

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
JUNE 11, 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, June 11, 2018 at 7:00pm.

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

Counsel for the Board Elbert W. Robinson as well as Historic Consultant Zachary Studenroth were present.

MOTION by C. Redding, seconded by S. Stevenson

To **open tonight's meeting.**

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

MINUTES

MOTION by C. Redding, seconded by S. Stevenson

To **approve the minutes of the May 14, 2018 meeting.**

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

SIGNS

On the application of **QUAKER MARINE SUPPLY**, 18 Jobs Lane, there is no one here to represent the applicant. The Board is not fond of the sign. S. Stevenson checked to see if this was a logo however there was not consistency with the sign in the logo as far as she can tell. A letter of inquiry will be sent out.

MOTION by C. Redding, seconded by R. Coburn

To **adjourn the application of QUAKER MARINE SUPPLY.**

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

On the application of **NORTHEAST MASONRY & LANDSCAPING**, there is no one here to represent the applicant. A letter of inquiry will be sent to the applicant. This is the second time without representation.

MOTION by C. Redding, seconded by S. Stevenson

To **adjourn the application of NORTHEAST MASONRY & LANDSCAPING.**

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

On the application of **BROWN HARRIS STEVENS**, Douglas Mouterno is here to represent the applicant, a new redesign was presented. The board reviewed the sign. They Board is now in favor of this.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of BROWN HARRIS STEVENS as revised.**

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

There is also a sign for open houses. Similar in design. This is only for one day use for open houses.

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MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of BROWN HARRIS STEVENS for the “open house” sign.**

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

On the application of **LLADRO**, 66 Jobs Lane, Stacy Menzer is here to represent the applicant. This is a white background with black lettering. There will be a front entry sign and two logo signs on each side. The applicant would like the logo placed there since it wouldn't fit on the front sign.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of LLADRO.**

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

On the application of **NOTED**, 64 Jobs Lane, Stacy Menzer is here to represent the application. It is black background with white lettering. The sign is PVC. There will be another sign when another business moves in.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of NOTED.**

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

On the application of **PIKE DEVELOPMENT CORP**, Stacy Menzer is here to represent the applicant. The sign is maroon with white writing. This is a contractor sign.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of PIKE DEVELOPMENT CORP.**

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

On the application of **SNOW WHITE LAUNDRY**, 50 Country Road, Sean Leonard is here to represent the applicant. The letters will be black, the building is white. A rendering was submitted. These are stand off letters made of metal painted black. The letters will be backlit. It is only enough light to silhouette the letter. The same as “Home nature” The goose neck lighting will be on the sides only and only the front side will be backlit. Chair would like the goose neck lighting reduced to two lights as oppose to the 3 proposed. Mr. Leonard proposed to removed the front back light and keep the 3 goose necks on the side. Chair asked that two of the renderings mark up the drawings.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of SNOW WHITE LAUNDRY with the condition that the front facade letters are not backlit and that there are 3 goose down lights on the sides of the building.**

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

On the application of **75 MAIN STREET**, Zac Arden is here to represent the applicant. The awnings were white previously. The awnings are already up. Mr. Brodlieb stated that each time previously the applicant has shown up after the fact and based on that principal Mr. Brodlieb will vote no. The awning color will be changed to yellow with the red writing. Ms. Stevenson doesn't like the design change. Mr. Coburn agrees, it clashes with the 75 MAIN sign above that

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is green with gold. This is a wide storefront. It would have been a lot nicer to have this discussion before the work was done. Chair stated that the Board needs to decide without the thought of it being there already. The contrast looks a bit busy. R. Coburn suggested changing the sign. The old awning was not functioning it was 8 years old. Chair asked why the yellow was picked. Mr. Arden liked the yellow color. S. Stevenson did not like the look or the fact that the work had been done, but was sensitive to the Board being supportive of local businesses.

Yale Fischman, questioned whether or not the Board wanted it both yellow. If the top sign was in yellow would that take the contrast out, the board thinks it might help.

The Board encouraged the applicant to make a change in the sign.

MOTION by C. Redding, seconded by S. Stevenson
To **approve the application of 75 MAIN.**

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

Nay: J. Brodlieb

WRITTEN DECISIONS

On the application of **472 FIRST NECK LANE LLC**, 472 First Neck Lane, there is a written decision in the file. J. Brodlieb would like to read his dissenting decision. Chair stated that this application was closed for written decision, so what is voted on today is a yes or no on the application. Mr. Brodlieb stated that there was 45 days since the last hearing. At the last hearing Mr. Brodlieb stated that he wouldn't vote for it. The decision was in the Building Department by noon today so that the Board could read it. The decision should be reviewed and for those interested in a dissenting comment there should be time to have that prepared. Chair is concerned that this will re-open the case. Mr. Coburn and Ms. Redding don't object to brief comment. Mr. Brodlieb stated that there may be material in there that may be restating opinions.

