

Inc. Village of Southampton  
Board of Architectural Review and Historic Preservation  
January 11, 2021

Due notice has been given, the public hearing of the Board of Architectural Review and Historic Preservation for the Village of Southampton was held via video conferencing on Monday, January 11, 2021 at 7:00pm.

Board members Chair Jeffrey Brodlieb, Sarah Latham, Peter DeWitt, John Gregory and Mark McIntire are present.

Counsel for the board Alice Cooley is present.

MOTION by Chair, second by S. Latham  
To open tonight's meeting.

On Vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

Motion to approve December 14<sup>th</sup> minutes

Motion by Chair, Seconded by P. DeWitt

On Vote: Chair, S. Latham,

Motion to approve December 28<sup>th</sup> minutes

Motion by Chair, Second by J. Gregory

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **BHNH LLC**, there is a written decision in the file

Motion by M. McIntire, Second Chair

To **approve** the application of **BHNH, LLC**, as written

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Felix & Elizabeth Rohatyn Trust**, there is a written decision in the file.

Motion by Chair, second by P. DeWitt

To **approve the application of Felix & Elizabeth Rohatyn Trust**, as written

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Kevin and Cynthia Waldman**, there is a written decision in the file.

Motion by Chair, second by M. McIntire

To **approve** the application of **Kevin and Cynthia Waldman**, as written.

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Mark and Jill Rachesky**, there is a written decision in the file.

Motion by Chair, second by P. DeWitt

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

To **approve** the application of **Mark and Jill Rachesky** as written

On the application of **Linda Huber**, there is a written decision in the file

Inc. Village of Southampton  
Board of Architectural Review and Historic Preservation  
January 11, 2021

Motion by Chair, second by J. Gregory

To **approve** the application of **Linda Huber** as written

On Vote: On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Ann Marie and Blake Myers**, there is a written decision in the file

Motion by: Chair, second by P. DeWitt

To **approve** the application of **Ann Marie and Blake Myers** as written

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory:\

On the application of **The Town and Village of Southampton**, there is a written decision in the file.

Motion by Chair, second by J. Gregory

To **approve** the application of **The Town and Village of Southampton** as written

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **William and Scarlett Robertson**, there is a written decision in the file.

Motion by: Chair, second by J. Gregory

To **approve** the application of **William and Scarlett Robertson**

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Thomas and Meredith Joyce**, this matter is adjourned.

On the application of **Wooldon Manor, LLC**, this matter is adjourned.

On the application of **252 First Neck Lane, LLC**, 252 First Neck Lane, Oliver Cope and John Bennett are here to represent the applicant. They are proposing to restore the original porch, exterior alterations, portico addition and expansion of an existing dormer. They have the support from the neighbors to the north. Ms. Latham wonders if there are any original windows on the house, Mr. Cope confirms that the windows have all been changed at some point possibly in the '90s. There will be some changes to the rough openings on the east side, the rest will remain the same size. The board is glad to see the home being returned to its original character.

Chair read a letter into the record from the neighbor, Susan Bates requesting a landscape plan. Mr. Bennett explains that there is a mature privet hedge that exists. The applicants are working with Ed Hollander on landscaping. Ms. Bates is here, she would like to see a landscape plan to protect her privacy. The board doesn't feel that this proposal does not require a landscape plan. That can be addressed in the next application.

Motion by Chair second by M. McIntire

To close the application for written decision

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

Inc. Village of Southampton

Board of Architectural Review and Historic Preservation

January 11, 2021

On the application of **First Pasture LLC**, 260 First Neck Lane, Oliver Cope and John Bennett are here to represent the applicant. This property is immediately south of 252 First Neck Lane and owned by the same applicant. This is a proposal for additions and alterations to the existing dwelling. Mr. Gregory can see Ms. Bates' concern for landscaping. There are a lot of exterior amenities and he feels that the board should consider landscaping, Chair agrees. Mr. McIntire notes that they are proposing to remove the existing garage and wonders if there is a plan to provide covered parking in the future. Mr. Cope explains that they will be eliminating much of the pavement on this property and will be coming before the board again for the construction of a garage at 252 First Neck Lane. Chair opens to public comment. Ms. Bates explains that yes, there is some landscaping but she would like to see a plan moving forward to ensure privacy.

Motion by Chair, second by S. Latham

To close the application of **First Pasture LLC**, for written decision, except for the submission of landscape plan and comment from the neighbor

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Susan Danillow**, 199 Hill Street, there is a request for an adjournment.

Motion by Chair, second by J. Gregory

to Adjourn the application of **Susan Danillow** to the January 25<sup>th</sup> hearing

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of Wooley Street Properties, LLC there is a request for adjournment to the January 25, 2021 hearing

Chair, second by J. Gregory

To adjourn the application of **Wooley Street Properties**

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Peter Szakats**, 56 Halsey Neck Lane, Lisa Zaloga is here to represent the applicant. This project is before the Zoning Board of Appeals for pyramid relief and front yard setback relief, the board is in favor, they should have a decision by the end of the month. She is hoping that the board would close the hearing pending that approval. S. Latham is disappointed that Szakats is being proposed in this project.

