

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
SEPTEMBER 9, 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, September 9, 2019 at 7:00pm.

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

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

MOTION by R. Coburn, seconded by Chair
To **open tonight's meeting.**
On Vote: Chair, R. Coburn, J. Brodlieb

MOTION by R. Coburn, seconded by C. Redding
To **approve the minutes from the August 26, 2019 meeting.**
On Vote: Chair, R. Coburn, J. Brodlieb, C. Redding

SIGNS

On the application of **TWOMEY, LATHAM, SHEA, KELLY, DUBIN & QUARTARO**, there is a letter requesting an adjournment to September 23, 2019.

MOTION by R. Coburn, seconded by C. Redding
To **approve the applicant's request for an adjournment on the application of TWOMEY, LATHAM, SHEA, KELLY, DUBIN & QUATARTARO to September 23, 2019.**
On Vote: Chair, C. Redding, R. Coburn, J. Brodlieb

On the application of **COMPASS-KULMAS TEAM**, Adriel Reboh is here to represent the applicant. The sign was reviewed.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of COMPASS-KULMAS TEAM.**
On Vote: Chair, C. Redding, R. Coburn, J. Brodlieb

On the application of **JASON THOMAS ARCHITECT**, 205 Windmill Lane, this is for a directory sign. There is no one present.

MOTION by Chair, seconded by R. Coburn
To **approve the application of JASON THOMAS ARCHITECT.**
On Vote: Chair, C. Redding, R. Coburn, J. Brodlieb

On the application of **DEAD ON DESIGN**, 205 Windmill Lane, this is for a directory sign. The sign was reviewed.

MOTION by C. Redding, seconded by R. Coburn
To **approve the application of DEAD ON DESIGN.**

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

On the application of **GARDENEERING**, 205 Windmill Lane, this is for a directory sign. The sign was reviewed. There is no one here to represent the applicant.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of GARDENEERING.**
On Vote: Chair, C. Redding, R. Coburn, J. Brodlieb

On the application of **SOUTHOLD PROPERTIES**, 43 Hill Street, this is for a painted sign on the building for parking in the rear. There is no one here to represent the applicant. The board is objecting to the fact that this is on the building. There is no space for a posted sign in Mr. Coburn opinion. The board feels it is controversial. The board would like to have someone present. The building department will notify the applicant.

MOTION by R. Coburn, seconded by C. Redding
To **adjourn the application of SOUTHOLD PROPERTIES in order for the applicant to be present to discuss this with the Board.**
On Vote: Chair, C. Redding, R. Coburn, J. Brodlieb

WRITTEN DECISION

On the application of **72 GIN LANE, LLC**, 72 Gin Lane, there is a written decision in the file.

MOTION by R. Coburn, seconded by C. Redding
To **approve the written decision by counsel on the application of 72 GIN LANE, LLC.**
On Vote: Chair, C. Redding, R. Coburn, J. Brodlieb

On the application of **CORCORAN**, 24 Main Street, there is a written decision in the file.

MOTION by C. Redding, seconded by J. Brodlieb
To **approve the written decision on the application of CORCORAN with the amended lighting plan.**
On Vote: Chair, C. Redding, R. Coburn
Nay: R. Coburn

PUBLIC HEARINGS - NON-HISTORIC

On the application of **PAIRAJ & LEIA YOUNGVANICH**, 169 Elm Street, this is adjourned to September 23, 2019.

On the application of **McDONALD'S USA, LLC**, 12 North Sea Road, there is a letter to adjourn this application to September 23, 2019.

MOTION by R. Coburn, seconded by C. Redding
To **approve the applicant's request for adjournment to September 23, 2019.**
On Vote: Chair, C. Redding, R. Coburn, J. Brodlieb

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On the application of **CHE WIJESINGHE**, 150 Harvest Lane, there is a letter requesting an adjournment to September 23, 2019.

MOTION by R. Coburn, seconded by C. Redding

To **approve the applicant's request for adjournment to September 23, 2019.**

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

PUBLIC HEARINGS - HISTORIC

On the application of **THOMAS & MEREDITH JOYCE**, 765 Hill Street, this is adjourned to September 23, 2019. There is a request by John Bennett to adjourn this application to November 25, 2019.

MOTION by Chair, seconded by R. Coburn

To **adjourn the application of THOMAS & MEREDITH JOYCE to November 25, 2019.**

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

On the application of **LIFTON GREEN, LLC**, 270 Ox Pasture Road, John Bennett is here to represent the applicant. Matthew Packman is here as well, who represent the owners. This is new counsel. Counsel for the owners needs to become familiar with the case. There will be amendments to the plans.

