

Inc. Village of Southampton
Board of Architectural Review and Historic Preservation
March 22, 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, March 22, 2021 at 7:00pm.

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

MOTION by Chair, second by P. DeWitt

To **open** tonight's meeting.

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

Counsel for the board, Alice Cooley is present

MOTION by Chair, second by P. DeWitt

To **approve** the minutes from March 8, 2021

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

On the application of **Dime Bank**, 243 Windmill Lane, Kevin Going from Going Sign Company is here to represent the applicant. Mr. Gregory thinks a matte finished would be preferable. He wonders if the sign over the door can be lowered as to not touch the dental work trim on the building, Ms. Latham agrees. Mr. Going agrees to use a matte finish and avoid mounting the sign on the trim of the building.

Motion by Chair second by J. Gregory

To **approve** the application of Dime Bank

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

On the application of **Dime Bank**, 150 Hampton Road, Kevin Going from Going Sign Company is here to represent the applicant.

This will also be a matte finish

Motion by Chair second by J. Gregory

To **approve** the application of Dime Bank

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

On the application of **Village of Southampton**, 17 Meeting House Lane, there is a request for an adjournment

Motion by Chair second by S. Latham

To **adjourn** the application of **The Village of Southampton**

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

On the application of **John Church**, 624 Hill Street, Arthur Fraser is here to represent the applicant. This is an application for a one-story addition and alterations to the main house. The applicants have decided to keep the house and trim white.

Motion by Chair second by P. DeWitt

To **close** the application of **John Church** for written decision

Inc. Village of Southampton
Board of Architectural Review and Historic Preservation
March 22, 2021

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

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

Motion by Chair second by J. Gregory

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

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

On the application of **Victor Lopez-Balboa**, 245 Great Plains Road, nobody is here to represent the applicant. This will be reserved for second call

On 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**

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

On the application of **Elisa Fadlun**, 60 Cameron Street, Lori Fontana and Elisa Fadlun are here. They are no longer proposing changes to the front of the house; they've eliminated the addition. There are minor window and door changings being proposed. Mr. Gregory thinks its fine, Ms. Latham is glad to see the integrity of the windows being kept. Mr. McIntire and Mr. DeWitt agree. Ruth Golan would like to see additional screening added between their properties. Chair does not feel it is necessary to require a landscape plan, the other board members agree.

Motion by Chair second by J. Gregory

To **approve** the application of **Elisa Fadlun**

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

The application of **Joseph and Philippa Colvin**, 55 Old Town Crossing, Anastasios Tzakas is here to represent the applicant. Changes have been made to step the addition back to retain the original structure. Mr. DeWitt thinks the changes are nice, the only thing he objects to is the vertical break on the west wall. He would repeat the window on the first floor, on the second. Mr. Gregory agrees, while he appreciates the changes that were made, making that wall a second story would look great. Ms. Latham concurs. Mr. Tzakas will confirm with the building inspector that they will be able to pierce the pyramid line.

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 **Victor Lopez-Balboa**, 245 Great Plains Road, Ramon Chavez is here to represent the applicant. This is an application for a driveway gate. They will be 7' tall. The spindles are 1.5 inches and the spaces are 4 inches. The keypad will be located in the column. No lighting is being proposed at this time. Julie McConnell has seen small deer get caught in the gates, she wonders if anybody has investigated if this could happen here. Chair explains they are concerned with the aesthetic of the gates; the issue of the deer is outside of their purview. Ms. McConnell has also heard that cattle grates have been installed on properties that have caused injury to deer. Chair again explains this is outside of their purview.

Motion by Chair second by M. McIntire

To **close** the application of **Victor Lopez-Balboa** for written decision

Inc. Village of Southampton
Board of Architectural Review and Historic Preservation
March 22, 2021

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

On the application of **23 South Street, LLC**, 23 South Street, Matt Pantofel is here to represent the applicant. The board is happy with the changes made.

