

**BOARD OF ARCHITECTURAL REVIEW &  
HISTORIC PRESERVATION  
VILLAGE OF SOUTHAMPTON  
JUNE 25, 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 25, 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 June 11, 2018 minutes.**

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

**SIGNS**

On the application of **QUAKER MARINE SUPPLY**, 18 Jobs Lane, Bill Watson is here to represent the applicant. This is the brand representation. This is being brought out as something new. This is owned by J. McLaughlin but was bought by a company from California. J. Brodlieb asked because he is friends with McLaughlin's however there is no connection so he doesn't need to be recused. There are 7 different signs on the Jobs Lane side that are totally different. This is opposite the church it is the first thing you see according Mr. Brodlieb. Dimensional Mr. Brodlieb would like it reduced. It does meet the requirements. If the sign was stretched out the lettering would be stretched out as well. There are not a lot of signs that are that height. Most are 14" - 18" high according to Mr. Coburn's eye. The building is whiter than what is in the picture. The black border is to distinguish it from the building. C. Redding agrees it is in-congress with the other signs on the block but since it is branding and signed off by code enforcement so she is ok with it. Chair stated since it is black and white, he has less issue with it. Mr. Studenroth stated that it is a historic building and it is strident. Chair stated that if the background on the sign matches the building the board overall is in favor of it. Mr. Brodlieb is not in favor of the size.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of QUAKER MARINE SUPPLY based on the background matching the building.**

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

Nay: J. Brodlieb

On the application of **NORTHEAST MASONRY & LANDSCAPING**, there is no one here and a letter of inquiry was sent out after last meeting.

MOTION by C. Redding, seconded by S. Stevenson

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To **withdraw the application of NORTHEAST MASONRY & LANDSCAPING without prejudice.**

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

On the application of **BROWN HARRIS STEVENS**, Doug Moliteno is here to represent the applicant. This is the same sign that was previously approved by with the words "FOR RENT".

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of BROWN HARRIS STEVENS "FOR RENT" sign.**

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

**WRITTEN DECISIONS**

On the application of **180 GREAT PLAINS RD, LLC**, 180 Great Plains Road, there is a written decision in the file.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of 180 GREAT PLAINS RD, LLC as written.**

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

On the application of **TENET**, 95 Main Street, there is a written decision in the file.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of TENET.**

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

On the application of **JOVAN TODOROVICH**, 109 Elm Street, there is a written decision in the file. The application was for the posts only, not the gates as noted on the agenda.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of JOVAN TODOROVICH for posts only as written.**

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

Nay: J. Brodlieb

On the application of **JAF 160 OX PASTURE HOLDINGS**, 160 Ox Pasture Road, there is a written decision in the file.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the application of JAF 160 OX PASTURE HOLDINGS as written.**

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

On the application of **ALFRED & DENISE HURLEY**, there is a written decision in the file.

MOTION by C. Redding, seconded by R. Coburn

To **approve the application of ALFRED & DENISE HURLEY.**

Recused: S. Stevenson

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

**PUBLIC HEARINGS - NON-HISTORIC**

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

On the application of **IRENE ALDRIDGE**, 149 Pelletreau Street, Irene Aldridge is here to represent herself. Amended documents were submitted to show cedar shingles, there was an error that stated plastic shingles. The intent was always to use cedar.

MOTION by C. Redding, seconded by S. Stevenson  
To **approve the application of IRENE ALDRIDGE.**

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

On the application of **JOHN P. FLAGG**, 296 Little Plains Road, John Bennett is here to represent the applicant. The plans were received by 6/20/18. This is a modest expansion. This is a one story addition on the north. The chimney is remaining. The roof will be changed to wood shingle. The second story addition will be on the north side as well. The house will not be elevated. The deck will not be higher. The house will be lowered and raised. The elevation of the second story deck will match the other existing deck. The view is from the second story deck looking north was presented by photo. It is Arbs and there is no concern from privacy in this instance. Bruce Cisca is also here to represent. R. Coburn asked if the gable is getting taller, it will be raised by 1' to get rid of the flat part.

MOTION by C. Redding, seconded by S. Stevenson  
To **approve the application of JOHN P. FLAGG.**

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

On the application of **LISA BASS**, 20 Pelletreau Street, this is adjourned to July 9, 2018.

On the application of **LONG ISLAND RESIDENTIAL INC**, 85 Pelham Street, Anthony Porko and Charles Cue are here to represent the applicant. These plans came in at 11am, C. Redding and S. Stevenson were not able to see the plans since they came in late. The second floor was pushed back 2' and there is roof work over the garage now. The garage has not been pushed back at all. There is one option with a double door and another option that is a single door. The garage door can't be landscaped. The side elevation will landscaped to soften up the building. Photos of homes with garage doors facing the street were submitted to the file. The example of the garage on Moses, the house was turned so it is not a front facing garage. Mr. Porko stated that it was an example of the 25' protrusion. The chimney is going to be stucco. J. Brodlieb feels that this neighborhood is Pelham Street not Corrigan or any other part of the Village. Most of the example in the immediate area are 1,500 sq.ft. ranch houses with front facing garage doors. These are different from what is being proposed. This a 3,000 sq.ft. house with a front facing garage. Mr. Brodlieb will not approve either design, he does not feel that this is compatible with the surrounding neighborhood. Mrs. Stevenson agrees with Mr. Brodlieb and is not in favor of it as well. Mr. Coburn appreciates the changes that have been made with the addition of the windows. Mr. Coburn thinks that he needs more time to deliberate. The examples didn't show a lot of examples of the garage doors that forward facing from the main house, in the examples of where that is the instance he is not in favor of them. C. Redding needs more time. Chair asked what the side yard is, there is not enough space. A detached garage was suggested but it would eat up the backyard. J. Brodlieb had mentioned before that if a garage is more important than a pool that this would be a business decision for

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the applicant to make. Chair stated that a 3D design would be more helpful in seeing what the house will look like once designed. Mr. Porko also submitted a home that he feels doesn't belong in the neighborhood it was approved in.