Motion by Chair, second by M. McIntire

To approve the application of Peter Szakats, subject to the receipt of Zoning Board of Appeals approval

On vote: Chair, P. DeWitt, M. McIntire, J. Gregory

Nay: S. Latham

The application of **M4950, LLC**, there is a request for an adjournment

Motion by Chair Second by J. Gregory

To adjourn the application of M4950, LLC to February 8, 2021

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

Inc. Village of Southampton  
Board of Architectural Review and Historic Preservation  
January 11, 2021

On the application of **Sommer's Morning, LLC**, 134 Somerset Ave. Debbie Kropf is here to represent the applicant. They are proposing a second story addition and minor exterior alterations. The sky lights will be removed. The board would like to see a plan reflecting the removal of skylights and minor window changes.

Motion by Chair second J. Gregory

To adjourn the application of **Sommer's Morning, LLC**

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of AM Grace Morgan, 67 Layton Avenue, Grace Morgan and Sophie Geoghan are here to represent the applicant. This is a proposed pool house. The siding will be cedar shingle to match the main house and an asphalt roof.

Motion by Chair, second to M. McIntire

To approve the application of AM Grace Morgan as submitted.

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Susan and Matthew Hamlin**, 144 Powell Avenue, Susan Hamlin is here to represent the applicant. This is a proposed detached garage. This will be a French door with sidelights, cedar siding and asphalt roof.

Mr. DeWitt and Ms. Latham would like to see a piece of trim added to the rear elevation to complete the half gable shown.

Motion by Chair, second by P. DeWitt

To adjourn the application of **Susan and Matthew Hamlin**

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Carol Pasley Mehas and John Mehas**, 59 Breese Lane, Carol Mehas, Peter Curto and Christopher Stoddard are here to represent the applicant. This is a new two-story single-family dwelling and alterations to the existing two-car garage. It will be red cedar left nature to weather; the roof will be cedar shingle. There will be small areas of grey aluminum roofing where the pitch is lower. Trim will be azak painted white; Ms. Latham feels that this should be natural material. Mr. Gregory has concerns regarding privacy and potential light pollution. Mr. DeWitt likes the overall design and agrees that the size of the windows should be reduced. He also feels that the eyebrow window doesn't enhance the house, Ms. Latham and Mr. McIntire agree. Mr. Stoddard is happy to change the windows on the north elevation to a row of double hung windows. They will eliminate the outer two panes on the front window to reduce the amount of glass. The applicant would like to keep the eyebrow window. Mr. Gregory is concerned about privacy issues that the balcony might cause. This is a small balcony.

Motion by Chair second by M. McIntire

To adjourn the application of **Carol Pasley Mehas and John Mehas**

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

Inc. Village of Southampton

Board of Architectural Review and Historic Preservation

January 11, 2021

On the application of **Talo Building Corp**, 125 Corrigan Street, Ralf Rastu is here to represent the applicant. This is a two-story single family dwelling and detached garage. Mr. DeWitt has reviewed the plans, overall he is happy with the design. He does not like the black elements, or the stone chimney. The rest of the board members agree. Chair also has concerns with the metal roof being proposed, he would like to see cedar. Mr. McIntire notes that the sliding doors are all single pane, he wonders if details can be added. Mr. Rastu will change the chimney to brick, change the material of the metal roof. He would like to keep the black details but is open to changes if the board is strongly against this. Chair suggests another earth tone to soften the look but still deliver the same artist impact. Mr. DeWitt and Mr. McIntire would like to see white windows. Mr. Rastu is willing to come back with white windows.

Motion by Chair second by

To adjourn the application of **Talo Building Corp**.

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Elisa Fadlun**, 60 Cameron Street, Elisa Fadlun and Lori Fontana are here to represent the applicant. This is a two-story addition and alterations to the existing dwelling. The front will look the same, the windows are being replaced in kind and the front door shifting slightly. They are proposing the enclose an existing porch and a Juliette balcony. They are adding a glass sliding door on the garage / pool house to allow for better access to the pool area. Ms. Latham is concerned with the historic significance of this structure as a Four Square. She would like to see it be maintained and feels that the proposal takes away from the historic integrity. Ms. Latham requests that the original windows be retained on facades of foursquare (visible from the street). The proposed changes would irrevocably alter the Four Square property located on a street recognized for examples of this style.

Mr. McIntire feels that the light wall is out of character with the neighborhood and the rest of the house. This also brings up privacy and light pollution concerns.

Mr. Gregory agrees with MS. Latham that the front door should remain the same. He does not like the double-stacked windows as well as the large picture windows. Mr. DeWitt does not like the new gable going west to the pyramid roof.

