

Due notice has been given, the public hearing of the Board of Architectural Review and Historic Preservation for the Village of Southampton was held in the municipal board room of Village Hall at 23 Main Street, Southampton, NY and via Videoconference on Monday, April 25, 2022 at 7pm.

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

MOTION by Chair second by P. DeWitt

To open tonight's meeting.

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

Counsel for the board, Alice Cooley is present. Alex Wallach, Planner Director is present via videoconference.

On the application of **And By The Way Trust Subtrust A and And By The Way Trust Subtrust B**, the Board has decided to strike this matter from the agenda.

Motion by Chair second by M. McIntire

To **dismiss** the application of **And By The Way Trust Subtrust A and By the Way Trust Subtrust B**

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

On the application of **Post Crossing, LLC**, 104 Post Crossing, this application was before the Zoning Board of Appeals which was denied at their last hearing.

Motion by Chair second by

To **adjourn**

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

On the application of **39 Lewis Street I, LLC**, there is a request for an adjournment to May 9, 2022.

Motion by Chair second by

To **adjourn** the application of **39 Lewis Street I, LLC**

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

On the application of **1 Hampton Rd JNH, LLC**, there

Motion by Chair second by

To **adjourn** the application of **1 Hampton Rd JNH, LLC**

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

On the application of **Daniel Brocket** there is a request to adjourn to May 9, 2022

Motion by Chair second by S. Latham

To **adjourn** the application to May 9, 2022

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

On the application of **EMANON East, LLC**, 256 N. Main Street, affidavits of mailing and posting have been submitted to the file. Michael White is here to represent the applicant. This lot is part of a three-lot subdivision. One house has been completed, one under construction and this proposal is for the remaining lot. This house has been designed to fit with the traditional style homes on the other lots. This will be a white cedar house with white trim and the windows will be six over ones. The design has changed since plans were submitted. Mr. White shared a rendering of the most recent proposal. Mr. DeWitt would like to see the elevations but looking at the rendering he is concerned with the porch. He would like to see the face of the columns to be lined up with the fascia above. Mr. Gregory raises concerns with the second-floor balcony on the back of the house; he would like to see a line of site and have the proximity to the neighboring structures.

Motion by Chair second by P. DeWitt

To **adjourn** the application of **EMANON East, LLC**

On the application of **Chrischar, LLC**, 40 Elm Street, affidavits of mailing and posting have been submitted to the file. Lisa Zaloga is here to represent the applicant. Peter Cardel, owner and Dean Gamolka, landscape designer are also present. They are proposing to lift the house and move it forward on the property. The addition is being proposed on the rear of the house and Ms. Zaloga feels it will be subservient to the main structure. The materials will match existing. Mr. McIntire wonders how the garage is accessed. They access the property through a right-of-way, Ms. Zaloga doesn't believe there was ever direct driveway access to this property. Ms. Latham is opposed to moving the house forward. When you walk the neighborhood, the houses line up; she feels this would have a negative impact on the streetscape. Mr. DeWitt agrees. He also shares concern with what he feels is a parking lot in the front yard. He understands that there is a code requirement for parking but he would like to see an alternate to a paved front yard. Chair notes that these homes were built hundreds of years ago prior to the adoption of Village Zoning Code. The setback being proposed may meet current code, but it doesn't speak to the spirit of the neighborhood. He feels that moving the house is going to change the property completely and affect the neighborhood negatively. Ms. Latham would like to see some improvements done from a historical standpoint; there are some damaged details; the original eaves have been "boxed in" with aluminum. This should be removed and restored in her opinion along with the repair of the porch columns. Mr. DeWitt wonders if the original window design echoed the circular motifs present in the dormer fenestration pattern. Ms. Latham would like to see historic photographs of the house to see what windows were there in the past. Mr. McIntire can appreciate the desire to move the house sideways though he is not in favor of moving it forward. He has always liked how square the house is he wonders if there is alternative placement for the addition. Ms. Zaloga states that zoning codes restrict where she can place the addition. Mr. Gregory agrees, he also notes that there is a lot of pavement on the property. Brian Donahey, 36 Elm Street is here tonight. He is concerned with driveway access. He also feels that the proposed changes are not in keeping with the neighborhood. Chair advised Mr. Donahey that he should contact the Building Department to discuss his concerns with the common driveway. John Dios, owner of 30 Elm Street is here tonight. He feels this shouldn't be before the Board tonight. Chair explains that the common driveway would be a legal issue

and not a matter that the Architectural Review Board can opine on. Ian Dios notes that all driveways in the area are on the property line and head straight into the lot, he understands that the safety and legality of the driveway are not under this Board's purview, however from an aesthetic standpoint he feels that the lack of driveway is not in keeping with the neighborhood. Ms. Zaloga states that in her research she has only ever found access to this property from the easement.

Motion by Chair second by M. McIntire

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

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

On the application of **Patrice Magee and John Cuzzocrea**, 90 Foxhollow Lane, Phil Wells, architect is here to represent the applicant. They have redesigned based on the Board's input. They have increased the amount of glazing to provide for better balance. They have incorporated dormers on the side elevations. They have updated the stone selections to better match the materials found in the neighborhood. Mr. DeWitt still finds the rooflines to be unresolved. He also thinks the stone is a problem on a traditional house. The eave details are still "pork-chopped". Ms. Latham agrees. Mr. Gregory notes the second story fenestrations on the North elevation are lacking. Mr. Wells will take the Board's comments and come back with a new design.

