

Inc. Village of Southampton  
Board of Architectural Review and Historic Preservation  
June 14, 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, June 14th, 2021 at 7pm.

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 J. Gregory

To **approve** the minutes from May 24th

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

On the application of **252 First Neck Lane, LLC**

This is an application for additions and amendments to a prior approval. There is a written decision in the file.

Motion by Chair second by S. Latham

To **approve** the written decision of **252 First Neck Lane, LLC**

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

On the application of **BLC HILLSIDE INVESTMENTS LLC**, 132 S. Main Street, application for a pool house. There is a written decision in the file.

Motion by Chair second by P. DeWitt

To **approve** the written decision of **BLC Hillside Investments LLC**

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

On the application of **BLC Hillside Investments II LLC**, this is an application for a two story dwelling and tennis pavilion. There is a written decision in the file.

Motion by Chair second by J. Gregory

To **approve** the written decision of **BLC Hillside Investments II, LLC**

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

On the application of **JON VIGNA**, 30 Jobs Lane, there is a written decision regarding the exterior alterations to the building

Motion by Chair Second by J. Gregory

To **approve** the application of **Jon Vigna**

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

Inc. Village of Southampton  
Board of Architectural Review and Historic Preservation  
June 14, 2021

On the application of **And By the Way Trust Subtrust A and By The Way Trust Subtrust B**, there is a request for an adjournment to July 12th.

Motion by Chair second by J. Gregory

To **adjourn** the application of **And by the Way Trust Subtrust A and By the Way Trust Subtrust B**

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

On the application of **CASA MEADOW LLC**, 96 Meadow Lane affidavits of mailing and posting have been submitted to the file. John Woudsma of JC Construction Management is here to represent the applicant. This is an application for an accessory trellis that will be ten feet tall. This will be painted white and be perpendicular to the beach. There will not be any electricity, lighting or sound equipment installed. The slats are not notarized and will remain open at all times. There was a letter submitted from the file by the neighbor, they are concerned with privacy and would like additional screening. Mr. Woudsma advises the board that they are currently working on installing the landscaping that was approved with a previous application.

Motion by Chair second by P. DeWitt

To **close** the application of **Casa Meadow, LLC** for written decision

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

On the application of **137 COOPERS NECK LANE, LLC**, 137 Coopers Neck Lane, affidavits of mailing and posting have been submitted to the file. John Bennett and Bailey Larkin are here to represent the applicant. This is an application to demolish the dwelling. This house is not on the 1926 Sanborn Map or the 1916 Belcher Hyde Map. The first time the house appears on an arial they were able to find from the 1960s. There is evidence shown through surveys and floor plans that the house has gone through many additions and alterations in it's lifetime. The houses to the north and south were cataloged as historic homes, skipping this on intentionally. Mr. Bennett fees this is a pleasant home, but not one that meets the criteria to be found historically significant. Chair feels that the board has been provided a good foundation to start their own research, Motion by Chair second by J. Gregory

To **adjourn** the application of **137 Coopers Neck Lane, LLC**

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

On the application of **Polish Political Club**, 230 Elm Street, this matter is adjourned pending planning board

On the application of **143 Meadowmere LLC**, 143 Meadowmere Lane, this is an application for a new house. Charles Kuehn, Dolly Schuttinger and Jennifer Handler are here to represent the applicant. They are proposing to add 12 - 14 feet arborvitae, planted 5' on center to the perimeter of the property. The west side deck has been reduced and the pool and pool cabana have been pushed to the north ten feet to address the neighbor's privacy concerns. They have reduced the size of the front windows, they would like to keep the diamond window grills, it ties in the diamond pattern shingle style in the eaves. Ms. Handler feels that the diamond window is an homage to the past here, it is historic Southampton. The garage door will be wood, the lighting will be

