

Inc. Village of Southampton  
Board of Architectural Review and Historic Preservation  
February 8, 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, February 8, 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 P. DeWitt

To open tonight's meeting.

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

MOTION by Chair, second by P. DeWitt

To approve the minutes from January 25, 2021

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

On the application of **Thomas and Meredith Joyce**, 765 Hill Street, John Bennett is here to represent the applicant. This has been on the agenda for sometime. The current application is for a partial demolition, relocation and restoration of the westerly building. The demolition application is for the rear, one story portion of the building. The southern façade of the building will be preserved. They have ZBA approvals to move the building back 20' from where it is now. Mr. Bennett invites the board to visit the site and review the prior applications. Chair states that they will make a site visit with Ms. Latham spearheading the historic analysis.

MOTION by chair second by P. DeWitt

To **adjourn** the application of **Thomas and Meredith Joyce**

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

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

On the application of **Maria Janis**, 208 Pond Lane, John Bennett is here to represent the applicant. This is a request for a Certificate of Appropriateness to demolish the existing structure. It was built sometime after 1967. This does not appear on the 1917 Belcher Hyde atlas, nor does it appear on the 1926 Sanborn Map. The Town of Southampton lists the house built at 1970, though Mr. Bennett believes that is off by a few years. The Southampton Village property record card lists a building permit issued in 1967 for a new dwelling.

MOTION by Chair, second by P. DeWitt

To **close** the application of **Maria Janis** for written decision

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

The application of **Greg and Susan Danilow**, there is a request for an adjournment in the file.

MOTION by Chair second by S. Latham

To **adjourn** the application of **Greg and Susan Danilow**

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

On the application of **Chickamapaugee, LLC**, 500 Captains Neck Lane, Melissa Dedovitch is here to represent the applicant. This is an application for driveway gates. They are Alaskan cedar to be left to weather grey, they will match the vernacular of the house. Mr. DeWitt feels that they are a foot too high and not transparent enough. Ms. Latham, Mr. Gregory and Mr. McIntire agree. Ms. Dedovitch states that the current gates are larger and right on the property line. Because of the distance from the street Ms. Dedovitch asks that the board consider allowing the gates to remain at 7 feet. The Chair states that he typically does not approve of external call pads, but given the distance from the street he will reconsider that after a site visit. Ms. Dedovitch will work on the transparency.

MOTION by Chair second by J. Gregory

To **adjourn** the application of **Chickamapaugee, LLC**

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

The application of **Wooley Street Properties, LLC**, there is a letter in the file requesting an adjournment to February 22, 2021

MOTION by Chair, Second by P. DeWitt

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

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

The application of **M4950 LLC**, 950 Meadow Lane, this application is adjourned.

MOTION by Chair second by P. DeWitt

To **adjourn** the application of **M4950**

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

The application of **Elisa Fadlun**, 60 Cameron Street, Elisa Fadlun and Lori Fontana are here to represent the applicant. They are leaving the front door in place at the request of the board. There is an existing wrap around porch they will be changing to a two-story addition. They will be keeping the roofline the same. The two-story wall of glass that concerned the board at the last hearing has been eliminated. There is a Juliette balcony on the rear of the house. On the pool house / garage building they are proposing to change out the door to a larger sliding door. Ms. Latham feels that this elevation interferes with the four square façade. By homogenizing all of the window sizes it becomes repetitive. The rear elevation still causes concern of light pollution. Mr. DeWitt does not care for the west elevation, removing the window between the floors makes the house lose its charm. Mr. Gregory thinks this is a vast improvement from the first application, it is more in keeping with the neighborhood. His only comment would be in regards to the windows on the back. The rest of the house has been toned down quite a bit and

this elevation seems to be in contradiction. Mr McIntire preferred the quirkiness of the existing windows; he is also concerned with the large amount of glass on the rear elevation.

Ms. Fontana asks if the glass on the rear elevation was reduced to two windows on the second floor, can they keep the first floor windows? She explains that the changes in the windows were to make the floor plan work. They will keep the offset windows. Ruth Golan, neighbor to the west is here. She has a few concerns. The house itself looks fairly bulky, the west perspective is

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the most important on this house as the street is a one way street. This is what people will be seeing as they drive past. A tree was removed from the property that would have screened the house, this is also causes the concern of light pollution. She feels that they are pushing things to the maximum here, it is overwhelming to the property. Chair explains that this board has to look at the architecture. He feels that the applicant has done a good job in meeting the board's requests from the last hearing. The house will be larger, but they have proposed something more harmonious. Ms. Latham looked at the west elevation, though many changes were made, she feels it still competes with the original foursquare design. She would not be inclined to approve as is. Mr. Gregory notes that there is a patio on the west side that extends close to the property line. There was a parking area added to the front of the house. Ms. Fadlun explains that the tree was removed because it was a safety hazard; tree branches were falling down. They will be replacing the tree, they would like the screening as well. Mr. DeWitt feels that the 6' PVC fence would be an issue, Ms. Fontana explains that is existing. Mr. Gregory would like to see a planting plan at the next hearing.

