

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
SEPTEMBER 10, 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, September 10, 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, R. Coburn, C. Redding, C. Highsmith

MOTION by C. Redding, second by C. Highsmith
To **approve the minutes of AUGUST 27, 2018.**
On Vote: Chair, R. Coburn, C. Highsmith, C. Redding

SIGNS

On the application of **BEST MODULAR**, there is no one here to represent the application. The board would like the sign simplified. The board requested that since no one has been there twice that contact be made to the applicant requesting that they be present at the next meeting. There is no lighting presented.

MOTION by R. Coburn, seconded by C. Highsmith
To **adjourn the application of BEST MODULAR.**
On Vote: Chair, R. Coburn, C. Highsmith, C. Redding

On the application of **DAYTON RITZ & OSBORNE INSURANCE**, 88 Main Street, Ted Dratch from Fisher signs is here to represent the applicant. There are two storefront signs and door lettering. The signs are PVC and the lettering is vinyl on the door. A rendering was presented as well as the color swatch. Chair is recused from the application.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of DAYTON RITZ & OSBORNE INSURANCE.**
On Vote: R. Coburn, C. Highsmith, C. Redding
Recused: Chair

On the application of **MARITIME EAST LLC**, Ted Dratch is here to represent the applicant. This is a dark navy blue sign with light blue lettering. This is a lawn sign.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of MARITIME EAST LLC.**
On Vote: Chair, R. Coburn, C. Highsmith, C. Redding

WRITTEN DECISIONS

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
SEPTEMBER 10, 2018**

On the application of **CONNEMARA CORP**, 50 First Neck Lane, there is a written decision in the file.

MOTION by C. Redding, seconded by C. Highsmith
To **approve the application of CONNEMARA CORP as written.**
On Vote: Chair, R. Coburn, C. Highsmith, C. Redding

On the application of **CHICKAMAPAUGEE LLC**, 500 Captains Neck Lane, there is a written decision in the file.

MOTION by C. Redding, seconded by C. Highsmith
To **approve the application of CHICKAMAPAUGEE as written.**
On Vote: Chair, R. Coburn, C. Highsmith, C. Redding

On the application of **9 MAIN STREET, LLC**, 9 Main Street, there is a written decision in the file.

MOTION by C. Redding, seconded by R. Coburn
To **approve the application of 9 MAIN STREET, LLC**
On Vote: C. Redding, R. Coburn, C. Highsmith
Nay: Chair

DRIVEWAY GATES-NON-HISTORIC

On the application of **10 PHEASANT CLOSE NORTH LLC**, 10 Pheasant Close North, Michelle Davis is here to represent the application. A new rendering was presented. The transparency is now 50% since the bottom panels have been reduced to 2'.5" from 3'. The gates will be white AZEK.

MOTON by R. Coburn, seconded by C. Highsmith
To **approve the application of 10 PHEASANT CLOSE NORTH LLC.**
On Vote: Chair, R. Coburn, C. Highsmith, C. Redding

On the application of **20 PHEASANT CLOSE NORTH LLC**, 20 Pheasant Close North, Michelle Davis is here to represent the application. A new rendering was presented. The transparency is now 50% since the bottom panels have been reduced to 2'.5" from 3'. The gates will be white AZEK. The gates at #10 are identical.

MOTON by R. Coburn, seconded by C. Highsmith
To **approve the application of 20 PHEASANT CLOSE NORTH LLC.**
On Vote: Chair, R. Coburn, C. Highsmith, C. Redding

PUBLIC HEARINGS -NON-HISTORIC

On the application of **CHRISTOPHER & JEANNE LYNCH**, 58 Rosko Drive, there is a letter requesting adjournment to October 22, 2018.

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
SEPTEMBER 10, 2018**

MOTION by C. Redding, seconded by R. Coburn

To **approve the applicant's request for adjournment to October 22, 2018.**

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

On the application of **ASSIMAKIS & MADRID INGILIS**, 5 Potato Field Court, there is no one here to represent the applicant. A letter will be sent to the applicant requesting contact be made with the Board.

MOTION by R. Coburn, seconded by C. Highsmith

To **adjourn the application of ASSIMAKIS & MADRID INGILIS due to the fact that no one is present and the Building department is to make contact regarding the status of this application.**

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

On the application of **MILDRED BUTTONOW FAMILY TRUST**, 29 Anns Lane, this is adjourned to September 24, 2018.

On the application of **270 TOYLSOME LANE, LLC**, 270 Toylsome Lane, Ron Villano is here to represent the application. The garage has been changed so that it is not facing the street. A reverse gable has been added over the garage. The house will need to be moved to the west due to the pyramid law. This will be revised and submitted. The windows on the right west elevation have been reduced.

Madeline VanJon, would like to see the change in plans due to pyramid law. The Southampton Association would prefer if the garage would be detached in order to break up the massing. Chair agreed and questioned if this could be done.