Motion by Chair Second by J. Gregory

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

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

On the application of **Laura Danforth**, 233 Little Plains Road, Laura Danforth and Thomas Pedrazzi are present. They have made changes to the plan, they have provided a streetscape and feel that they are in keeping with the properties in the Village. Ms. Danforth has lived here for 76 years, she wants nothing but the best go up. The lots that surround her will eventually be redeveloped and have larger homes built on them. She is looking to build something that the ARB would be proud of. Mr. Gregory does feel that they have come along way since the original plan. He wonders about the roof plan, he feels it would be a more uniformed look if the roof line carried through all the way through. Mr. Pedrazzi can change that. Ms. Latham still feels as though it is being shoe horned onto the lot, the properties used in the streetscape have much larger lots, and so much larger houses. Mr. DeWitt agrees, the shape of the house should mimic that of the lot, shallow and deep. He feels with some internal changes, they can reduce the massing of the house. Ms. Cooley notes that the board should not be discussing the interior of the dwelling as that is outside of the Board's purview. Mr. McIntire would like to see the massing reduced in the front as well. Chair explains that the house was design and meets code and is within the building envelope. Relative to other houses in the area it is more massive than this design. He also recognizes the potential for redeveloping of neighboring lots. Chair wouldn't be opposed to approving this plan.

Motion by Chair second by J. Gregory

To **adjourn** the application of **Laura Danforth**

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

On the application of **86 Pine Street, LLC** – 86 Pine Street, Thomas Sternfelt and Elizabeth Lubina are present. The windows have been changed, the solid front door is now reflected in the line drawings and the rendering, the faux columns that were added to the antique store they have decided to eliminate from the design. Ms. Lubina notes they made many materials to be more sensitive to the historic nature of the structure. They have made an effort to preserve the spirit of the property. Letters of support have been submitted to the file from the neighbors. Ms. Latham would like the suggest that the window to wall ratio be maintained on the front elevation. She had also hopped that the existing German siding can be restored. She suggests donating the ionic columns to the historic museum. She would hate to see them end up in a dumpster. Mr. Gregory thinks the application has come a long way. They are preserving as much as the structure as possible. Mr. McIntire agrees, he feels they have come a long way in this process. Chair is okay with the removal of the columns, he is not in favor of the use of anything but wood on a house of this age, he doesn't like the use of Boral here. Mr. Sternfelt would like to highlight that natural timber is being used throughout the structure. It was suggested by the board that they use shiplap as opposed to the natural cedar originally proposed. Chair read the letters of support into the record. Mr. Gregory would like to suggest a compromise, can the applicant use wood on the

Inc. Village of Southampton
Board of Architectural Review and Historic Preservation
March 22, 2021

front façade and allow for Boral on the other elevations. Ms. Lubina wishes this issue was raised earlier. They have substantially increased their budget with the change to shiplap as well as added on to their timeline. She feels as though she's respected the process, but would like to see this resolved this evening. Ms. Lubina agrees that they can use wood finishes on the front façade and Boral on the other elevations. Ms. Latham wonders what the materials will be on the auxiliary space. They will use wood on the front elevations of both buildings.

Motion by Chair second by J. Gregory

To **approve** the application of **86 Pine Street, LLC**

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

Nay: P. DeWitt, S. Latham

On the application of **Anderson Benedetti**, 32 Cooper Street, there is a request for an adjournment

Motion by Chair second by J. Gregory

To **adjourn** the application of **Anderson Benedetti**

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

On the application of **Fowler Grasslands, LLC & Fowler Dunes, LLC**, 83 Fowler Street, Ray Renault is here to represent the applicant. This is an application for a new dwelling. This will be clear cedar, left to weather naturally, with dark bronze window frame and natural stone at the base of the house. Mr. Gregory is concerned about the orientation of the house in relationship to the property in the back. The windows on that elevation can cause a lot of light pollution. Mr. Renault explains the houses are over 300 feet from each other, with tennis courts between them. There will be a pool pavilion area attached by a breezeway to the main dwelling. There is no separate accessory pool house. Renderings were provided. Mr. McIntire notes this is a street with a lot of contemporary homes on it, he likes this design a lot.

Motion by Chair second by P. DeWitt

To **approve** the application of **Fowler Grasslands, LLC & Fowler Dunes, LLC**

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

On the application of **Polish Political Club**, 230 Elm Street, Andrea Coriella and Gregory Andrea are here to represent the applicant. Due to technical difficulties of the applicants, the board will revisit this application.