MOTION by Chair, second by P. DeWitt

To **adjourn** the application of **Elisa Fadlun**

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

On The application of **Charles Falcao**, 135 Lewis Street, Chuck Lembo is here to represent the applicant. This is an interior alteration to the dwelling, converting the garage to living space as well as alterations to the rear elevation. Trim details will remain. It was requested at the last hearing that the garage door to remain, they have decided to leave it. The upper roof deck has been eliminated and the rooflines will remain. They are proposing a finished basement that requires two means of egress, because of the way the foundation is they would need to put this on the front elevation. There will be heaving landscaping and a fence to screen this off. Mr. Gregory notes that the there was an area of the roof that was already demolished. This will be restored. The timbers, slate roof and ornamentation will remain. The front door will remain. Ms. Latham calls out the window changes being made. The porch is being closed off, she feels this was a characteristic of the Tudor revival style. She wonders if this could be glass to provide a more open feel. Mr. DeWitt and Mr. Gregory agree, this should look like the original porch was filled in with glass. Mr. McIntire notes the side door to the right of the bilco has been removed. Mr. Lembo states this will remain, that is called out on the floor plan. Mr. DeWitt feels it would be helpful if they put the proposed and existing elevations on the same page. Mr. McIntire wonders why the egress can't be moved to the rear. Mr. Lembo says there is a crawl space that is in the way, and it would be in the way of the outdoor living area.

MOTION by Chair, second by P. DeWitt

To **adjourn** the application of **Charles Falcao**

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

Motion by Chair, Second by P. DeWitt

to **reopen** the application of **Charles Falcao**

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

Dr. Tamsen is here; he is the direct neighbor. He was concerned about the construction of the balcony, but it appears that the concern has been addressed.

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MOTION by Chair, Second by P. DeWitt

To **adjourn** the application of **Charles Falcao**

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

On the application of **Joseph and Philippa Colvin**, 55 Old Town Crossing,  
Motion by Chair, second by J. Gregory

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 Toylsome Lane, John Bennett and Bailey Larkin are here to represent the applicant. Tim Ganetis and Josh Rosen\_\_\_\_\_ from Austin Paterson Diston Architects are also here. There was previous approval from the board for a different design. This design was larger and had a large central second floor deck. They have since made the house smaller and removed the deck. There are two small Juliette balconies on either side. There prior approval also has black windows, they are proposing brown windows in this design. Mr. Rosen walks the board through the application. The attached garage has been changed to a smaller building connected by a glass breezeway. A streetscape was prepared to show a variety of styles, mostly two to two and a half stories. The adjacent streets share that variety. Site studies were done . There is a 15' privet hedge. Drone shots were taken from the proposed balcony locations. They are proposing cedars where there are gaps in the landscaping. Materials were dropped off at the building department.

Mr. DeWitt thinks it is good looking. Garage in the front yard is awkward yet the architect finessed it here. He wonders if the applicant would consider a hip roof on the second floor, eliminating the floor to ceiling windows. Mr. McIntire questions whether or not this garage would require Zoning Board approval; it does not. He feels the house itself is beautiful, his only issue is with the garage forward of the house. Ms. Latham appreciates the applicant's willingness to work with the board. It has created an overall better design. Mr. Gregory is grateful the balconies were removed from the back of the house. He agrees with Ms. Latham, he is glad to see the black windows changed. Mr. Rosen\_\_\_\_\_ is grateful for the board's comments and constructive criticism. He is not sure if adding a hip roof would be the best approach. The

clients have no intent of using the flat roof area on the rear of the house as a deck. Andrew Newman is here; he is the neighbor directly to the south. They feel the house is beautiful. Their only question is in regards to the generator. It is on the south side of the pool house, they would ask that the generator be moved to a less impactful area. Chair explains this is not within the purview of the board. Mr. Bennett states that this will be in a conforming location, they will discuss this with the design team. Joan McGivern is here to represent the neighbor, Shahrzad Khayami. Ms. McGivern presented concern over the balconies and the location the line of site photos were taken and proposed landscaping. Ms. Khayami understands there needs to be a balance, but there needs to be respect for privacy. Mr. Bennett would like to discuss this with the applicants to come to an agreement with the neighbor.

MOTION by Chair second by P. DeWitt

To **adjourn** the application of **Craig Goldberg**

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

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On the application of **Talo Building Corp**, 135 Corrigan Street, Ralf Rastu is here to represent the applicant. The front entry was changed. They removed the tower and added a shed roof. The chimney pots were made a natural color. The chimney itself will be white. Mr. Dewitt thought they would be adding a reverse gable to the front, he still feels this is still a tower. Mr. Ristu explains they've stepped it back and added the shed roof to bring down the massing. Mr. Gregory and Mr. McIntire agree this looks fine. Ms. Latham states that the massing has been reduced, it's not exactly what they had agreed on at the last meeting but she is okay with it.

MOTION by M. McIntire, Second by J. Gregory

To **approve** the application of **Talo Building Corp**

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

Nay: P. DeWitt

The application of **Alexander Wolff**, 35 Cooper Street, Lisa Zaloga is here to represent the applicant. This is an application for two story additions and alterations to both the dwelling and accessory structure. Relief was granted for the pyramid law by the ZBA. Materials are white cedar shingles and cedar roof, the trim will be painted azak. Ms. Latham does agree with the use of Azak.