MOTION by R. Coburn, seconded by C. Highsmith

To **approve the applicant's request for adjournment on the application of 270 TOYLSOME LANE, LLC.**

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

On the application of **KATHRYN DAVIS, LLC**, 127 Moses Lane, Christopher Eng is here to represent the applicant. This is cedar siding with white PVC trim with architectural roof in charcoal. The whole house will be re-roofed and re-shingled. The exposure will now 5.5". The addition is 250 sq.ft. off the front of the house. There will be a pool house on the east side of the existing pool and will be 270 sq.ft.. R. Coburn questioned the fact that on the east side there will be no windows. They are designing this from the outside in. The board feels that it doesn't look right to have no windows not that side. The front of the house is screened but the screening is such that the east wall will be blank and it would be seen from the street. The board would like a window added. This would help with cross ventilation as well.

MOTION by C. Redding, seconded by C. Highsmith

To **approve the applicant's request for adjournment on the application of KATHRYN DAVIS.**

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

On the application of **LAURA BETH RAVETZ**, 6 Juniper Lane, Matt Ivans and Steward Narofsky are here to represent the applicant. A second story partial dormer in 680 sq.ft will be

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
SEPTEMBER 10, 2018**

added. Existing conditions were reviewed. There will be changes to the windows on the first floor in the rear. The new will match the existing in details. The application doesn't show that the windows will be changed. The window change is clearly marked on the plans. Chair would like to know that the building department reviewed the change in the windows. The French doors and windows will match the existing as well as the existing finishes. The application needs to be amended. C. Highsmith stated that these homes in this area are a challenge. The Board agrees.

MOTION by R. Coburn, seconded C. Highsmith
To **approve the application of LAURA BETH RAVETZ for second story dormer and change in windows on the rear first floor subject to the amended the application.**
On Vote: Chair, R. Coburn, C. Highsmith, C. Redding

On the application of **BERNARD & BELINDA REINGOLD**, 48 Harvest Lane, Ron Villano is here to represent the applicant. This is a flag lot and the front of the house faces north. There is a street facing garage but it is not visible from the street. There is a rear pergola not a deck. There were new plans submitted to the file. The ridge height is 30'1". It drops to 25' not the edge of the roof, therefore the pyramid law would not be violated. There is a shared driveway, the gates that are there are the neighbors. The material on the railing it is not determined as of yet. The garage should be able to come in from the side in R. Coburn's opinion.

There was a letter from a neighbor in the file questioning the deck but it turns out that this is a pergola and not a deck.

MOTION by C. Redding, seconded by C. Highsmith
To **approve the application of BERNARD & BELINDA REINGOLD.**
On Vote: Chair, R. Coburn, C. Highsmith, C. Redding

On the application of **GREGG YOUNG & CAROL CUTLER**, 83 Lewis Street, Arthur Fraser is here to represent the applicant. There is no affidavit of posting. Mr. Robinson stated that if Mr. Fraser represents as such, he can bring the affidavit in tomorrow. Mr. Fraser stated that there was and the board made a site visit and saw it. The date of the house is 1910-1. Mr. Studenroth needs to review this application. The front facade is being changed. An addition of 206 sq.ft. will be added and a screen porch be enclosed. All materials will match existing, the windows will be 2 over 1 to match as well. The lot is challenging and the addition could only be placed there according to the architect. The front is set back 60' from the street. The board would like the history on the building. C. Highsmith stated that he prefers this placement as opposed to on the rear. There are no windows on the street facing portion and R. Coburn is concerned about this. R. Coburn does feel that this is set far enough back that the historic nature would most likely be kept with the placement as an addition on the side of the house. R. Coburn would like to see a window placed on the front west side of the addition in order to keep the proposed home in harmony with the neighborhood. A plan with screening was also requested by R. Coburn to see what it would like without the window placed there.

MOTION by C. Redding, seconded by R. Coburn
To **approve the applicant's request for adjournment on the application of GREGG YOUNG & CAROL CUTLER.**
On Vote: Chair, R. Coburn, C. Highsmith, C. Redding

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
SEPTEMBER 10, 2018
PUBLIC HEARINGS-HISTORIC**

On the application of **THOMAS & MEREDITH JOYCE**, 765 Hill Street, there is a letter requesting an adjournment to November 26, 2018. The owner has commissioned an appraisal of the property so Mr. Robinson suggest that in good faith the application be adjourned as requested. There has been no hearing on the hardship issue as of yet. This is in litigation and is pending. The Board would like to deny the request and strike it from the agenda without prejudice.

MOTION by R. Coburn, seconded by C. Redding

To deny the applicant's request for adjournment and strike it from the agenda without prejudice on the application of THOMAS & MEREDITH JOYCE.

