

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
JUNE 22, 2020**

Due notice having been given that a public hearing of the Board of Architectural Review and Historic Preservation of the Village of Southampton will be held in the Board Room of the Municipal Building, 23 Main Street, Southampton, NY on June 22, 2020 at 7pm and pursuant to Executive Order 202.1 adopted by the Governor of the State of New York, Article 7 of the Public Officers Law (Open Meeting Law) is suspended "to the extent necessary in public in-person access to meetings and authorized by the law without permitting conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed.

Board members Chair Susan Stevenson, Jeffrey Brodlieb and Sarah Latham were present.

Counsel for the board Alice Cooley and Historic Consultant Zachary Studenroth were present.

MOTION by S. Latham, seconded by J. Brodlieb
To open tonight's meeting.
On Vote: Chair, J. Brodlieb, S. Latham

Robert Coburn is no longer on the sign committee and therefore J. Brodlieb is taking his place. To ensure access for the public the public hearings will be left open for 10 days to give the public a chance to comment in written form. A resolution adoption with time limits was read into the record. There will be 10 mins allowed for applicants to present. Interested parties will have 5 mins. Rebuttal comments will be limited to 5 mins. All will have extension granted at the Board's discretion. The resolution will be placed in the file.

MOTION by J. Brodlieb, seconded by Chair
To adopt the resolution establishing time limits
On Vote: Chair, J. Brodlieb, S. Latham

MOTION by J. Brodlieb, seconded by S. Latham
To **approve the minutes of the March 9, 2020 meeting.**
On Vote: Chair, J. Brodlieb, S. Latham

SIGNS

On the application of **SEANS PLACE**, 76A Jobs Lane, Denise Fenschel is here to represent the applicant. Color photos and renderings were already submitted. A panoramic was requested by the Board. This was submitted. Chair feels that it is inappropriate because it is more than one business at this location. The sign is proposed for the wall of the parking lot at the entrance to the Village.

MOTION by S. Latham, seconded J. Brodlieb
To **deny the application of SEANS PLACE.**
On Vote: Chair, J. Brodlieb, S. Latham

On the application of **OUTDOOR KITCHEN DESIGN STORE**, 27 Main Street, Stacy Fenschel is here to represent the applicant. The logo is black and gray with a red flame. The lettering is black and the background is white. There are two signs, a front and a back sign.

MOTION by Chair, seconded by S. Latham

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To **approve the application of OUTDOOR KITCHEN DESIGN STORE.**

On Vote: Chair, J. Brodlieb, S. Latham

On the application of **A TOUT AGE**, 60 Jobs Lane, Stacy Menzer is here to represent the applicant. Gold Vinyl will be used on the windows and gold logo on the door with the website. This is 18". These are all decals.

MOTION by Chair, seconded by J. Brodlieb

To **approve the application of A TOUT AGE for the window and the door decals.**

On Vote: Chair, J. Brodlieb, S. Latham

On the application of **FACT CONSTRUCTION ESTIMATING**, 63 Main Street, Ronald Fisher is here to represent the applicant. This is a storefront sign. The position has changed. The Board would like to see the logo reduced. It appears to be superior to the lettering. Mr. Fisher will reduce the logo by 20% and will not exceed the height of the text.

MOTION by Chair, seconded by S. Latham

To **approve the application of FACT CONSTRUCTION ESTIMATING with a 20% reduction in size of logo.**

On Vote: Chair, J. Brodlieb, S. Latham

On the application of **SELAVY**, 30A Jobs Lane, Emanuel Di Donna is here to represent the applicant. This is located adjacent to Jildor. This is white lettering on a gray background.

MOTION by Chair, seconded by S. Latham

To **approve the application of SELAVY.**

On Vote: Chair, J. Brodlieb, S. Latham

On the application of **ASPREY THE BAR**, 18 Jobs Lane, there is no one here to represent the applicant. This is for a window decal and a storefront sign.

MOTION by Chair, seconded by S. Latham

To **approve the application of ASPREY THE BAR.**

On Vote: Chair, J. Brodlieb, S. Latham

On the application of **SOUTHAMPTON ROTARY**, 91 Hill Street, Brian Fisher is here to represent the applicant. The location has been changed. The sign was reviewed.

