrischar, LLC** to June 13, 2022

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

On the application of **Mark and Hilary McInerney Trust**, 150 First Neck Lane, Brian Brady is here to represent the applicant. At the last hearing there was a request for historic photographs, Mr. Brady was unable to locate them. He submitted the property record card showing a renovation done in 1985 as well as the plans for the renovation. The plans show that at that point there were no round windows. This answered the Board's questions.

Motion by Chair second M. McIntire

To Close for written decision the application of **Mark and Hilary McInerney Trust**

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

On the application of **Hampton Harbor, LLC**, 103 Great Plains Road, John Bennett and Alexis Ryder of Robert A.M. Stern Architects, are here to represent the applicant. This is an application for a new house on three and a half acres. The house is setback nearly twice the required front yard setback and in keeping with the houses of the neighborhood. They took a classical approach with the design. There is a wrap around front porch with standard columns. The roof will be red cedar and the siding yellow cedar. The windows will be double hung painted. Ed

Hollander prepared the landscaping plan, this property contains many large, mature trees that they will retain and work around. His goal is to create a beautiful landscape while providing for the local ecosystem. The Board members all agree, it is a beautiful house.

Motion by Chair second by M. McIntire

To **close** the application of **Hampton Harbor, LLC** for written decision

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

On the application of **Peter Florey**, 29 Elm Street, Ken Garvin is here to represent the applicant. This is for alterations to a prior approval. They are looking to change the windows, as they started work, they found they were rotted. Ms. Latham provided to the file photos from the historic inventory sheet that shows the windows to be two over two; this is what would be appropriate here. Mr. Florey is on the call, he agrees.

Motion by Chair second by P. DeWitt

To **close** the application of **Peter Florey** for written decision

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

On the application of **Patrice Magee and John Cuzzocrea**, 90 Fox Hollow Lane, Phil Wells is here to represent the applicant. Many changes have been made to address concerns previously shared by the Board. The entire house has been stepped down and they have provided more symmetry in this design. Mr. DeWitt thinks this is a big improvement, his only reservation is with the size of the second story window over the front door. He would suggest extending the height. He also feels that the returns on the roof are a little long and thinks they should be shortened; though he does appreciate the elimination of the “porkchops”. Looking at the west elevation, Ms. Latham feels that the bathroom windows don’t match the others on the house. Mr. McIntire thinks that the balance of the front door is off; the sidelights hold more presence than the door. The transoms on the rear doors are a bit much, Mr. DeWitt agrees. The windows in the dormer on the east elevation should be made taller.

Motion by Chair second by M. McIntire

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

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

On the application of **Andrew Spreitzer**, 85 Hildreth Street, Siyu Liu is here to represent the applicant. A new design is being shared tonight. They are now proposing two additions and a detached pool house. This new proposal will meet code, aside from a small corner of the front porch which was previously approved by the Zoning Board of Appeals. The front of the house is on Hildreth Street. The pool house will have a garage door to allow to easily access bicycles. The color scheme they were going for was a rainy spring day using dark colors – dark brown for the windows, cedar for the siding. Ms. Liu shared photographs of other properties around the Village that have darker windows. Letters of support have been submitted to the file. Mr. DeWitt agrees that dark windows can work on some houses, though he does not feel it works here. ____

Ms. Latham likes the garage added, she thinks if there was some way that the windows could be changed she would be a lot happier. Mr. McIntire thinks that the front door disappears and can use more presence. He is concerned with the bump out that is now being proposed and its proximity to the lot line. He also questions the setbacks; Ms. Liu explains four tenths rule provided for relief. This project has changed significantly since the original proposal, Mr.

McIntire feels that at minimum the record should be held open to give the public enough time to review the plans. Chair notes that this house presents as a contemporary design and feels that she should look at the context in which this house sits. Ms. Latham states that the applicant has come a long way in the design; the property is not within the historic district. Mr. DeWitt thinks that if they work with the color of the house, it may cause the brown windows to blend into the house better. Mr. Bennett is the next-door neighbor to the property. He has been in objection of this application from the beginning and still opposed to the plan today. Mr. Bennett believes the four tenths law applies only to side yard setbacks and not to the rear yard setback. He has shared with the Board copies of the building permit and plans that were issued to replace the windows. The description of the windows and doors on the permit is white. This is a corner lot in an area of traditional homes; he finds this proposal to be completely out of character. Mr. Bennett submitted a letter to the file from Mr. Hugh Ripp in opposition of the proposal. Ms. Liu clarifies that the four tenths rule applies in this case because the lot width is non-conforming. Chair requests a survey to be submitted to the file.

Motion by Chair second by S. Latham

To **adjourn** the application of **Andrew Sprietzer**

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

On the application of **Juan Romero and Andrea Grimaldo** 63 Armande Street, John McNeill is here to represent the applicant. Trim has been added around the front door, the roof has been changed from a gable to a shed roof.

Motion by Chair second by S. Latham

To **approve** the application of **Juan Romero and Andrea Grimaldo**

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

On the application of **Michael and Nikou Roth**, 17 Henry Street, Siyu Liu is here to represent the applicant. Chair shared the demolition evaluation prepared by the historic consultant. It was her determination that a demolition permit may be granted. The Board was happy with the design last revised May 3, 2022.