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

On the application of **CHRISTOPHER & KIMBERLY ALLEN**, 244 North Main Street, John Laffey is here to represent the applicant. This is for a proposed for an addition to the rear of the property. The addition will go over the first floor section in the rear and the center will be filled in for bathrooms to be placed there. The yellow shingles on the chimney will be removed and the red brick will be used. There is a blank wall on the north facade without window, windows are now propped there to bring more light into the house. The window trim will be matched. A metal roof is proposed for the new rear addition. The house is 1860-1865. The additions were added in 1970s. The portion that was proposed wasn't even there in 1970. A pool house is proposed for the rear of the house with architectural asphalt shingles with standing seam over the door way. Mr. Studenroth questioned the blue form, the photo that is on the form is the wrong house. A new form will need to be filled out. There is a window in the attic that functions. The window will remain. Mr. Studenroth would like to make a site visit. Mr. Studenroth is concerned that with all the additions you start to lose the original part of the house. It appears that the proposed addition is quite large and there may be a more successful way to add on. The board would like to have the report done by Mr. Studenroth before commenting further. Chair feels that metal roof is not appropriate in the historic district. The applicant will change the material to match the existing. Chair feels that the addition design calls too much attention to itself. It should be more subservient in design. The chimney could be removed, the applicant suggested. The board would prefer that. It was put in for an oil fire burner, they have converted to gas. The cascading window element will be reworked.

MOTION by R. Coburn, seconded by C. Redding

To approve the applicant's request for adjournment on the application of CHRISTOPHER & KIMBERLY ALLEN.

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

On the application of **GLENN & CLAUDINE NUSSDORF**, 210 Meadow Lane, Robert Barnes, Chris Coy and Lauren Richards are here to represent the applicant. The old house will be demolished. The house will be less high and will be retreated back further. There was issue as to what the house will look like from the parking lot. Dan Thorpe is also here fro landscape design. The application stated that this is not in a public ROW however it is. The application is wrong. Mr. Robinson stated that the author should submitted a letter explaining the situation and stating that it was a mistake. Chair requested that a corrected COA be place in the file as well as a letter from the person who submitted the erroneous form. The discussion could be heard subject to the correction. Photos were reviewed showing what will be seen from the

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
SEPTEMBER 10, 2018**

Coppers Neck parking lot with the screening that currently exists. This new house will be past FEMA codes for hurricanes. There is a letter of support from the Sugarmans. This will be a long rectilinear formed home. The windows will be low E glass that resist 140 mile an hour winds. There was a Norman Jaffee house there that will be demolished due to that fact and that it can't be preserved chair asked that Mr. Studenroth say a few words about him. This was submitted to the file. There was a letter from a Maureen Sherry, questioning the view from the parking lot. The rendering of the proposed view was't in the file. There was objection to the size as well. The stucco is white, that is handsanded on the top of the stucco to make it appear more like stone. The wood is teak on the louvers. The windows are not tinted. Mr. Thorpe presented the landscape plan to the board to show where the additional trees will be added in order to block the view from the parking lot. All the existing vegetation will remain in place. No fill will be brought in. The existing burning is already there.

Kim Allen, referenced that the letter from Maureen Sherry lives in the house across from the proposed house.

MOTION by C. Redding, seconded by C. Highsmith
To **close the application of GLENN & CLAUDINE NUSSDORF for written decision.**
On Vote: Chair, R. Coburn, C. Highsmith, C. Redding

On the application of **DAVID NOVAK REV TRUST**, 110 Ox Pasture Road, Will Schulz is here to represent the applicant. There are 4 small additions proposed to the home. The view from the street was reviewed. The house is north to south. One of the additions will be two stories. This is front facing and it sits 30' from the street and is well screened. Photos of the house were reviewed. A copper beech tree is in the front of the house which is why the house runs north to south. Chair stated that the additions are very modest. This is a non-contributing home. Materials will match existing.

MOTION by C. Redding, seconded by R. Coburn
To **close the application of DAVID NOVAK REV TRUST for written decision.**
On Vote: Chair, R. Coburn, C. Highsmith, C. Redding

On the application of **408 FIRST NECK LANE, LLC**, 408 First Neck Lane, Lisa Zaloga, Stephen Chrisman and Tom McManus are here to represent the applicant. There is a landscape plan. The hedge will be maintained as well as the Copper beech tree. Hedging along the side will be added. The pool house is not part of this application. A rendering of the front facade was reviewed. White painted shingles, white trim, painted windows, shutters painted blue gray and copper gutters will be used. The front and back facades look the same with the two gambrel wings.

Karen Hoeg, representing Scott and Michelle Lindsey, only just received notice and they haven't had a chance to review the plans since they have been traveling. The posting and mailing was correct. Mr. Robinson stated that this is not an unreasonable request. The board has no objections to this application. Mr. Robinson stated that he can have a written decision ready subject to this at the next meeting. Michelle Lindsey stated that they didn't receive it until after the Labor Day. Mr. Robinson will have a decision ready for the next meeting.

MOTION by R. Coburn seconded by C. Highsmith

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
SEPTEMBER 10, 2018**

To approve the applicant's request for adjournment on the application of 408 FIRST NECK LLC.

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

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

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

Respectfully submitted by Antoinette Edwards 9-10-18

Village Clerk