Motion by Chair second by S. Latham

To adjourn the application of **Elisa Fadlun**

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

Motion by J. Gregory, second by S. Latham

To open the application of **Elisa Fadlun**

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

Deborah Bates wanted to say thank you to the board for their work.

Motion by chair second by M. McIntire

To adjourn the application of Elisa Fadlun

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

Inc. Village of Southampton  
Board of Architectural Review and Historic Preservation  
January 11, 2021

On the application of **Charles Falco**, 135 Lewis Street, Jake Van der Watt is here to represent the application. Chair would like to note that construction has started on this dwelling without approval from this board and without a building permit. There was a stop work order put on this job. Peter DeWitt feels that this application is incomplete. He wants to see drawn elevations of the existing dwelling next to proposed. Chair feels the board can share their concerns with the applicant. He is not in favor of the applicant as it stands. Mr. McIntire feels that this project is going to strip the house of its historic charm. Mr. Gregory agrees. He also has concerns about the balcony, which will directly overlook the neighbor's property. Mr. DeWitt and Ms. Latham echo their concerns.

Motion by Chair, second by J. Gregory

To adjourn the application of **Charles Falco**

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Robert and Kimberlee Ageloff**, 55 Lee Avenue, Anastasios Tzaka, Kimberlee and Bob Ageloff are here to represent the applicant. This is for additions and alterations to an existing dwelling. The materials will be cedar shingles, natural finish and some standing seam, finished bronze and the siding will be wood. The windows will be replaced they will be white. Mr. DeWitt would like to see the gable removed on the front elevation. Mr. McIntire and Mr. Gregory question the large pane windows used in the front elevation. Eliminating the floor to ceiling glass will bring the house more together. Mr. Tzaka explains that these were used as a transition to break up the two masses of the house and garage. The board can understand using that element as a transition.

Motion by Chair second by J. Gregory

To approve the application of Robert and Kimberlee Ageloff as submitted

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Joseph and Philippa Colvin**, 55 Old Town Crossing, Anastasios Tzaka and Philippa Colvin are here to represent the applicant. This is a two-story addition. They are bumping out the front of the house to line it up with the second story above. Materials will match the existing house, asphalt roof and cedar shingles. Mr. DeWitt feels this is this most charming house on the block and this design takes that away. The other board members agree. The elimination of the two bay windows on the front elevation and loss of symmetry is unacceptable. Mr. DeWitt would like to see the addition setback.

Motion by Chair, second S. Latham

To adjourn the application of **Joseph and philippa Colvin**

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Craig Goldberg**, 258 Toysome Lane, Tim Ganetis and Stuart Disston are here to represent the application. This is a two-story house with an attached garage. The siding will be red cedar single, trim details will be white. The windows proposed are black with simulated divided lights. Ms.

Inc. Village of Southampton  
Board of Architectural Review and Historic Preservation  
January 11, 2021

Latham questions the garage as it looks a bit out of place and the color of the windows. Mr. Gregory agrees and adds that the first floor windows are a concern. He would like to see a streetscape. He also feels that the terraces on the rear of the house and cause a privacy issue for him. Mr. DeWitt also feels that the garage spoils the handsome look of the house. Chair would like to see a sample of the finished siding. Mr. Disston states that the client is willing to roof over the large center deck but would like to keep the Juliette balconies on either side. The garage has been a struggle during the entire design phase, they had a previously approved plan for an underground vault. With the onset of Covid, this became an impractical option from a cost standpoint. Mr. DeWitt wonders if a detached garage is an option. Mr. Disston explains that a detached garage would impede on the pool location. Mr. Gregory feels that the balconies are still too large. Chair notes a letter was submitted to the file by a neighbor. The letter expresses concern with the second floor terrace and the impact it will have on their privacy. Mr. Goldberg would like to say that a 25' hedge separates him and the neighboring property. They currently have a balcony with no site lines into the neighboring property. There were several applications that were approved in the neighborhood with both balconies and attached garages. To incorporate the garage within the house would require a complete redesign. Mr. Disston would like to come back with some changes. The board asks that the applicant provide a streetscape and landscape plan, and line of site perspective. Joan McGivern is here to represent the neighbor Ms. Khyami who is concerned with the second floor terrace areas. They would like a site line and sun studies done. Shahrzad Khayami is here tonight. Privacy is a big concern of hers.

Motion by Chair to S. Latham

To adjourn the application of **Craig Goldberg**

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **DMDC Holdings LLC**, 128 West Prospect Street there is a request for an adjournment

Motion by Chair second by M. McIntire

To adjourn the application of **DMDC Holdings, LLC**

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

Motion by Chair second by S. Latham

To Close tonight's ARB hearing

On vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

Respectfully submitted by Jacqueline Allen 01-11-2020

---

---

Inc. Village of Southampton  
Board of Architectural Review and Historic Preservation  
January 11, 2021  
Village Clerk

Date