Motion by Chair second by

To **adjourn** the application of **Patrice Magee and John Cuzzocrea**

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

On the application of **Andrew Spreitzer**, 85 Hildreth Street, Lucy Siyu Liu is here to represent the applicant. The Chair shared several concerns that he feels need to be addressed by the Building Department prior to their review of the project. Ms. Liu would like to note that she does not feel that they should be penalized for replacing the doors and windows as they were granted a building permit by the Building Department.

Motion by Chair second by J. Gregory

To **adjourn** the application of **Andrew Spreitzer**

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

On the application of **Juan Romero and Andrea Grimaldo**, there is a request for an adjournment to May 9, 2022

Motion by Chair second by S. Latham

To **adjourn** the application of **Juan Romero and Andrea Grimaldo**

On the application of **Bruce Holley**, 170 Meeting House Lane, Jim McChesney is here to represent the applicant. They are looking to add a window to the front elevation.

Motion by Chair second by J. Gregory

To **approve** the application of **Bruce Holley**

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

On the application of **Tamara Carmichael and Todd Grossman**, there is a request for an adjournment

Motion by Chair second by S. Latham

To **adjourn** the application of **Tamara Carmichael and Todd Grossman**

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

On the application of **Lux Construction**, 80 Harvest Lane, Bilge Aveci and Esra Ozcan, architects are here to represent the applicant. They revised the plans based on the feedback provided by the Board at the last hearing. Mr. Gregory thinks that they have accomplished what they have asked for. His only objection would be with the diamond pattern in the sidelights of the door. Mr. McIntire thinks the diamond pattern makes the front entrance look a little grand. Removing them would make the project more cohesive, right now they don't match the barn lights over the garage door. Ms. Latham thanks the applicant for listening to their comments and agrees with the rest of the Board members, she would like to see the diamond pattern removed. Mr. Ozcan notes that they had added the diamonds to the sidelights to add a little bit of character to the property. Chair feels this ended up detracting from what they feel is a good design.

Motion by Chair second by M. McIntire

To **adjourn** the application of **Lux Construction**

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

On the application of **Michael and Nikou Roth**, 17 Henry Street, affidavits of mailing and posting have been submitted to the file. There is currently a house and a detached garage on this property. They are hoping to demolish it and construct new. This is a four-square design house; they are proposing a four-square in its place. Ms. Liu suspects the house to have been built sometime between 1925 and 1930. They had made an application to the demolition committee who had felt it should go before the full board. An engineer's report was submitted to the file. The foundation appears to have shifted in some places. She is concerned with the wood under the stucco being rotted. Chair states that they would like the historic consultant to review the application and assess the historical nature of the house. They are proposing a white, cedar shingle, four-square house. The windows will be double hung, white trim. Mr. DeWitt thinks it looks nice. The Board appreciates the efforts made. Mr. Gregory does not like the double story windows on the proposed north elevation. These are small lots and the size of the windows and the potential for light pollution are a concern for him.

Motion by Chair second by P. DeWitt

To **adjourn** the application of **Michael and Nikou Roth**

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

On the application of **Marianna Kosheleva and Gor Ter-Grigoryan**, 3 Pheasant Close South, affidavits of mailing and posting have been submitted to the file. Fulvio Massi and Kirk Lehman of AML Architecture are here to represent the applicant. They are proposing addition of a screened porch and alterations to the dwelling. The shingles will be weathered grey, and the trim will be a light grey. This property is located within the Pheasant Close development and has been approved by their homeowner's association. Mr. Gregory feels that the windows in the stair tower are overwhelming. The driveway gates being proposed are not in keeping with the Board's desire to see 50% transparency. Chair also notes that they do not want to see a gooseneck mechanism.

Motion by Chair second by J. Gregory

To **adjourn** the application of **Marianna Kosheleva and Gor Ter-Grigoryan**

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

On the application of **Four Fountains, LLC**, 660 Halsey Neck Lane, affidavits of mailing and posting have been submitted. Melissa Dedovitch from Peconic Environmental is here to represent the applicant. This is an amendment to the original approval granted; they have lowered the elevation by a foot and a half to comply with a code change adopted the day after the approval was granted.

Motion by Chair second by J. Gregory

To **approve** the application of **Four Fountains LLC**

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

On the application of **Anthony and Elizabeth Signore**, 117 Wickapogue Road, Giuseppe Adragna is here to represent the applicant. Changes have been made based on the Board's comments at the last hearing. Mr. Adragna feels that they have toned down the design quite a bit from their original proposal. He is trying to strike a balance between what the clients are looking for and the changes the Board would like to see. Ms. Latham feels that it is still too busy. Mr. Gregory notes that they are a long way from where they had started; most issues have been addressed.

Motion by Chair second by M. McIntire

To **approve** the application of **Anthony and Elizabeth Signore**

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

On Vote Nay: P. DeWitt and S. Latham

On the application of **301 Murray Place, LLC**, this is an application for driveway gates. Thackston Crandall is here to represent the applicant. The heights of both the gate and column have been reduced. The gooseneck was eliminated and the key pad is concealed within the column. The Board is happy with the changes made.

Motion by Chair second by J. Gregory

To **approve** the application of **301 Murray Place, LLC**

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

Motion by Chair second by M. McIntire

To **close** the meeting of April 25, 2022

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

Respectfully submitted by Jacqueline Allen 4/25/2022

Village Clerk