

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
JULY 23, 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 23, 2018 at 7:00pm.

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

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

MOTION by C. Redding, seconded by R. Coburn

To **open tonight's meeting.**

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

MINUTES

MOTION by C. Redding, seconded by J. Brodlieb

To **approve the July 9, 2018 minutes as ammended.**

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

Abstain: C. Highsmith

SIGNS

On the application of **FORAY GOLF & MALBON GOLF**, 56 Hampton Road, there is no one here to represent the applicant. The Board reviewed the application. The sign is for over the doorway.

MOTION by C. Redding, seconded by C. Highsmith

To **approve the application of FORAY GOLF & MALBON GOLF for over the door.**

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

There is another sign for the window. This was reviewed as well.

MOTION by R. Coburn, seconded by C. Redding

To **approve as window signage in the front window on the application of FORAY GOLF & MALBON GOLF.**

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

On the application of **ALICE & OLIVIA**, 68 Main Street, Denise Fenschel is here to represent the application. There is for 2 awnings for over the window. Black awning with white lettering. The awning are already there. The lettering will be added.

MOTION by R. Coburn, seconded by C. Highsmith

To **approve the awning lettering on the application of ALICE & OLIVIA.**

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

There is an over the door sign in black lettering. Raised letters.

MOTION by C. Redding, seconded by C. Highsmith

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JULY 23, 2018**

To **approve the over the door sign on the application of ALICE & OLIVIA.**

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

On the application of **ARMARIUM**, 28C Jobs Lane, James Bulgin is here to repress the application. This is a gray sign with dark gray lettering. It is 8" x 24" for the letters only. There will be window lettering that is the same dimensions.

MOTION by C. Redding, seconded by R. Coburn

To **approve the application of ARMARIUM.**

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

On the application of **JONES TRADING**, 67 Hampton Road, Denise Fenschel is here to represent the application. This is pin lettering will be used. There will be no lighting added.

MOTION by C. Redding, seconded by C. Highsmith

To **approve the application of JONES TRADING.**

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

WRITTEN DECISIONS

On the application of **VILLAGE OF SOUTHAMPTON**, 17 Meeting House Lane, there is a written decision in the file.

MOTION by C. Redding, seconded by C. Highsmith

To **approve the application of VILLAGE OF SOUTHAMPTON as written.**

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

On the application of **101 FIRST NECK LLC**, 101 First Neck Lane, there is a written decision in the file. The written decision mentions a 35wt light. This is incorrect, the decision was corrected to 25 wt light.

MOTION by C. Highsmith, seconded by C. Redding

To **approve the application of 101 FIRST NECK LLC with corrections.**

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

DRIVEWAY GATES - NON-HISTORIC

On the application of **LUCKY DOVE LLC**, 49 Culver Street, Mark Cirillo is here to represent the applicant. The affidavits are in. This is for a 48" high aluminum sliding picket style gate painted white. Spacing is 3 3/16" between pickets. There are no other gates on the road except for one that is indented.

MOTION by C. Redding, seconded by C. Highsmith

To **approve the application of LUCKY DOVE LLC.**

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

On the application of **EVELYN IKONOMPOUOS**, 255 Flying Point Road, there is no one here to represent the applicant. The affidavits are in. Transparency is not indicated, however it is quite spacious. It is 7' at highest point. It is 6" off the ground.

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VILLAGE OF SOUTHAMPTON
JULY 23, 2018**

MOTION by C. Redding, seconded by C. Highsmith

To **approve the application of EVELYN IKONOMPOUOS.**

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

PUBLIC HEARINGS - NON-HISTORIC

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

On the application of **LISA BASS**, 20 Pelletreau Street, Robert Fischetti is here to represent the applicant. There are new plans that were submitted to the file. The dormer has been made smaller by 2'. There is a pull back before the edge of the roof. The height of the dormer was reduced as well it is now 5'8". The windows were reduced in size. S. Stevenson has issue with the back and side, it appears top heavy. C. Highsmith understands what the changes are and he appreciates the changes that have been made. The roof line now lines up with the sidewalls. R. Coburn also appreciates the work and effort that has been made. The slate roof will remain. The lower addition will be cedar shingle. J. Brodlieb and C. Redding agree.