On the application of **Kirsten Galef**, 80 Breeze Lane, Siamak Samii is here to represent the applicant. This is an application for two story additions, alterations and driveway gates. Mr. Gregory thinks that the dormer is a little awkward coming in line with the gutters. Mr. McIntire and Mr. DeWitt agree. Ms. Latham is concerned with the windows, she feels the design is lacking. Mr. DeWitt and Mr. McIntire prefer the original porch. The new porch with the dormer pulled forward make the house slightly looming. Mr. McIntire also has a concern with the sidelights on the front door. Mr. DeWitt and Ms. Latham think the design is bulky. Mr. Siamak can make changes to the front porch area. Chair feels the house paired with the gate is an attempt to aggrandize the property. Mr. DeWitt and Ms. Latham agree. Mr. Samii agrees in some sense, they chose to use brackets as opposed to columns as to not over state the house. Chair states there are not many, if any gates in that area. Mr. DeWitt suggests lowering the gate. Chair feels gates of this size are not appropriate for the neighborhood; they are something that

Inc. Village of Southampton
Board of Architectural Review and Historic Preservation
March 22, 2021

you would see in the estate section. The board members would like to see the lanterns eliminated.

Motion by Chair second by J. Gregory

To **adjourn** the application of **Kirsten Galef**

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

On the application of **Polish Political Club**, 230 Elm Street, Andrea Coriella, Gregory Andrea and Jimmy Carchietta are here to represent the applicant. This is an application for additions and alterations to the building. The building will now be ADA compliant. They are proposing a ramp. There is a deck on the left hand side that is being proposed as well as two front porches. They are also proposing a portico. Chair wonders if there is a balcony over the portico. There is a window, not a door. There will be no access to the top of the portico. On the South side there are three windows they are proposing to enlarge to match the North side. The large windows on the North side are proposed to change to doors opening to the deck. Trim details will be dark bronze against the white wood. Chair would like to see line drawings of the existing elevations. Ms. Latham feels this design is well out of character with the Village of Southampton. With the adaptation of the dark sky laws in the Village she is also concerned with light pollution. Mr. Gregory agrees, there is a lot of balcony. This completely changes the building and the presence it carries on the street. Mr. McIntire agrees that this contemporary design is out of touch with the rest of the street. Chair agrees with the other board members in that the design does not fit in with the character of the neighborhood. He also shares the concern of the deck, light pollution and privacy. Mr. Gregory notes that there are a lot of dumpsters on the property currently, these were not called out on the site plan and he wonders their placement. Ms. Coriella states that they are planning on having trees planted around the deck completely. They are either going to plant tall privets, or put large planter boxes around the perimeter of the deck. They want to screen the deck completely. The purpose of the venue is to do weddings and private events. There is no access to the balcony over the portico. The board would like to see a landscape plan. Mark Lemerise finds the plan to be difficult to understand, he too would like to see the existing elevations vs. proposed changes. Jay Fitzpatrick would like to note that he feels that this design is totally out of character with this neighborhood, especially for Elm Street. He feels this is a big building, with big capacity and a big impact on the neighborhood. Chair notes that the purview of the board is the architecture and not the use. Vol Davis would like to echo Mr. Fitzpatrick and Mr. Lemerise comments. Brad Sweeney agrees that this proposal is out of character with the neighborhood. While he understands that the board does not focus on the use of the building, but he has to imagine that allowing these additions would have an affect on the potential noise. He appreciates the request for a landscape plan. He knows that this has been a concern of many people in the neighborhood. Michael Kosciusko is also present tonight. His father was the president of The Polish Hall for many years. He is an owner of the building and he feels that applicant will be making tasteful changes to the property. What they are trying to do as an organization is to preserve the community and Andrea will become part of the community. The building is very old, they are trying to bring it into a new era. Andrea states that they want to blend in with the neighborhood. They are not expanding the footprint all that much. They are looking to add the deck to host wedding ceremonies. Heavy screening is being proposed. The portico that was added to the front was to accommodate guests if it is raining. Michael Zinder appreciates the applicants desire to improve the building. He feels that the size of the portico is too large and the deck on the side cause a concern for the neighborhood.