MOTION by Chair, seconded by C. Redding

To **approve the application of 472 FIRST NECK LANE LLC as written.**

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

Nay: S. Stevenson, J. Brodlieb

R. Coburn wanted to clarify some things. He had no detailed information prior to joining the Board. No one asked him where he stood on the matter prior to becoming a matter. His decision on the application was made in good faith.

A letter of dissent was submitted by J. Brodlieb.

On the application of **180 GREAT PLAINS ROAD, LLC**, 180 Great Plains Road, the decision is not ready yet.

CERTIFICATE OF APPROPRIATENESS

On the application of **TENET**, 95 Main Street, Jessie Warren is here to represent the applicant. A color swatch was submitted for Hale Navy. Photos of inspiration as well as precedent was submitted. A gold trim will be added around the one window.

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MOTION by C. Redding, seconded by S. Stevenson

To **close the application of TENET for a written decision.**

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

DRIVEWAY GATES - HISTORIC

On the application of **JOVAN TODOROVICH**, 109 Elm Street, Jovan Todorovich is here to represent the applicant. There are columns now, white wood with lanterns on top. A cut sheet of the lantern is needed. The lights will be like frosted, it is tumbled. It is cloudy. 12" tall by 7.3" wide. Chair is having difficulty envisioning this. The lights are the same as what is on the house.

J. Brodlieb made a site visit, and based on the neighborhood and the historic nature of the neighborhood, Mr. Brodlieb would like the posts reduced in height and the lights removed.

R. Coburn is not concerned with the size of the post. He has concerns about if the lights look more modern or rustic and would prefer a cut sheet.

MOTION by C. Redding, seconded by S. Stevenson

To **close the hearing for the application of JOVAN TODOROVICH for written decision only.**

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

On the application of **JAF 160 OX PASTURE HOLDINGS**, 160 Ox Pasture Road, Siamak Samii is here to represent the applicant. This was designed previously by Atterbury. A service gate is proposed for the landscapers. The service gate is designed to blend in with the hedge. The other two gates that are on the property are 90+ percent transparent. The gates will be mahogany painted green, there is no lighting and they are manual gates only. There are 10 other gates that are similar in nature on this road. Chair explained that these other gates may have not had approval. This gate doesn't lead to the house it is a parking area for the trucks. It is 18' from the street, and it is 7' which is slightly lower than the height of the privet.

MOTION by C. Redding, seconded by R. Coburn

To **close the application of JAF 160 OX PASTURE HOLDINGS.**

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

PUBLIC HEARING - NON-HISTORIC

On the application of **CHRISTOPHER & JEANNE LYNCH**, 58 Rosko Drive, this is before the ZBA.

On the application of **ROBERT MCCABE & JOAN SCHACHT**, 100 Pulaski Street, there is no new information. Since there was no new update after a request and two no shows a motion was made to remove off agenda without prejudice.

MOTION by C. Redding, seconded by S. Stevenson

To **remove the application of ROBERT MCCABE & JOAN SCHACHT without prejudice.**

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

On the application of **IRENE ALDRIDGE**, 149 Pelletreau Street, there is a letter requesting adjournment to the next meeting.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the applicant's request for adjournment on the application of IRENE ALDRIDGE.**

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

On the application of **BERND WUEBBEN & SUSAN POTTO**, 31 S. Rosko Drive, Siyu Liu is here to represent the applicant. A rendering was done. The diamond windows were removed and the front window was simplified. The chimney was simplified. The eyebrow was simplified as well. The new plans were reviewed with the Board. The detail on the column was drawn with two options. Chair needs a decision on the columns. Option #1 was chosen. It is square with a solid crown. The main roof is cedar and the Copper roof will be used over the bump outs. There is a flat portion in the center of the roof. This is a mansard roof.

R. Coburn is concerned with the flat roof. He feels that this is being done so that people can max out the size of the homes. It has an architectural impact that will influence the Village. This is not something that is typically used in the Village. As the time moves forward this should be looked at closely. R. Coburn has no issue with this particular design.