Motion by Chair second by P. DeWitt

To **approve** the demolition and new construction of **Michael and Nikou Roth**

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

On the application of **Ring of Fire**, 191 Bishops Lane, Michael White is here to represent the applicant. This was an application for an amendment to a prior approval to change the windows to black trim as well as amendments to the landscape plan. An on-site visit was made by Chair and Mr. McIntire. It was agreed at that meeting, that the applicant will add 2-3 maple trees on the neighbor's property, the back has large Leland cypress. Chair requests a landscape plan depicting these changes. Mr. McIntire recalls that three trees were to be planted on the neighbor's property that are to be a minimum of five inch in caliper. The type of tree should be agreed upon with the neighbor. The landscape plan should show the subject property as well as the portion of the neighbor's property the trees are to go on. On the matter of the windows, photographs of homes within the neighborhood with black windows were shared, including the house next door. Mr. White explains when the homeowners decided to purchase the house, they liked the white and black look of the house next door. Chair explains that the Board has been moving away from white houses with black windows, it would be up to the Board to vote to

allow for the black windows. Judgement was used when they made the original decision. The homeowners are here, they would prefer the black windows. They will paint the windows white and keep the Hardy Board. Frances Genovese is the adjacent neighbor to the property; she thanks the Board for the site visit. On the new landscape plan that needs to be submitted she would like to see a clear established boundary line. The tree that was removed from the property was a large, mature oak tree. She would like to be able to determine the type, size and location of the plantings. Mr. McIntire notes that the applicants will be putting in three new trees. Ms. Genovese wonders how three five-inch caliper trees can replace one that was four and a half feet in diameter. Chair requests a landscape plan and a timeline for the planting as well as the new plans reflecting white windows.

Motion by Chair second by M. McIntire

To **adjourn** the application of **Ring of Fire, LLC**

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

On the application of **Omeed Malik**, 240 West Prospect Street, Siyu Liu and Spring Liu are here to represent the applicant. The skylight on the north elevation has been removed, the side light patterns have been corrected and the doors behind the Juliette balcony have been changed to double hung windows. The Board is happy with the changes made.

Motion by Chair second by P. DeWitt

To **approve** the application of **Omeed Malik**

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

On the application of **Gary Lipps and Paul Zajkowski**, 148 Pelletreau Street, Christopher Biba is here to represent the applicant. Affidavits of mailing and posting have been submitted to the file. This is an extension of an existing dormer. There is a ten-foot dormer on the side of the house that they are looking to extend five feet on either side. The property is a flag lot so this will not be visible from the yard. The house is close to the property line, however the location of the neighboring homes makes the impact of the dormer minimal. There will be no additional windows, the materials will match the existing. Mr. McIntire notes that the window to wall ratio is off; he wonders why they are not adding windows. Mr. Biba explains that on one side they are adding a closet and the shower is on the other side.

Motion by Chair second by S. Latham

To **approve** the application of **Gary Lipps and Paul Zajkowski**

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

On the application of **John Ania**, 161 Miller Road, affidavits of mailing and posting have been submitted to the file. John Ania is here to represent the applicant. There will be white windows and white Hardy Board and an asphalt roof. This will be a stick build. Ms. Latham questions the windows on the left elevation, they look like basement windows. Mr. Ania states that they discussed removing those windows with the architect to give them more wall space. They are going to add an additional window to the rear elevation. Mr. DeWitt suggests a pair of windows flanking the bed. The soffit over the front door is twelve inches. The Board would like to see an overhang, possibly on brackets. Mr. Ania will change the directionals to cardinal.

Motion by Chair second by M. McIntire

To **adjourn** the application of **John Ania**

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

On the application of **Sterling Home Developers Corp.**, 73 Pleasant Lane, affidavits of mailing and posting have been submitted to the file. Brian Glasser is here to represent the applicant. The property is just under a half-acre. The house has been demolished. There is a detached two car garage with a pergola. The roof will be Alaskan yellow cedar perfection shingle, Alaskan yellow cedar siding, the gutters and leaders will be lead coated copper, windows will be aluminum clad cadet grey, all trim details will also be this color. The windows on the morning room will be a darker bronze color. Ms. Latham isn't crazy with the stacked window in the stair, though at least it is stepped back. Mr. Glasser explains he proposed it because of the location of the house on the street, it ends up being tucked in since the house wraps around to the south. Mr. McIntire and Mr. DeWitt feel the front door should look more like a front door and less like a bank of windows. It can be differentiated more from the sidelights. The chimney will be a Danish blend brick. Chair states the vertical windows in the gable stick out to him. Mr. DeWitt agrees, he could do without them.

Motion by Chair second by M. McIntire

To **adjourn** the application of **Sterling Home Developers Corp.**

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

There is a pre-submission request for **Alexander Pisa** at 213 Windmill Lane. A prior presentation was made with a very contemporary design. The homeowner has tried to create a blend of the traditional vernacular and the contemporary look. He used the Sons of Gideon Hall as his inspiration. Dan from McDonough Conroy is the architect on the project. This project still requires Zoning Board approval for the use. The Board can make broad comments on the project. Mr. DeWitt doesn't mind the contemporary design; the trim increases the massing. The windows need to be reduced and the cantilever removed in his opinion. There are a lot of good elements, but he still has concerns. Ms. Latham agrees that the cantilever should be removed and the windows are too big. Mr. McIntire agrees, the window pattern on the north elevation isn't preferable. Mr. Pisa will explore different options with lowering the height. Chair states that all of the elements together are too graphic.

Motion by Chair second by P. DeWitt

To close the meeting of May 23, 2022

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