Inc. Village of Southampton  
Board of Architectural Review and Historic Preservation  
June 14, 2021

dark sky compliant. Mr. DeWitt thinks this design is better, but he still does not like the diamond pattern in the windows. Ms. Latham does not care for the diamond windows either. The fireplaces will be gas with open vents. Mr. DeWitt requests that the chimney in the rear be brick. Chair feels that the diamond windows are less of an issue for him now that the size has been reduced. Mr. McIntire wouldn't quibble over the diamond windows. The shutters are non operable and will be painted white. Ms. Latham feels that the inoperable shutters and the diamond windows don't make any sense. Ms. Handler agrees that they can remove the shutters if they can keep the diamond window. Joan McGivern is here to represent the neighbors. They feel that the arborvitae should be 16' along the side of the poorhouse. They feel that the pool can still be moved further north. Mr. Kuehn agrees to plant 16' arborvitae along the stretch requested, but the pool is code compliant. New plans need to be submitted as well as a revised landscape plan. Motion by Chair second by J. Gregory

To **adjourn** the application of **143 Meadowmere, LLC**

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

On the application of **Ring of Fire, LLC**, 191 Bishops Lane, Chuck Lembo is here to represent the applicant. There are two large mature trees along the property line that will remain and Land cypress will be added. The roof lines were changed to give it a more residential feel. The property owners do not want to mirror the house, they are concerned that the patio area will generate more noise than the garage would. Mr. DeWitt feel that there should have been more care taken with the fenestrations once the rooflines were changed. He also thinks that the front dormer should be eliminated. Mr. McIntire believes the design has come a long way, though he agrees that the design would be better without the dormer. There was a letter in the file from the neighbor, Frances Genovese; it was read aloud. Ms. Genovese is concerned with the garage location, the mature landscaping being maintained, the planting of additional screening and light pollution. She requests that the application be denied. Chair would like a landscape plan to be more specific as to which trees will be saved. Mr. Lembo explains that the design represents what his client wants to build. Mr. Gregory has had the same issue since the beginning, the kitchen extension. Ms. Latham agrees with Mr. Gregory and the other board members regarding the dormer.

Motion by Chair second by P. DeWitt

To **adjourn** the application of **Ring of Fire, LLC**

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

On the application of **Four Fountains, LLC**, 660 Halsey Neck Lane, Melissa Dedovitch, Peter Pennoyer, Ed Hollander, Steven Aldrich and Jennifer Gerakaris are here to represent the applicant. Mr. Pennoyer explains that they have softened the entry look, adding additional landscaping to create more of a garden court.

Mr. DeWitt thinks that they can implement "wet flood proof", that would allow building access to be below the flood plane. Ms. Latham thinks that scaling the entry back would be more appropriate. Mr. Gregory thinks that there are other designs that would be more in keeping with this property and the historic district. Ms. Dedovich would like to discuss the FEMA concerns with Mr. Talbot, as he is the FEMA officer for the Village of Southampton. Mr. Pennoyer thinks that by lowering the entry the elevation would look more awkward. He feels that it is appropriate to the scale and size of the house and neighborhood. Maureen Sherry, the neighbor is here. She feels that the proportions of the house out of character and that this is a precedent that should

Inc. Village of Southampton  
Board of Architectural Review and Historic Preservation  
June 14, 2021

not be set. Mr. Klinsky echoes his wife's concerns; this proposal is inconsistent with the neighborhood. Mark Picard, neighbor is also here to speak tonight. He and other neighbors are concerned with the lighting on the property. Kathy Ferguson neighbor at 370 Meadow Lane is concerned about losing the beauty of the natural landscape. Ms. Dedovich explains that this project does not require any wetlands relief, they have not maxed out their GFA. Mr. Hollander states that they are saving as many of the mature trees as they can, including the linden trees in the court yard. Because these trees are being saved, they are unable to bring the grade up to front entry. Chair encourages the neighbors to continue their conversations. Ms. Latham wonders if the applicants can provide a scaled model. Chair explains that in the past they have requested shrouding. Mr. Pennoyer believes that shrouding would be very misleading, the design has many different layers of terracing and plantings that would not be represented with that method. He also feels that renderings are a better representation than a model would be, again a model would not show the depth of the landscaping and site design.

Motion by Chair second by J. Gregory

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

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

On the application of **Todd Nitsche**, 65 Pulaski Street, Todd Nitsche and Jon Sirkin is here to represent the applicant. The double height window in the stairwell has been removed to mitigate any light pollution concerns. Mr. DeWitt makes suggestions to the roof lines to create a more streamlined look. The board members agree with Mr. DeWitt's suggestions. The chimney will be reclaimed brick.