The second story deck accessibility is a concern for the Board. There is a letter from the neighbor in support of the deck. A landscape plan was done and was reviewed as well. There is tall existing privet on the driveway side that is 18'. Line of sight was done and shown to the board. The deck is 20'1"x14'6". This is a large deck. It is 66' from the rear.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of BERND WUEBBEN & SUSAN POTTO.**

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

On the application of **OMALLY & FLANAGAN**, 80 Wooley Street, Sean Leonard is here to represent the applicant. Precedent of homes with metal roofs were submitted. A lead coated copper is proposed so that it blends more with the gray shingle. Chair feels that this is minimal. J. Brodlieb stated that there are no other metal roofs on Wooley Street, so he is unsure how this is appropriate to the neighborhood. J. Brodlieb leans more to shingle roof. The Board doesn't feel that it is appropriate to the neighborhood. Mr. Studenroth stated that the massing is designed to replicate a historic home and the difference in this design is the roof and proves it not to be a replica. It is a modern contemporary take on a historic house. Mr. Leonard offered it being just standing seam and not vertical. S. Stevenson had an issue with the vertical element, however she would still prefer shingle to metal. The Board prefers a traditional shingle. Mr. Leonard marked up the plans to show the change to shingle roof on the porch roof.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of OMALLY & FLANAGAN with the porch roof as shingle.**

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

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On the application of **MSC DUCK POND LLC**, 63 Duck Pond Lane, Barry Basket is here to represent the applicant. Renderings were reviewed. This is a wood shingle house and roof, some lead coated copper roof on the curved area. The leaders and gutters are copper as well. The roof height is 35'. The grade is being raised across the property. There is an unfinished attic. There is a little deck and from the unfinished attic that is only 3' from the door. This is just to get a view of the ocean. It is shielded on both sides from the cross gables. The round windows in the gable ends were questioned by R. Coburn, it made the gables look busy to him. This however is consistent with the rest of the design. This is to bring more light in. J. Brodlieb and S. Stevenson were concerned about the chimney caps, they would like them eliminated. It makes the house appear too busy. There is a stone base. It is a small area and it is covered by landscaping. S. Stevenson has issue with the chimneys and the round windows. There are a lot of external elements going across this large house. R. Coburn is concerned about the height of the chimney cap. The chimney caps can be removed and the caps themselves could be lowered by 1'-1'.6". The Board prefers brick to stone. The height is good, it's just the chimney caps the decorative part will be removed and replaced with lower functional caps. The plans will then just be marked up.

MOTION by C. Redding, seconded by R. Coburn

To approve the application of MSC DUCK POND LLC with the removal of the decorative chimney caps and addition of lower functional caps.

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

Nay: S. Stevenson

On the application of **JOHN P. FLAGG**, 296 Little Plains Road, Jeff Santoniscai is here to represent the applicant. The house will be lifted and a new foundation will be placed under for more habitable space. On the north side of the house there will be a bump out. It appears that the railing will move out to the new addition. The representative is unsure as to the plan. The difference in the plans needs to be called out.

MOTION by C. Redding, seconded by S. Stevenson

To approve the applicant's request for adjournment on the application of JOHN P. FLAGG.

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

On the application of **LISA BASS**, 20 Pelletreau Street, Rob Fischetti and Lisa Bass are here to represent the applicant. This is for a third floor dormer off the rear of the house. The house was built in 1934. There is an active building permit for interior renovations. This is a two part application that will include replacing the two damaged windows. J. Brodlieb and S. Stevenson stated that there are subsequent proposals and they would like a complete file in order to evaluate this property. R. Coburn stated that the proposed work is shown but a survey couldn't be gotten at this point to present it now. The remainder of the proposal will be ready at the next meeting. This is a local family and this is the primary residents, a month makes a large difference at this point. This is a separate application for the dormer. This is a half story and this is an old house. The peak of the ridge is 25' high. There is no privacy issue since it only overlooks the neighbors yard, it is no different from the view at the second story. It is 400 sq.ft. addition. Chair is concerned about privacy issues. He would like to make a site visit. Chair thinks there maybe a better way to get the light as opposed to grouping the three windows together. R. Coburn made a site visit. The length of the dormer makes it look more like an

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expanded salt box as oppose to a shed dormer. Slight downsizing of it would help soften it. Mr. Studenroth stated that the placement of the three window grouping make the third floor top heavy.

The neighbor at 110 applauded the effort of this neighbor.

MOTION by C. Redding, seconded by S. Stevenson

To approve the applicant's request for adjournment on the application of LISA BASS to July 9, 2018.

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

On the application of **TALO BUILDING CORP**, 120 Pelletreau Street, Mehran Tahlie is here to represent the applicant. The house is 3,300 sq.ft.. Cedar roof and siding, white windows, white trim will be used. Cedar fish tail tiles will be used on the top of the gables.

