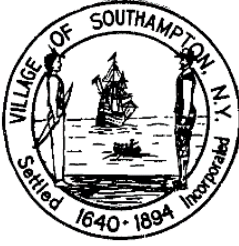


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**BOARD OF ARCHITECTURAL REVIEW  
& HISTORIC PRESERVATION AGENDA  
Monday, April 10<sup>th</sup>, 2023 – 6:00pm  
HYBRID MEETING**

**The Board will be meeting in-person, in the Municipal Board Room of Village Hall at 23  
Main Street, Southampton, NY 11968**

**To view the meeting LIVE go to:**

<https://www.youtube.com/channel/UCwDidTdhkHXbspR0hkoxH4g>

**To submit comments for the Public Record or in relation to a Public Hearing:**

Send your comments via e-mail to [Buildinginspector@southamptonvillage.org](mailto:Buildinginspector@southamptonvillage.org) by 12 Noon on  
April 10<sup>th</sup>, 2023

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83126360909>

You will be joining as an “attendee” so you will be able to see and hear, but will not be on camera. If you wish to speak or address the board regarding a particular application you need to “raise your hand” and then your status will be changed to allow you to be on screen and heard.

**\*ALL APPLICANTS MUST BE PREPARED TO PRESENT THEIR PLANS \*  
DIGITALLY AT THE MEETING USING THE SCREEN SHARING FEATURE ON  
ZOOM.**

**IF PRESENTING FROM THE BOARDROOM, THE WIFI PASSWORD IS  
AVAILABLE ON THE UPPER LEFT CORNER OF THE AGENDA.**

**REQUIRED DOCUMENTS AND RECORDS ARE AVAILABLE FOR REVIEW IN THE  
BUILDING DEPARTMENT AT VILLAGE HALL, 23 MAIN ST., SOUTHAMPTON  
NEW YORK, AS WELL AS AT THE FOLLOWING LINK:**

<https://www.dropbox.com/sh/erm8peowtsecu5g/AADdrADqVsRYfOessYvxEdKJa?dl=0>

**MINUTES: MINUTE APPROVAL**

March 13, 2023

**WRITTEN DECISIONS:**

- 1. ALIBABA MIAMI LLC- 75 MAIN STREET- EXTERIOR ALTERATION TO PAINT FRONT DOORS.**
- 2. ERIC & COLLEEN TANJELOFF- 266 NORTH MAIN STREET- SCREENED PORCH ADDITION.**

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**3. VILLAGE OF SOUTHAMPTON (SOUTHAMPTON HISTORY MUSEUM)- 17  
MEETING HOUSE LANE- ARBOR**

**DEMOLITION EVALUATION:**

*-NONE*

**PUBLIC HEARINGS – HISTORIC:**

**CARRY OVER MATTERS**

- 1. 242 SOUTH MAIN LLC- 242 SOUTH MAIN STREET- EXTERIOR ALTERATION.  
Applicant request adjournment to April 24<sup>th</sup>, 2023.**
- 2. WOOLHILL LLC- 783 HILL STREET- DEMOLITION OF AN EXISTING  
DWELLING.**
- 3. 263 LITTLE PLAINS ROAD LLC- 263 LITTLE PLAINS ROAD- ALTERATION TO  
AN EXISTING DWELLING AND ACCESSORY COTTAGE; REPLACEMENT OF  
EXISTING DRIVEWAY GATES.**

**NEW MATTERS**

- 1. TATES BAKE SHOP INC- 43 NORTH SEA ROAD- REPLACEMENT OF 3  
ROTTED SECOND STORY WINDOWS ON THE FRONT FACADE IN PLACE.**
- 2. CHESTERS HOUSE LLC- 288 HALSEY NECK LANE- PROPOSED ADDITION  
AND EXTERIOR ALTERATION TO AN EXISTING DWELLING.  
Applicant request adjournment to May 22<sup>nd</sup>, 2023**
- 3. FLUXINVEST LLC- 200 FIRST NECK LANE- TWO CAR GARAGE.**