MOTION by C. Redding, second by

To **approve the application of LISA BASS.**

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

Nay: Chair

On the application of **LONG ISLAND RESIDENTIAL INC**, 85 Pelham Street, Anthony Porco Charles Kuhn and Eric Bregman were here to represent the application. The garage has been pulled back 5'.6" and the foyer was extended 1'.6". The house has been pushed to the north and the curb cut to the south. Landscaping was added to buffer the doors from the street. There is currently heavy privet that will remain. The trees on the road will be cryptomeria. A shed roof was added to the garage gable to soften it. The second floor over the garage is pushed back and is not at the same level as the garage doors in order to break up the facade. Chair appreciates the landscaping plan but she does feel that there could be a better design for the house, J. Brodlieb agrees. J. Brodlieb feels that landscaping shouldn't be used for hiding things. The examples that were submitted were not any closer than a half a mile. The garage is the most prominent feature of the house therefore the architecture is not harmonious with the neighborhood. C. Highsmith questioned the depth of the trees, they are 6'-8' in diameter. So in front of the garage will be dense, the rest of the property will be privet. The landscaping is not in balance. Mr. Porco offered to balance it out. The lot is not wide and the back yard will diminish if the driveway extended back. R. Coburn made a visit to the 10 homes that were used as comps. R. Coburn found that the elements on this house are not on the other homes that were on the the 10 comps. C. Redding agrees. The garage is too prominent.

Rainer Greeven, questioned the white tower on the model, it is a chimney made out of stucco. Brick chimneys are favored.

Siamak Samii stated that the zoning code has recently been modified to allow freestanding garages to be located 5' from the property line.

**BOARD OF ARCHITECTURAL REVIEW &
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JULY 23, 2018**

MOTION by C. Redding, seconded by C. Highsmith

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

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

On the application of **EMILY MCCARTHY**, 63 Hunting Street, Dave and Dana Harvey are here to represent the applicant. It is a small colonial detached structure with a flat connector. A detached one car garage is proposed as well. There is extensive hedges around the property that will remain, drive way cuts will also be maintained. The chimney was lowered and historic Dartmouth red brick will be used. There was a roof terrace on the back which was been reduced to 7'x16'. Wood shingle roof, lead coated copper gutters, siding is gray from bleaching oil in shiplap. The connector has been changed to appear more like windows. R. Coburn appreciates the changes that were made. The roof between the balcony and the other extension of the house is a shallow pitch roof with lead coated copper. J. Brodlieb would like a color rendering that is accurate. J. Brodlieb is concerned that it is a historical departure. The rendering from Pierpont is accurate. R. Coburn feels that the glass connector is a risky feature but in this instance given the modifications made, he feels that it can be successful.

MOTION by C. Highsmith seconded by C. Redding

To approve the application of EMILY MCCARTHY as amended.

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

Nay: Chair, J. Brodlieb

On the application of **ALEXIS & OLIVER MOSES**, 88 Pierpont Street, James McMullan & Neil Cummings are here to represent the applicant. Red cedar walls and roof and white trim will be used. The borders of the property are 10' privet and mature 35' trees in the mix as well. Photos were presented. The massing has been kept minimal. There is a pool house that is only 25' high. There are two decks on the rear. Photos from 18' above grade were taken by a drone. There is a a good separation in the applicant's opinion to allow this. The existing is 6,509. R. Coburn would prefer to see chimney pots to be 6" lower.

Siamak Samii, is not concerned regarding the design of the house. He is concerned that his living room faces the north side where the motor court will be and there is a privet hedge so in winter time and nighttime lights would be in his house. He would appreciate that. Mr. McMullan has no issue with that. 8' high trees will be used. There is no landscaping plan in file. A landscape plan will be submitted. Approval can be made subject to the landscape plan being received.

MOTION by R. Coburn, seconded by C. Redding

To approve the application of ALEXIS & OLIVER MOSES subject to receipt of landscape plan buffering adequately in the motor court area.

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

On the application of **ROBERT COMPBELL TRUST**, 15 Pheasant Close North, this requires a letter from HOA approving the plans. There is no one here to represent and there is no jurisdiction.

PUBLIC HEARINGS - HISTORIC

**BOARD OF ARCHITECTURAL REVIEW &
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On the application of **THOMAS & MEREDITH JOYCE**, 765 Hill Street, this is adjourned to September 10, 2018. After September 10th, 2018 counsel recommends that no further adjournments should be made without a concrete reason.

MOTION by C. Redding, seconded by C. Highsmith
To cancel the meeting of October 8, 2018.

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

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

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

Respectfully submitted by: Antoinette Edwards 7-23-18

Village Clerk