MOTION by P. DeWitt second by J. Gregory

To **approve** the application of **Alexander Wolff**

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

Nay: S. Latham

The application of **Brennan Joint Revocable Trust**, 120 Bishops Lane, Matt Pantofel is here to represent the applicant. This is an application for a new residence, two-story with two car-attached garage. This will be white cedar shake, cedar roof and they are proposing black windows. Ms. Latham notes the lack of natural materials being proposed, she does not agree with the use of PVC. Mr. Gregory agrees and adds that he does not like the black window. He is

not in favor of the different sized windows above the door. Mr. McIntire echoes the window comment and also has concern over the amount of driveway. Mr. DeWitt is not in favor of the generic design, there is nothing special about it. Chair agrees with the comments the other board members have made. Mr. Pantofel anticipated the issue of the black windows, he spoke with the client and they are open to making the windows black, he will also make adjustments to the windows over the door. He would ask that he be permitted to keep the azak trim. The Chair feels that the use of azak should be done so sparingly. This proposal includes the trim, columns and fascia boards. He feels that natural wood columns would soften the look and with that wood facias on the front elevations. Mr. Pantofel asks the board if he concedes to changing the materials, can he keep that larger middle window. Ms. Latham feels that they are tinkering with a design that needs more work. She couldn't approve this from a design standpoint either. Mr. Gregory wonders if there is anything that can be done to embellish the front elevation – to make it special. Mr. Pantofel thought he was more in keeping with the Village by keeping it a more simple design. Chair states he imagines this design as natural cedar, white painted windows, wood columns. Mr. DeWitt Agrees. Mr. Pantofel feels that changing the windows to white it will achieve that same feel. The natural cedar roof will fade to gray. He is willing to change the gables to wood.

MOTION by Chair second by J. Gregory

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To **adjourn** the application of **Brennan Joint Revocable Trust**

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

The application of **23 South Street, LLC**, 23 South Street, Matt Pantofel is here to represent the applicant. This is an application for a new two-story single-family dwelling. White azak trim, White cedar shingle, natural cedar for the roof and black windows are being proposed. Chair states they've already discussed what the board would like to see in materials. P. DeWitt feels it looks like a typical spec. house. Mr. McIntire does not like the windows over the door Mr. Gregory feels this design lacks charm. Ms. Latham agrees the design is generic and does not approve of the use of PVC and azak.

MOTION by Chair second by S. Latham

To **adjourn** the application of **23 South Street, LLC**

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

The application of **317 Murray Place, LLC**, 317 Murray Place, John Bennett is here to represent the applicant. They have been working with the next door neighbor to work out the buffering between the two properties. Jonathan Subject from Stelle, Lamont Ruhani is the architect on the project and Ian Hanbach from Laguardia Design is the landscape architect. This is a contemporary design. Ms. Latham thinks this is a wonderful design. The materials and landscaping are complementary to the design. Mr. Gregory agrees, the design is simple, but elegant. Mr. McIntire feels the design is lovely. Mr. DeWitt also likes the design. Mr. Bennett discussed the landscaping with the neighbors attorney, Chris Kelly. They will be working with Ed Hollander to come up with an agreeable plan. They would agree to an adjournment to the

next meeting. Ms. McGivern is here to represent the neighbor. They are optimistic that they can come to an agreement, though she feels two weeks is ambitious. The applicants will submit a landscape plan before the next meeting.

MOTION by Chair second by P. DeWitt

To **adjourn** the application of **317 Murray Place, LLC**

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

The application of **Meadow Lane Propco LP**, 1116 Meadow Lane, John Bennett is here to represent the applicant. Tom Kligerman from Ike, Kligerman and Barkley is the architect, Ed Hollander is the landscape architect and Thom Lawrence from Bulgin and Associates is the contractor. This is a traditional with a modern twist. It is shingle style, Alaskan yellow cedar, which will weather gray, the trim and windows, are painted white wood; the masonry will be white brick. Ed Hollander reviews the landscape plan. Ms. Latham likes the modern overhang; it is a beautiful design. P. DeWitt thinks it is a great design. J. Gregory wonders the purpose of the window visor on the rear elevation. Mr Kligerman explains this knife detail carries through the design of the entire house. Mr. Gregory thinks its beautiful. Chair states it is nice to see a traditional house on that end of Meadow Lane. They pulled off adding modern flair to the design very nicely.

MOTION by Chair Second by J. Gregory

To **approve** the application of **Meadow Lane Propco LP** as submitted

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

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The application of **DMDC Holdings LLC**, 128 West Prospect Street, there is an application in the file requesting an adjournment

MOTION by Chair second by P. DeWitt

To **adjourn** the application of **DMDC Holdings, LLC** to March 8, 2021

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

Motion by Chair, second by S. Latham

To **close** the hearing of February 8, 2021

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

Respectfully submitted by Jacqueline Allen 02-08-2021

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Village Clerk

\_\_\_\_\_  
Date