

**BOARD OF ARCHITECTURAL REVIEW &  
HISTORIC PRESERVATION  
VILLAGE OF SOUTHAMPTON  
JUNE 24, 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, June 24, 2019 at 7:00pm.

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

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

MOTION by C. Redding, seconded by R. Coburn

To **open tonight's meeting.**

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

MOTION by R. Coburn, seconded by C. Redding

To **approve the minutes from the June 10, 2019 meeting.**

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

Abstain: C. Highsmith

**SIGNS**

On the application of **CAMPOVERDE CARPENTRY CORP**, there is no one here to represent the applicant. A letter requesting someone to be present will be sent.

On the application of **BLU MAR**, 136 Main Street, Zac Erdem is here to represent the applicant. There are two signs. One is a street sign but the dimensions are not available and the material is uncertain. The wall sign will be vinyl with blue lettering. The rendering will be submitted to the file tonight. The vinyl will lay over the existing sign. The dimensions for the street sign will be submitted to the file.

MOTION by R. Coburn seconded by C. Redding

To **approve the rectangular sign for the building on the application of BLU MAR.**

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

On the application of **GREAT**, 95 Main Street, there is no one present to represent the application. This is for gold leaf lettering window decals.

MOTION by R. Coburn, seconded by C. Highsmith

To **approve the application of GREAT for the window decals.**

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

On the application of **SANDI KAUFMAN**, 46 Main Street, Sandi Kaufman is here to represent the applicant. The sign was reviewed. It lists the name and the description of what she does.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of SANDI KAUFMAN.**

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

Nay: Chair

**BOARD OF ARCHITECTURAL REVIEW &  
HISTORIC PRESERVATION  
VILLAGE OF SOUTHAMPTON  
JUNE 24, 2019**

On the application of **SNOWE**, 50 Main Street, Mina Gnezelayagh is here to represent the applicant. A new rendering was presented. This was simplified.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of SNOWE.**

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

On the application of **STOEBE & SHUSTER**, Mark Shuster is here to represent the applicant. This is 34" high with the post. This is a real estate marker.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of STOEBE & SHUSTER.**

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

**WRITTEN DECISION**

On the application of **COOPERS NECK, LLC**, 65 Coopers Neck Lane, there is a written decision for one set of driveway gates.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of COPPERS NECK, LLC as written.**

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

On the application of **OCWEN-DEUTSCHE BANK**, 155 Hampton Road, a letter was received by the board after the last meeting. Counsel suggested that the application be reopened for general purposes.

MOTION by R. Coburn, seconded by C. Redding

To **re-open the application of OCWEN-DEUTSCHE BANK.**

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

A citizen wrote a 4 page letter with his concerns. The neighbor was concerned with the matter of not received the mailing. However, Counsel stated that the applicant didn't have the mailing notarized but; had maintained that he sent the mailing and Mr. Robinson had suggested that the applicant have this notarized and sent in the next day, which was done. The second issue was that the house is a historic asset. The house was currently unheated during the winter and there may be damage to the roof. Due diligence needs to be obtained so a decision should be delayed until this is done according to Mr. Robinson. The code requires that the buildings be maintained. The historic consultant should be allowed access to the house to make a determination.

MOTION by C. Highsmith, seconded by R. Coburn

To **authorize the village attorney to write a letter to the applicant's representative requesting that he appear at the next meeting for a continuation of this application and adjourn the application of OCWEN-DEUTSCHE BANK.**

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

**BOARD OF ARCHITECTURAL REVIEW &  
HISTORIC PRESERVATION  
VILLAGE OF SOUTHAMPTON  
JUNE 24, 2019  
PUBLIC HEARINGS - NON-HISTORIC**

On the application of **CAPTAINS NECK REALTY LLC**, 509 Captains Neck Lane, this is before the ZBA. A letter will be sent from the building department requesting an update, if no response the board may dismiss the application.

MOTION by R. Coburn, seconded by C. Redding

**To authorize the building department to write a letter requesting an update on the application of CAPTAINS NECK REALTY LLC and adjourn the application.**

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

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

On the application of **EMILY R. McCARTHY**, 63 Hunting Street, there is a letter requesting adjournment to July 8, 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 July 8, 2019.**

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

On the application of **VINCENT & BONNIE PONTE**, 455 Wickapogue Road, Mike Zelenski is here to represent the applicant. Michael Wallan is here as well. The board questioned the number of windows on the setback forms on either side of the entry gable, since there was a discrepancy on the plans. Mr. Wallan said this was corrected, and that the windows should go all the way to the exterior moulding. There are 5 windows. Mr. Coburn indicated that this was not what was shown on the latest set of plans in the file, and that the elevations in that set did not match the floorplans. The plans with the correction is not submitted. The applicant will get this into the file and then the board will review.