MOTION by R. Coburn seconded by C. Redding

To **applicant's request for adjournment on the COA application of LIFTON GREEN, LLC til October 28, 2019.**

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

On the application of **CAROL WELCH**, 340 Hill Street, Carol Welch is here to represent herself. Mr. Studenroth reviewed the new plans. The existing porch that was drawn originally only represented half of what is there. Mr. Studenroth stated that after this has been clarified that there is enough to support the structure above. The second story peak rises above the originally portion of the house. The exterior chimney, the car port and the second story dormer are not in harmony with the historic nature of the house. The exterior chimney was there when she bought the house. Mr. Studenroth's concern is that the proposed addition is additional to what was previously approved. It appears that it continues to be improved without letup. Mr. Brodlieb is concerned that changes have been made without approval. Mr. Brodlieb has a problem with the scale and mass and the building statement that the house has no historical value is self inflicted. The house is now brown. Mrs. Welch stated that the house is the same as it was when she bought it in 2007. When asked why the shutters that are in the photo aren't there, she replied that she took them off. When questioned about the dentil detail that is not there she stated that she reshingled the house and painted it brown, she didn't address the dentil detail issue.

MOTION by C. Redding, seconded by R. Coburn

To **approve the applicant's request for adjournment on the application of CAROL WELCH.**

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

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On the application of **SCOTT TEGETHOFF**, 261 North Main Street, Richard Stott and Scott Tegethoff are here to represent the application. This is set 2'.9" from the north property line. Minor additions are requested. 3' addition is requested off the front porch and a small addition to the west side of the property. Comparison photos were reviewed. The house was built in 1880. It was originally owned by Skinner. The awning windows will be changed by adding mutton bars and trim to make it more in harmony with the other windows. The details in the porch ceiling will be used. It will be painted light blue. The steps will be mahogany boards. They would like to use metal on the porch roof only. It will patina. The house will be stained dark. Mr. Brodlieb would like to see railings used, the roof material of a metal roof will change the look of the house, as well as the change of the color of the house. These changes will chip at the historic fabric of the home. Mr. Studenroth stated that the color change is not in harmony with the historic nature of the building, nor is the expansion of the porch or the steps. The concept is off for a Victorian house. This house is contributing. Mr. Coburn stated that the pitch of the roof will not really show the metal roof. The porch balustrade needs to remain, it is one of the only houses left in the district that has this. The attempt made is being made to modernize the house and the board is not in favor of this. The owners would be willing to leave the steps as is and using the columns and railings if they can only just extend the porch the 3'. The applicant is in favor of the metal roof and Mr. Stott doesn't feel it will be visible from the street. Chair stated that building the porch out will distort the front facade. The pitch can remain the same as it is now. Mr. Studenroth stated that the proportion will still be changed. It needs to be rebuilt as it is, this is a transforming feature.

Scott Tegethoff, loves the house and loves that the stairs are crooked. He would love to leave the balustrades but it is hard to use the porch and he would love to sit on the porch. He would like to have a consideration extended to him. Mr. Coburn suggested a gazebo or something else to help him appreciate his front yard. The rear addition the board doesn't have an issue with this. The columns will be mimicked in the rear, they will be a little beefed up.

MOTION by Chair, seconded by R. Coburn

To approve the applicant's request for adjournment on the application of SCOTT TEGETHOFF.

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

On the application of **OLD TOWN LODGE #908**, 40 Main Street, Lisa Zaloga is here to represent the applicant. The first floor is larger than the second floor. This is a proposal to clean up the rear. There will be an elevator shafted added. The air conditioner will be moved to the top of the first floor roof. This will be vinyl siding to match. Full size drawings will need to be submitted to the file.

MOTION by R. Coburn, seconded by C. Redding

To close the application for written decision on the application of OLD TOWN LODGE, #908.

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

ADVISORY CASES FROM ZONING BOARD OF APPEALS

LIFTON GREEN LLC, 270 Ox Pasture Road - Mr. Bennett is here to represent the applicant. The plans may be changing and the counsel for the owner has changed. They are trying to get organized.

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MOTION by R. Coburn seconded by C. Redding

To **approve the applicant's request for the reference from the ZBA on the application of LIFTON GREEN LLC to October 28, 2019.**

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

THOMAS & MEREDITH JOYCE, 765 Hill Street - Chair needs time to look at the report.

MOTION by C. Redding, seconded by R. Coburn

To **adjourn the reference from the ZBA on the application of THOMAS & MEREDITH JOYCE.**

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

MOTION by R. Coburn seconded by C. Highsmith

To **adjourn tonight's meeting.**

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

Respectfully submitted by: Antoinette Edwards 9-9-19

_____ Village Clerk