

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
JULY 9, 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, July 9, 2018 at 7:00pm.

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

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

MOTION by C. Redding, seconded by J. Brodlieb
To **open tonight's meeting.**

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

Madame Chair opened with remarks thanking Curtis Highsmith for his dedication and service to the board and the board members for the past 12 years.

MINUTES

MOTION by R. Coburn, seconded by C. Redding
To **approve the June 25, 2018 minutes.**

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

WRITTEN DECISIONS

On the application of **JAN SPLIT CHASE TRUST**, 56 Gin Lane, there is a written decision in the file.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of JAN SPLIT CHASE TRUST as written.**

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

On the application of **BLC HILLSIDE INVESTMENTS LLC**, 132 South Main Street, there is a written decision in the file.

MOTION by Chair, seconded by J. Brodlieb
To **approve the application of BLC HILLSIDE INVESTMENTS LLC as written.**

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

CERTIFICATE OF APPROPRIATENESS

On the application of **VILLAGE OF SOUTHAMPTON**, 17 Meeting House Lane, Paul Rogers is here to represent the application. They would like to change the color from red back to white, which is what the structure was originally. This is complete restoration of the exterior. The clapboard siding will be replaced. The windows will be replaced, but nothing will be changed. Where the cedar shingles are they will be natural. All the rest of the building will be white. Mr. Robinson questioned whether or not this is historical. This needs to be clarified before moving forward.

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MOTION by C. Redding, seconded by J. Brodlieb

To **close for a decision only on the application of the VILLAGE OF SOUTHAMPTON.**

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

DRIVEWAY GATES-NON-HISTORIC

On the application of **LUCKY DOVE LLC**, 49 Culver Street, the file is incomplete. The affidavits of posting and mailing were submitted tonight. The disclosure affidavits was missing.

MOTION by Chair, seconded by C. Redding

To **adjourn the application without prejudice on the application of LUCKY DOVE LLC.**

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

On the application of **EVELYN IKONOMOPOUS**, 255 Flying Point Road, there are no affidavits of posting and mailing in file. The board has no jurisdiction.

DRIVEWAY GATES-HISTORIC

On the application of **101 FIRST NECK LLC**, 101 First Neck Lane, John Bennett is here to represent the applicant. Affidavits were submitted. There is a gate halfway up the driveway currently. There will be light fixtures on the posts. The gate is 50% transparency. A sample of the matte gray color was presented and the color is currently on the house. The gate is proposed to be this same color. 4.5" spacing on the posts. There is a series of number coated photos. They were reviewed with the board. The gates are 8' tall. There are several gates on first neck that are colored in black and gray, an example of light fixtures on the posts were also presented. The wattage is not specified. The glass will be frosted and the watts will be limited to 25 watts.

MOTION by R. Coburn, seconded by C. Redding

To **close the application of 101 FIRST NECK LLC for decision only.**

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

PUBLIC HEARINGS-NON-HISTORIC

On the application of **CHRISTOPHER & JEANNE LYNCH**, 58 Rosko Drive, this is pending a decision from the ZBA.

On the application of **LISA BASS**, 20 Pelletreau Street, Rob Flschette and Lisa Bass are here to represent the applicant. A front entry addition and the removal of the windows have been added to the application. A termite report was submitted as well. There is a two foot reduction in the dormer to create a delineation from the roof. The windows were reduced from 6 windows to 4 windows. The ridge height is 27'. The front addition will fill in the sides of the porch area that was there. The set back will remain the same. The roof on the side elevation will pitch away from the house. The house will be harbor gray and the shutters driftwood gray and the trim will be white. The roof over the porch will be metal. The dormer on the model is set back from the southern roofline, the plans do not reflect that. The plans are correct not the model. The windows that were taken out will not be replaced. This is a privacy issue since this is bathroom space. J. Brodlieb stated that the metal roof will accentuate the addition, he asked the metal be changed to shingle. The applicant was asked to pull the dormer in as presented in

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the model. Ms. Bass asked for an adjournment. The overhang on the dormer makes the house look top heavy.

MOTION by C. Redding, seconded by R. Coburn

To **approve the applicant's request for adornment on the application of LISA BASS.**

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

On the application of **LONG ISLAND RESIDENTIAL INC**, 85 Pelham Street, there was a request for adjournment due to the fact that a witness was unable to attend at the last minute.