MOTION by Chair, seconded by J. Brodlieb

To **approve the application of SOUTHAMPTON ROTARY.**

On Vote: Chair, J. Brodlieb, S. Latham

DRIVEWAY GATES - NON-HISTORIC

On the application of **HAMPTON MONKEY BUSINESS LLC**, 209 Little Plains Road, Charles Cuinins is here to represent the applicant. The material of the gate will be mahogany painted black to match the garage doors and the window and door finish. Stacked bluestone on the pillars. 1 3/4 inch spacing between the pickets. The gates appear to be inappropriate; they are too large for the area and they appear large and heavy. The board is not in favor a gate since there are no gates nearby on this street. The proposed gates would be immediately adjacent to

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The Old Burying Ground which is a significant historic site in the Village. Gates detract from the simplicity of that historic site.

MOTION by Chair, seconded by J. Brodlieb

To **deny the application of HAMPTON MONKEY BUSINESS LLC.**

On Vote: Chair, J. Brodlieb, S. Latham

DRIVEWAY GATES - HISTORIC

On the application of **INNOVENTOR PROPERTIES**, 224 Great Plains Road, Lisa Zaloga is here to represent the applicant. The rendering was reviewed. There is 50% transparency.

MOTION by Chair, seconded by J. Brodlieb

To **close the public hearing on the application of INNOVENTOR PROPERTIES for written decision only.**

On Vote: Chair, J. Brodlieb, S. Latham

On the application of **ANTHONY PADUANO**, 137 South Main Street, Perry Guillot is here to represent the applicant. This is a wrought iron gate and brick pillars. There will be a white wash finish on the pillars. There will be no lighting. The height of the pillars and the gate are too high for the board. The board would like to see a reduction in height.

MOTION by Chair, seconded by J. Brodlieb

To **approve the applicant 's request for adjournment on the application of ANTHONY PADUANO.**

On Vote: Chair, J. Brodlieb, S. Latham

PUBLIC HEARINGS - NON-HISTORIC

On the application of **PARI LLC**, 23 Culver Street, this is before the Planning Board. Siamak Samii is here to represent the applicant. The garage has been reduced in size. New plans were submitted to the file. The garage has been moved back 15'. The plans are not in the file but were submitted to the record tonight.

MOTION by Chair, seconded by S. Latham

To **approve the application of PARI LLC.**

On Vote: Chair, J. Brodlieb, S. Latham

On the application of **23 COOPER STREET GROUP LLC**, 23 Cooper Street, Tom Laurentawski is here to represent the applicant. Mr. Brodlieb disclosed that his wife is an investor in the neighboring property. Mr. Brodlieb feels that he can make objective views on the property. Work was done on the property without a permit. The applicant said the windows were replaced in kind. The roof was removed. Affidavits were submitted tonight. The file is incomplete due to inaccurate plans and missing existing elevations. The board needs the right documents to review.

MOTION by Chair, seconded by S. Latham

To **adjourn the application of 23 COOPER STREET GROUP LLC due to incomplete file.**

On Vote: Chair, J. Brodlieb, S. Latham

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On the application of **CATHY LAWRENCE**, 400 Great Plains Road, this was inventoried in 1979. Brian Brady is here to represent the applicant. This is non-historic because it is not in the historic district. 5' is being added to the porch. There will be a two story addition that will be a connector. There will be a screened porch added as well. It is a reorganization of matters on the property. Mr. Studenroth stated that this home has lost its historical integrity.

MOTION by Chair, seconded by J. Brodlieb
To **approve the application of CATHY LAWRENCE.**
On Vote: Chair, J. Brodlieb, S. Latham

On the application of **JOSEPH NEGRI**, 81 Halsey Street, Ray Booth attended the meeting via Zoom to represent the applicant. The demolition was questioned. The driveway enters on the side of the property. Cedar shake, white painted, roof is cedar, windows are to be dark bronze. The front elevation has a small covered porch, the ceiling is 7'6". The dormers are hipped. The decks kicks out 19'. Mr. Brodlieb requested a streetscape. The setbacks of the neighboring houses should be evaluated to see if this proposal is harmonious.