Motion by Chair second by M. McIntire

To **adjourn** the application of **65 Pulaski Street**

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

On the application of **Bryan and Pamela Hall**, 145 Downs Path Doug Larson and Jacob Hardin is here to represent the applicant. The transoms have been reduced or removed. The chimney will be brick. The board is very happy with the redesign.

Motion by Chair second by

To **approve** the application of **Bryan and Pamela Hall**

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

On the application of **67 Pelletreau, LLC**, 67 Pelletreau Street Mehran T. Is here to represent the applicant. The board does not feel that this is a complete file.

Motion by Chair second by J. Gregory

To **adjourn** the application of **67 Pelletreau, LLC**

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

On the application of **John and Laura Gallo**, 300 Great Plains Road, this is an application for driveway gates.

On the application of **Leo Leyva**, 65 Heady Creek Lane this is an application for a driveway gates. This is a black gate and column without a goose neck. Mr. Gregory does not like the black driveway gates. Ms. Latham and Mr. DeWitt don't mind the black. It will be painted a matte black.

Inc. Village of Southampton  
Board of Architectural Review and Historic Preservation  
June 14, 2021

Motion by Chair second by P. DeWitt

To **approve** the application of **Leo Leyva**

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

Nay: J. Gregory

On the application of **David Kies**, 38 Harvest Lane, this is an application for driveway gates. Mark Cirillo is here to represent the applicant. He feels that their current proposal is in keeping with the neighborhood. Mr. Gregory and Mr. DeWitt would like to see it reduced one more foot. Ms. Kies is here tonight. The gates they currently have are not in great shape, they are manual gates and getting in and out of the car to open and close them is just not practical.

Motion by Chair second by P. DeWitt

To **adjourn** the application of **David Kies**

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

On the application of **John Kuitwaard**, 102 White Street, Ramon Chavez is here to represent the applicant. They are going to withdraw the application.

On the application of **ALENA LLC**, 636 Halsey Neck Lane, affidavits of mailing and posting have been submitted to the file. Ramon Chavez is here to represent the applicant. This is an application for driveway gates. This is an automatic gate; no lights are being proposed and the key pad will be in the column. It is 7' tall and 15' wide. Mr. DeWitt and Mr. McIntire are fine with the design. Ms. Latham agrees.

Motion by Chair second by S. Latham

To **approve** the application of **Alena LLC**

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

On the application of **Whiskey Tango, LLC**, Neil Cummings is here to represent the applicant. They pushed the gate further back on the property and have reduced the size of the gate by 6". The board members are happy with the changes made. The key pad will be in the column.

Motion by Chair second by P. DeWitt

To **approve** the application of **Whiskey Tango, LLC** with the keypad in the column

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

On the application of **Captains Neck Realty LLC**, 509 Captains Neck Lane, affidavits of mailing and posting have been submitted to the file. John Kean, Francisco Hernandez are here to represent the applicant. They are proposing a driveway gate. This is a ten acre lot, there are large wrought iron gates that exist now. They are proposing painted white mahogany. The piers are Azek painted white. The gate will be setback from the road twenty five feet. The peak of the curve is 7' 9". Chair does not care for the crown on top, the other board members agree. Mr. Kean will talk to the client about removing the crown.

Motion by Chair second by J. Gregory

To **adjourn** the application of **Captains Neck Realty LLC**

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

On the application of **Madison Ave Capital Partners LLC**, 1323 Meadow Lane, LLC, affidavits of mailing and posting have been submitted to the file. Kelly Kiernan and Mehran T is here

Inc. Village of Southampton  
Board of Architectural Review and Historic Preservation  
June 14, 2021

to represent the applicant. The columns will be 6' high and the gates are 5'8" off of the ground. This will be notarized made of powder coated aluminum. The columns will be white stone 3/4" stone without any grain. The board would like a sample of the material. Mr. DeWitt does not like the 7" horizontal member in the center.

Motion by Chair second by P. DeWitt

To **adjourn** the application of **Madison Ave Capital Partners LLC**

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

Motion by Chair second by P. DeWitt

To **close** the hearing of June 14, 2021

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

Respectfully submitted by Jacqueline Allen 06-14-21

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Village Clerk

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Date