MOTION by R. Coburn, seconded by C. Redding

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

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

On the application of **DINAH MAXWEL SMITH**, 59 Meeting House Lane, Jeff Gibbons is here to represent the applicant. There is a recessed porch. There is a variance to add 7' to the front of the house. The board and baton will be removed and shingles will be used to replace this. There is existing metal seam, asphalt will be used in the addition. The freeze-board that is existing will be matched to the lower level. The plans need to be changed to match that idea.

Candace Post, neighbor, these changes will be most attractive.

MOTION by C. Redding, seconded by J. Brodlieb

To **approve the application of DINAH MAXWELL SMITH.**

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

On the application of **EMILY MCCARTHY**, 63 Hunting Street and 25 Pierpont, David & Dawn Harvey are here to represent the applicant. There is a demolition permit that doesn't have dates on it. Madame Chair would like to have this dated, she believes a better job could be done on this permit. The historian has been to the site and Mr. Studenroth's report states that this is not historic. Mr. Studenroth needs to date this. The date is of concern to chair since it make deem it historic. Madame Chair and Jeff Brodlieb would like the date prior to presentation. R. Coburn and C. Redding feel that they can hear the application but no decision will be made. It is currently two residences, they are two mediterranean style cottages. This has 2 driveways. Madame Chair has not viewed Pierpont. This is a combined property. The dual residences will be eliminated and one two story structure and a detached garage is proposed. This is a low scale small building. There will be a bleaching oil on cedar, with a standing seam metal roof. O Wyandanch there is a house with a significant metal roof. 28' is the ridge height. The mass will be broken into 3 buildings but connected with a aluminum and glass connector. The garage is one car, 15' to the ridge. J. Brodlieb stated that this is a transitional design and finds it a bit at odds with the surrounding houses. The house fronts Pierpont. The metal roof with the design highlights the contrast. The glass wall is an issue for Mr. Brodlieb as well. It is not harmonious with the neighborhood. There is a second floor deck that is a concern as well, the lot next door is vacant but the privacy is still an issue. There is a 15' high hedge, the deck is at 10' above grade. Mr. Brodlieb would like a streetscape if they decide to continue with this design. The connector is only 8' wide and at the highest point 17' high. R. Coburn is concerned not the this is a post modern home but with the glass connector and the size of the windows with the irregular mullions. The roof is accented with the tower. The applicant did this in order to

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address the corner. The standing seam roof coming to a point is just not something that is used in the Village and is jarring to Mr. Coburn. C. Redding shares the concerns of the Board, she feels it is out of place in this location. The glass connector is an issue as well. Chair is concerned with the chimney. It is a distressed old brick, it will not be stark white. A photo of the color of the brick is in the file. Madame Chair is concerned with the connector, and the metal roof, especially on the tower. This material is foreign to the neighborhood.

Christopher John, questioned the driveway location. Both entrance on Pierpont will be kept. The driveway turnaround will be a paver but you will see grass.

MOTION by C. Redding, seconded by R. Coburn
To **approve the applicant's request for adjournment on the application of EMILY MCCARTHY.**

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

On the application of **JAMISON WEINER**, 62 Jennings Ave, Alexander Kahn and Jamison Weiner are here to represent the application. Three letters of support were submitted. Affidavits were submitted to the file. They will match the details to the existing. The farmhouse look will be maintained. The roof deck will be on the side of the property. The garage is in the rear but is existing. There is a large hedge. The board is pleased with the design. The railing is decorative but he was being extra safe in case anyone was able to get out there.

John Bennett, stated that the additions are appropriate changes that are in keeping with the neighborhood.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of JAMISON WEINER.**

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

PUBLIC HEARINGS-HISTORIC

On the application of **THOMAS & MEREDITH JOYCE**, this is adjourned to September 10, 2018.

79 Main Street was a concern of J. Brodlieb at the last meeting. The addition was photographed by Mr. Brodlieb. The storage area was to be built out was to be in kind. Chris Talbot was alerted and this is being handled. The applicant will be changing it back. J. Brodlieb also welcomed Susan Stevenson as chair.

MOTION by Chair, seconded by C. Redding
To adjourn tonight's meeting.

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

Respectfully submitted by Antoinette Edwards 7-9-18

Village Clerk