MOTION by C. Redding, seconded by S. Stevenson

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, R. Coburn

On the application of **BRL V LLC**, 71 Pheasant Lane, Steven Snobria and Neil Cummings are here to represent the applicant. This will be a new home with white painted trim, brick danish blend chimney, it is a two story home. The rear deck on the second floor is not accessible. This plan was previously approved for different location by the board and they didn't build it. Dena Gomulka is also here for landscape design. The setback are 100' from the front. The garage is two story. Wood roof and siding. A color rendering was reviewed. There are gambrel roof lines. Mr. Studenroth stated that this reads a new take on an old favorite. Chair feels that the roof is a bit heavy, S. Stevenson feels that the house is a bit busy. R. Coburn likes the detailing. The length of the overhang was discussed with Mr. Coburn and so Mr. Coburn asked about brackets, however that might make the fenestration busier. C. Redding thinks that it is a grand house that fits in with the surrounding neighborhood. J. Brodlieb agrees that it fits the lot and the neighborhood.

MOTION by C. Redding, seconded by R. Coburn

To **approve the application of BRL V LLC.**

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

**PUBLIC HEARINGS - HISTORIC**

On the application of **THOMAS & MEREDITH JOYCE**, 765 Hill Street, this is adjourned to July 9, 2018. Mr. Bennett asked that this be adjourned to September 10, 2018 since this is in litigation.

MOTION by C. Redding, seconded by S. Stevenson

To **approve the applicant's request for adjournment to September 10, 2018 on the application of THOMAS & MEREDITH JOYCE.**

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

On the application of **JAN SPLIT PURCHASE TRUST**, 56 Gin Lane, John Bennett and Tim Haynes are here to represent the applicant. Mr. Studenroth went out and did a report. Mr. Studenroth stated that the original house dated 1896 and it was expanded and remodeled in 1931 in a more contemporary state. It was changed considerably and the front porch entered at this point. A enlarged east wing was added and changed the west and south facades. The proposed design would replace the windows and a rustic siding will be used, the front porch and stair will be re-established back to what it was. The staircase on the rear will be moved to the center of the lawn this will align with the main block of the house. The house is set far back from Gin Lane. It is not visible from a public ROW. The impact of the resource will be kept and enhanced by these changes according to Mr. Studenroth.

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MOTION by C. Redding, seconded by S. Stevenson

**To close the public hearing for written decision only on the application of JAN SPLIT PURCHASE TRUST.**

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

On the application of **BLC HILLSIDE INVESTMENT**, 132 South Main Street, Kevin McGowen is here to represent the applicant. Mr. Studenroth made a site visit and a report was done. The extension was done very well and makes it clear what is the original part of the house and where the new building is. It is entirely appropriate and consistent with the guidelines.

MOTION by C. Redding, seconded by S. Stevenson

**To close the public hearing on the application of BLC HILLSIDE INVESTMENT for written decision only.**

R. Coburn stated that there was an ad run in the local paper that he felt undermined the Board. The ad gave impression that the application was made without deliberation. 15 hours went into the presentation alone. There was also hundreds of papers that were submitted, these documents were read personally by Mr. Coburn. The decision that was made was made very carefully. For any party to claim that this was done without deliberation would be not factual. It doesn't help to have this type of ads and it undermines the workings of the board. It was regarding 472 First Neck Lane.

Chair appreciated Mr. Coburn's comments however he doesn't feel the need to rebut the ads. It is a minority review and he won't even rebut the inaccuracy. C. Redding was offended by it , she received many calls asking about the deliberation but didn't those people didn't even know where Mocomato was. The local newspaper doesn't get much right according to Ms. Stevenson but we need to be tougher than that. J. Brodlieb concurs.

79 Main Street was brought up by Mr. Brodlieb. This is the Flying Point Store. J. Brodlieb showed the board a picture. Mr. Studenroth did a report originally. The decision that Mr. Robinson wrote was that the fenestration was to be kept and the paint and scale should match the building. Mr. Brodlieb is unsure as to whether this is temporary and asked the Board how they should proceed. This needs to be enforced however this board can't do it, that would be the Building Dept. J. Brodlieb will speak to Chris Talbot.

The Board also discussed 765 Hill Street, it is in need of maintenance. Counsel offered to draft a letter regarding this. The Board would like this to be done.

MOTION by C. Redding, seconded by S. Stevenson

**To Authorize counsel to advise the applicant of the building at 765 Hill Street that it is in need of maintenance.**

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

MOTION by C. Redding, seconded by S. Stevenson

**To adjourn tonight's meeting.**

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

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Respectfully submitted by : Antoinette Edwards 6-25-18

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Village Clerk