The garage details will match the main house. R. Coburn asked if the corner of the house could be landscaped as best as possible, it is quite bare. Mr. Tahlie stated that this is where the staircase is located inside the house and it is difficult to place a window. Mr. Brodlieb asked if the basement stair could be reversed to allow landscaping at that corner, but this would change basement layout and was impossible due to the location of the chimney.

George , 110 Pelletreau, there is a 20' on his side and he is concerned about the privet. The fence is in question and this will be discussed with the owner. George would like the privet to remain. Mr. Tahlie stated that they will try to keep the privet.

MOTION by C. Redding, seconded by S. Stevenson

To approve the application of TALO BUILDING CORP.

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

On the application of **LONG ISLAND RESIDENTIAL INC**, 85 Pelham Street, Charles Kuhn and Anthony Porco are here to represent the applicant. The siding is a Maybec on the lower, the upper portion of the gable will be board and baton in Azek material, there are metal roofs on the lower roofs in light gray, windows and garage door in black frame, and charcoal asphalt roof above. Garage door windows will be front but are facing the street. The garage is set forward from the house. The garage should be set back from the form of the house. R Coburn is concerned about the side of the garage not having windows. They will place two small windows on the garage. J. Brodlieb stated that the garage is dominating the home and making it feel more urban. C. Redding stated that there aren't a lot of garage facing attached doors on this street. S. Stevenson agrees. The chimney is stucco.

Stephanie Stevens, the new construction on W. Prospect is worse than this garage. How can the Board object to this and approve that.

Mr. Kuhn indicated the second story above the garage could be pulled back slightly to soften the look of the garage. Mr. Porco asked whether a single garage door would less objectionable. The board indicated it would like to see alternate plans that did not have a prominent attached garage facing the street.

MOTION by C. Redding, seconded by S. Stevenson

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To **approve the applicant's request for adjournment on the application of LONG ISLAND RESIDENTIAL INC.**

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

PUBLIC HEARINGS-HISTORIC

On the application of **HAMPTONS HDA, LLC**, 116 North Sea Road, there is a request to remove this from the agenda from the applicant.

MOTION by R. Coburn seconded by C. Redding

To **remove the application of HAMPTONS HDA, LLC from the agenda.**

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

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

MOTION by C. Redding, seconded by S. Stevenson

To **approve the applicant's request for adjournment on the application of THOMAS & MEREDITH JOYCE til July 9, 2018.**

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

On the application of **ALFRED & DENISE HURLEY**, 198 South Main Street, Siyu Liu is here to represent the applicant. S. Stevenson recuses herself. The poolhouse had the bump out in 1997 with the bathroom, this was also in the 2000 survey as well. The pool house will now have some trellis. This is not visible from a public ROW. The plate height will now be 8'.

MOTION by R. Coburn, seconded by C. Redding

To **close the public hearing on the application of ALFRED & DENISE HURLEY for decision only.**

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

Recused: S. Stevenson

On the application of **JAN SPLIT PURCHASE TRUST**, 56 Gin Lane, John Bennett and Richard Hayes are here to represent the applicant. The windows flanking the entrance on the north facade have been simplified. A list of changes were submitted. Mr. Studenroth made a site visit and requested the list of changes. A report wasn't written due to the fact that he only just received the listed changes tonight. Mr. Studenroth will now review this document and prepare a report.

MOTION by R. Coburn, seconded by C. Redding

To **adjourn the application of JAN SPLIT PURCHASE TRUST.**

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

On the application of **BLC HILLSIDE INVESTMENTS LLC**, 132 South Main Street, Erin Cypress is here to represent the applicant. There will be a rear addition. There will be no changes to the front facade. A box bay window will be added. A staircase will be added interior wise. The porch wraps around the south and north part of the house and it will just be extended. The east elevation removes the covered portion of the house porch. The south

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elevation will continue the porch. The shutters are existing. The house was built in the late 1800s and an addition was done in 1988. The windows sashes will not change. No architectural detail will be changed out. Mr. Studenroth will make a site visit. The addition to the rear is visible from the side. They appear to be handled well. R. Coburn feels that given existing landscaping the addition will not be that visible and his concerns were resolved after a site visit.

MOTION by C. Redding, seconded by S. Stevenson

To approve the applicant's request for adjournment on the application of BLC HILLSIDE INVESTMENTS LLC for written decision.

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

MOTION by C. Redding, seconded by S. Stevenson

To adjourn tonight's meeting.

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

Respectfully submitted by: Antoinette Edwards 6-11-18

Village Clerk