Inc. Village of Southampton
Board of Architectural Review and Historic Preservation
March 22, 2021

Motion by Chair second by J. Gregory

To **adjourn** the application of **Polish Political Club**

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

On the application of **Ring of Fire, LLC**, affidavits of mailing and posting were not received.

On the application of **GC Southampton, LLC**, 84 Fordham Road, Phil Watson and Jeffrey Flanigan are here to represent the applicant. This is an application for a one story addition and alterations. The siding will be cedar, left to weather natural. Mr. McIntire wonders if there are plans to add exterior lights to the north side of the house where the parking area is proposed. There will be a double row of privet along the perimeter. Ms. Latham wonders if charcoal windows would be better than black, perhaps it would blend better. Mr. Watson states that the windows are Anderson windows in Charcoal. Mr. DeWitt feels it's a very nice transformation; his only concern is with the traditional columns on the front porch. He feels one plain corner post would be more appropriate. Ms. Latham agrees. Mr. Watson doesn't think removing the columns would be an issue. There was a letter submitted to the file from the neighbor, Sheri Fenster. They are concerned with the number of windows on the north facing side and the potential for light pollution.

Motion by Chair second by P. DeWitt

To **adjourn** the application of **GC Southampton LLC**

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

On the application of **Les and Nancy Marshak**, 191 Flying Point Road, Mark Matthews is here to represent the applicant. This is an application for a small one story addition and a porch addition. They feel this is harmonious with the neighborhood. The materials are to match the existing, cedar and white trim. The columns and railings will be painted wood

Motion by Chair second by J. Gregory

To **approve** the application of **Les and Nancy Marshak**

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

On the application of **White Egel Realty LLC**, 224 North Sea Road, Jozef Debiec is here to represent the applicant. He is the property owner. This is an application for dormer additions. The materials will be white hardy plank. The windows are being upgraded to Anderson windows with white trim. Mr. DeWitt and Ms. Latham note that the dormers have been built already. Mr. Debiec explains that when they purchased the house there were some structural issues with the roof and were advised by their contractor they could build the dormers. Ms. Latham also notes that the rear elevation drawn is different than what is currently built. The board feels the file is incomplete

Motion by Chair second by P. DeWitt

To **adjourn** the application of **White Egel Realty LLC**

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

On the application of **Emily Chien and Thomas Mahoney**, there is a request for an adjournment.

Inc. Village of Southampton
Board of Architectural Review and Historic Preservation
March 22, 2021

Motion by Chair second by P. DeWitt

To **adjourn** the application of **Emily Chien and Thomas Mahoney**

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

On the application of **M Halsey LLC**, 399 Halsey Neck Lane, Bailey Larkin and James McChesney are here to represent the applicant. This is an application for one-story additions. Materials are to match existing. The window patterns will mimic what exists. The rear addition will be a garage. The south elevation will have some window modifications. Currently the house is white wash brick, which they intend to match, the roof will be hand split cedar and the window trim is all white. Mr. DeWitt thinks it looks fine.

Motion by Chair second by J. Gregory

To **approve** the application of **M Halsey LLC**

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

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

Motion by Chair second by P. DeWitt

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

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

On the application of **Rose Stewart**, 54 Meeting House Lane, Steve Ospitale is here to represent the applicant. They have lowered the both the gate and columns and increased transparency.

Motion by Chair second by J. Gregory

To **approve** the application of **Rose Stewart**

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

On the application of **Chickamapaugee, LLC**, 500 Captains Neck Lane, Melisa Dedovich is here to represent the applicant. They have increased the transparency of the gate, which was the boards greatest concern at the previous meeting. Mr. Gregory and Mr. DeWitt like the design. The board is happy with the changes made.

Motion by Chair second by P. DeWitt

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

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

Motion by Chair, second by S. Latham

To **close** the hearing of March 22, 2021

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

Respectfully submitted by Jacqueline Allen 03-22-2021

Inc. Village of Southampton
Board of Architectural Review and Historic Preservation
March 22, 2021

Village Clerk

Date