MOTION by Chair, seconded by C. Redding

**To approve the applicant's request for adjournment on the application of VINCENT & BONNIE PONTE.**

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

On the application of **WICKAPOGUE 1, LLC**, 145 Wickapogue Road, Joe Oliveri is here to represent the applicant. A list of all the changes was submitted. The windows being pushed out to the side makes the design lose the historic reference. The applicant will shrink this to conform with this request. The size of the front chimney has been changed in order to match the two others. Chair would like the existing chimney maintained in order to preserve the historic nature.

Madeline VenJohn, representing Bridget Fitzgerald, questioned the roof height. The roof height on the historic house has changed, it is now close to the ridge height on the rear house. The house was called out as 28'. The shed dormers on the second story are different then they were in the last meeting. The height needs to be clarified. The ridge height is not on these plans. It was represented that he is not changing the height. It is 21' to the eaves. If there are

**BOARD OF ARCHITECTURAL REVIEW &  
HISTORIC PRESERVATION  
VILLAGE OF SOUTHAMPTON  
JUNE 24, 2019**

changes to the windows, her client would like to see those changes. The board feels that the neighbors do have the right to see the updated plans. The ridge height needs to be marked on the drawings.

MOTION by C. Redding, seconded by Chair

**To approve the applicant's request for adjournment on the application of WICKAPOGUE 1, LLC as amended.**

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

On the application of **SEASAW 68 LLC**, 68 Pheasant Lane, Ham Hoge is here to represent the applicant. There will be an addition added to the rear of 8'. This is for a sunroom off the bedroom as discussed at the last meeting.

MOTION by R. Coburn, seconded by C. Highsmith

**To approve the application of SEASAW as amended.**

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

On the application of **ROSE STEWART & TYLER DICKSON**, 54 Meeting House Lane, Jeffrey Gibbons is here to represent the applicant. The second chimney will be removed. A covered porch was added, but it will be on the east side so that the ell originally proposed on the west side can be moved back to that location. They are proposing a shingle roof but would prefer the metal due to the pitch. The roof will not be visible.

MOTION by R. Coburn, seconded by C. Redding

**To approve the application of ROSE STEWART & TYLER DICKSON as amended.**

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

Nay: Chair

On the application of **JAMES GLEASON**, 128 Halsey Street, Kirk Lehman is here to represent the application. The garage is 41' from the street, 29' from the property line. The roof of the main house will stay the same. The ridge heights are remaining the same at 22'.6".

MOTION by R. Coburn, seconded by C. Redding

**To approve the application of JAMES GLEASON.**

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

On the application of **71 FLYING POINT MANAGEMENT, LLC**, 71 Flying Point Road, there was no posting or mailing done. The board has no jurisdiction.

**PUBLIC HEARINGS - HISTORIC**

On the application of **THOMAS & MEREDITH JOYCE**, this is adjourned til July 8, 2019.

On the application of **LOUSIE KORAL**, 68 North Main Street, there is a letter requesting adjournment to July 8, 2019.

MOTION by Chair, seconded by C. Redding

**To approve the applicant's request for adjournment on the application of LOUISE KORAL to July 8, 2019.**

**BOARD OF ARCHITECTURAL REVIEW &  
HISTORIC PRESERVATION  
VILLAGE OF SOUTHAMPTON  
JUNE 24, 2019**

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

On the application of **BEECHWOOD LATCH, LLC**, 101 Hill Street, Jim McMullan are here to represent the applicant. The lights range from 40 watts incandescent to 100 watts incandescent on the street. The cut sheet was submitted tonight and is referencing a post card that was found on the Terry cottage. A photometric study was submitted. The lighting is contained on the property.

Evelyn Konrad, she wanted to know who approved this overbuilt project. The board and counsel indicated that the size and layout had been reviewed and approved by both the Planning Board and the ZBA. The traffic is a concern for her. The board indicated that they have no jurisdiction to review traffic impacts under the code. She wanted to know if there was a SEQRA review. Mr. Robinson said that there was.