**PUBLIC HEARINGS – NON HISTORIC:**

**CARRY OVER MATTERS**

- 1. 71 HILL STREET, LLC- 71 HILL STREET- DEMOLITION OF AN EXISTING  
COMMERCIAL BUILDING, CONSTRUCTION OF A NEW HOTEL (44 UNITS),  
AND CONVERSION OF VACANT UPPER FLOORS TO RESIDENTIAL/  
WORKFORCE HOUSING USE.  
Applicant request adjournment to May 08<sup>th</sup>, 2023**
- 2. 64 DOWN EAST LANE LLC- 495 OX PASTURE ROAD- CONSTRUCTION OF A  
SINGLE-FAMILY DWELLING.**
- 3. PAUL ANDREWS- 60 PULASKI STREET- DEMOLITION OF EXISTING SINGLE-  
STORY RESIDENCE; CONSTRUCTION OF A NEW 2-STORY RESIDENCE AND  
GARAGE.**
- 4. DIMITRI KESSARIS- 18 SOUTH ROSKO DRIVE- DEMOLITION OF EXISTING  
RESIDENCE AND CONSTRUCTION OF 2 STORY SINGLE FAMILY DWELLING  
WITH COVERED PORCHES, DETACHED GARAGE.**

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5. **ALLEN KOPHELM-** 30 HUNTTING STREET- 2-STORY SINGLE FAMILY DWELLING W/ DETACHED GARAGE.
6. **GREGG & ELIZABETH KAPLAN-** 50 OLD TOWN ROAD- ADDITION TO AN EXISTING DWELLING.

**NEW MATTERS**

1. **GC SOUTHAMPTON LLC-** 84 FORDHAM ROAD- EXTERIOR ALTERATIONS.
2. **248 LITTLE PLAINS LLC-** 248 LITTLE PLAINS- CONSTURCTION OF A 2-STORY SINGLE FAMILY DWELLING W/ AN DETACHED 2 CAR GARAGE.
3. **BARONS VIEW LLC-** 382 BARONS LANE- DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING W/ AN ACCESSORY STRUXTURE & TERRACE.
4. **WHITE EAGLE REALTY LLC-** 224 NORTH SEA ROAD- DEMOLITION OF AN EXISTING GARAGE AND CONSTURCTION OF A NEW CABANA, AND TRELLIS.
5. **FELIX DELOSSANTOS LLC-** 260 HAMPTON ROAD- EXTERIOR ALTERATIONS TO THE FRONT FAÇADE.

**DRIVEWAY GATES –HISTORIC:**

**CARRY OVER MATTERS**

1. **MATTHEW & HEATHER STOPHIK-** 40 NORTH MAIN STREET- ELECTRIC DRIVEWAY GATE.
2. **ARDEN O’CONNOR-** 154 HAMPTON ROAD- DRIVEWAY GATE.

**NEW MATTERS**

1. **196 WYANDANCH LANE LLC-** 196 WYANDANCH LANE- DRIVEWAY GATE.

**DRIVEWAY GATES – NON-HISTORIC:**

**CARRY OVER MATTERS**

1. **BRYAN & PAMELA GUARDO HALL-** 145 DOWNS PATH- PROPOSED DRIVEWAY GATE.

**NEW MATTERS**

1. **WHITE EAGLE REALTY LLC-** 224 NORTH SEA ROAD- DRIVEWAY GATE

**LANDMARK DESIGNATION REVIEW:**

1. **209 WINDMILL LANE** (AKA Bethel Church)

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**UPCOMING MEETINGS:**

April 24, 2023 @ 6pm (New applications due noon 03/24; Revisions due **by noon** 04/20/23)

May 08, 2023 @ 6pm (New applications due noon 04/07; Revisions due **by noon** 05/04/23)

**\*SUBMISSIONS FOR CARRY OVER CASES ARE DUE THE THURSDAY BEFORE  
THE HEARING BY NOON**