John Gregory, 73 Halsey Street, also attended the meeting via Zoom, was concerned about the fencing that will surround the yard, he would like to know if this will remain. He also asked if the gate will remain on the property. The gate will be replaced and hasn't been designed as of yet. The fencing will probably be hedge. The stockade gate that currently exists is not legal.

MOTION by Chair, seconded by S. Latham
To **approve the applicant 's request for adjournment on the application of JOSEPH NEGRI.**
On Vote: Chair, J. Brodlieb, S. Latham

On the application of **JULIA CROWLEY**, 111 North Main Street, Nicole Adams is here to represent the applicant. They are proposing the 2 family to be reduced to a one family. They would like to replace the siding. There are no changes to the footprint. The front door will be replaced and moved. The windows will be changed to casement. There will be a metal roof over the porch. Although the Board is often opposed to the use of metal roofs, in this case it approves the use of metal as appropriate for use on the porch of this building built in 1875. This is an older house and the metal roof is in harmony with the style of the home. The pitch will be changed slightly. Mr. Studenroth stated that the roof that was there or may even be under the asphalt is most likely tin. This would be standing seam tin roof. In the peak a fixed window in the original form will be kept. The same will apply to the window over the door.

MOTION by Chair, seconded by S. Latham
To **approve the application of JULIA CROWLEY with the changes as made on the south and east side of the building.**
On Vote: Chair, J. Brodlieb, S. Latham

PUBLIC HEARINGS - NON-HISTORIC

On the application of **THOMAS & MEREDITH JOYCE**, 765 Hill Street, this is before the ZBA, and this matter was adjourned at the request of the applicant..

On the application of **BLC HILLSIDE INVESTMENTS LLC**, 132 South Main Street, this is before the ZBA, and is adjourned until a decision is rendered by that Board.

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On the application of **ONE POND LANE OWNER LLC**, 1 Pond Lane, David Levison and Siamak Samii are here to represent the applicant. The site has been cleaned up. Mr. Levison would like to make this part of the Village beautiful, this is why he purchased this building. The horizontal corners and banding will be maintained and restored. The same colors will be used. Stucco will be restored. This building was from 1952. It was an Art Moderne building. Curved glass on the front of the building. The garage doors will be replaced with the original design. Uplight will be used on the planters. The light at the base of the building in Lake Agawam will be used. A strip of LED light that is dimmed will be on the building, a photo was presented. Sag Harbor theatre does the same, the light is on the building, that is neon and what will be used will not be. The board would like to see some lighting put on the building for a discussion. None of the lighting is approved it will be there for discussion only.

MOTION by Chair, seconded by S. Latham

To **close the application of ONE POND LANE OWNER LLC for decision only on the building only.**

On Vote: Chair, J. Brodlieb, S. Latham

On the application of **JOHNSON-NAVARE PROPERTIES LLC**, 37 South Main Street, James Navarre is here to represent the applicant. There are no affidavits in the file. There is no jurisdiction.

On the application of **JOSEPH KUNDRAT**, 95 Burnett Street, James McChesney is here to represent the applicant. This house will be demolished and rebuilt. The house was built somewhere from 1925-35. This is a non-contributing home. There is no demolition permit. This matter of demolition and whether the property is located in the Historic District as listed on the agenda needs to be clarified.

MOTION by Chair, seconded by S. Latham

To **approve the applicant's request for adjournment on the application of JOSEPH KUNDRAT.**

On Vote: Chair, J. Brodlieb, S. Latham

On the application of **199 COOPERS LANE LLC**, 199 Coopers Neck Lane, Pete DePasquale is here to represent the applicant. The garage addition has been changed since last meeting. Stained siding will be used. Windows in the same scale as on the house will be used. The bridge was not in the favor of the Board. The garage can not be freestanding on Meadowmere so the bridge/connector is being used for that purpose. Mr. Studenroth questioned the length of the connector. This is something that will be considered by the applicant.

MOTION by Chair, seconded by S. Latham

To **approve the applicant's request for adjournment on the application of 199 COOPERS LANE LLC.**

On Vote: Chair, J. Brodlieb, S. Latham

MOTION by S. Latham, seconded by Chair

To close tonight's meeting

On Vote: Chair, J. Brodlieb, S. Latham

Respectfully submitted by: Antoinette Edwards 6-22-20

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Village Clerk