MOTION by C. Highsmith, seconded by R. Coburn

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

On Vote: Chair, 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. The driveway was modified as per the boards request. They have separated the main house from the guest house. The stairways were taken away the main house. Mr. Studenroth's report was spoken to by Mr. Bennett in regards to the moving of the house, this house is not visible from the road. It also sits in an area of the historic neighborhood that is changing. "Red Maples" was cited. The house is proposed to be moved forward and not to be altered at all. This is before the ZBA now to relocate it. Mr. Robinson informed the board that the ZBA had recessed the case and referred it to the board under section 116-28K of the Village Code. This fact was previously unknown by members of the board. The task currently before the board is to consider the plans with respect to 116-28K and make a recommendation to the ZBA.

Yves Picot, current owner, stated that the inventory sheet was done in 1979. Moving the house forward would make it visible. They have a small backyard but a large front yard and moving it forward is key in redevelopment.

The consensus in preservation is moving the house as a last resort. Mr. Studenroth's report stated that moving the house can be compromising.

Mr. Bennett is getting a historic consultant to come in for the next meeting.

The property is just shy of 3 acres.

MOTION by Chair, seconded by C. Redding

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

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

On the application of **72 GIN LANE LLC**, 72 Gin Lane, John Bennett and Tim Haynes are here to represent the application. The house was built in 2003. The house will be demolished and a new 2 story home is proposed at the ocean cottage which is non-compliant but has a CO. There is an oval pool on the ocean that is being restored. They will use less of the footprint by

**BOARD OF ARCHITECTURAL REVIEW &  
HISTORIC PRESERVATION  
VILLAGE OF SOUTHAMPTON  
JUNE 24, 2019**

reducing it on the east side. 2,356 sq.ft. is proposed. This will be 11' taller than what is there. The steps from the main house are used to tie in to the main house and shutters and double hung windows will be used, again as cues from the main house. Whitewashed brick foundation, shingled house either white or nature, and a shingled roof. Columns painted white. The board favors the natural shingles. The ridge height is indicated wrong on the plan and needs to be fixed. There are no design objections

A neighbor called Mr. Bennett about a covenant restriction. However Mr. Bennett explained that in 1989 there was an application made to the ZBA and it was denied the second story. The owner sued and the Supreme Court and appellate division confirmed, that the variance needed to be granted. There was an amended covenant, to stay within the grounded coverage. Mr. Foster agreed via a letter written in 2016 that was submitted to the file tonight, that if new construction was within the footprint, it would be allowed. The neighbor is not part of the covenant in the subdivision.

Thomas Gibbons representing 104 Gin Lane, there is a covenant from 1993. The property was then subdivided and that is when the covenant was imposed. No new residential structure is allowed under the covenant and this is a matter for the Planning Board.

Mr. Bennett stated that no relief is being requested and so he isn't going before the Planning Board.

Mr. Robinson requested case law and memos from Mr. Bennett and Mr. Gibbons to move forward, or the applicant can go before the Planning Board.

The board adjourned with Mr. Bennett's disapproval.

MOTION by C. Highsmith, seconded by R. Coburn  
To **adjourn the application of 72 GIN LANE, LLC. for all purposes.**  
On Vote: Chair, C. Highsmith, C. Redding, R. Coburn

On the application of **SCOTT KLANSKY**, 57 Pond Lane, Alexander Kahn and Michael Riley is here to represent the applicant. The entire second floor will be new. Board and baton will be used in the addition. This will be changing the facade. White shingles and white trim will be used. The brackets are decorative. The way they go up and down is out of character according to Mr. Coburn. The vent is made to be decorative. The height of the vertical members will be corrected and submitted.

MOTION by R. Coburn, seconded by C. Redding  
To **close the application for written decision on the application of SCOTT KLANSKY.**  
On Vote: Chair, C. Highsmith, C. Redding, R. Coburn

MOTION by C. Redding seconded by C. Highsmith  
To adjourn tonight's meeting.  
On Vote: Chair, C. Redding, R. Coburn, C. Highsmith

Respectfully submitted by: Antoinette Edwards 6-24-19

**BOARD OF ARCHITECTURAL REVIEW &  
HISTORIC PRESERVATION  
VILLAGE OF SOUTHAMPTON  
JUNE 24, 2019**

---

Village Clerk