

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
JULY 8, 2019**

Due notice having been given, the public hearing of the Board of Architectural Review and Historic Preservation for the Village of Southampton was held in the Board room of the Municipal Building, 23 Main Street, Southampton, NY on Monday, July 8, 2019 at 7:00pm.

Board members Madame Chair Susan Stevenson, Curtis Highsmith, Jeffrey Brodlieb and Rob Coburn was present. Christina Redding was absent.

Counsel for the Board Elbert W. Robinson and Historic Consultant Zachary Studenroth were present.

MOTION by C. Highsmith seconded by R. Coburn

To **open tonight's meeting.**

On Vote: Chair, J. Brodlieb, R. Coburn, C. Highsmith

MOTION by R. Coburn, seconded by Chair

To **approve the minutes from the June 24, 2019 meeting.**

On Vote: Chair, R. Coburn, C. Highsmith,

Abstain: J. Brodlieb

SIGNS

On the application of **CAMPOVERDE CARPENTRY CORP**, Frank Campoverde is here to represent the applicant. The sign was reviewed by the board. The verbiage "new construction and renovation" will be removed. This is a contractor sign.

MOTION by R Coburn, seconded by J. Brodlieb

To **approve the application of CAMPOVERDE CARPENTRY CORP without the words "new construction and renovation".**

On Vote: Chair, J. Brodlieb, R. Coburn, C. Highsmith

On the application of **BLU MAR**, 136 Main Street, Zac Erdem is here to represent the applicant. This is PVC and is 24" x 48". This is a ground sign.

MOTION by R. Coburn, seconded by C. Highsmith

To **approve the street sign on the application of BLU MAR.**

On Vote: Chair, J. Brodlieb, R. Coburn, C. Highsmith

On the application of **TACKLEBOX**, 76C Jobs Lane, Stacy Menzer is here to represent the applicant. 65" x 48" is the size of the sign. This is teal background, with white lettering.

MOTION by R. Coburn, seconded by C. Highsmith

To **approve the application of TACKLEBOX.**

On Vote: Chair, J. Brodlieb, R. Coburn, C. Highsmith

On the application of **HEIDI KLEIN & L'ETOILE**, 54 Jobs Lane, Kim Matthews is here to represent the applicant. This is for white window lettering on both windows. One with one name and the other with the other name. There will be no signage above the awning.

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MOTION by C. Highsmith, seconded by R. Coburn

To **approve the application of HEIDI KLEIN.**

On Vote: Chair, J. Brodlieb, R. Coburn, C. Highsmith

MOTION by C. Highsmith, seconded by

To **approve the application of L'ETOILE.**

On Vote: Chair, J. Brodlieb, R. Coburn, C. Highsmith

WRITTEN DECISION

On the application of **OCWEN-DEUTSCHE BANK**, 155 Hampton Road, Mr. Robinson recommended re-opening the application.

MOTION by R. Coburn, seconded by C. Highsmith

To **re-open the application of OCEWEN-DEUTSHCE BANK.**

On Vote: Chair, J. Brodlieb, R. Coburn, C. Highsmith

Alina Levi and Joe Milito are here to represent the applicant. The house is well maintained and sealed up. About 1.5 years ago there was complaint and now due to this, every two months Ms. Levi meets with Richard Ferman and Alta Source in order to make an assessment. An engineer report was created as well. The garage was in disrepair and needed to be demolished to make the property safe. The garage was attached many years later. Mr. Studenroth stated that the garage is non-contributing. However Mr. Studenroth will make a site visit and make a report.

Bill Schlight, is interested in preservation in the village. This is too narrow to have been a garage. There is a cupola to vent the building, most likely there was hay stored in the building so it is was most likely a barn. Mr. Schlight would like to see this preserved not taken down. Chair stated that upon discussion with the building department, this part of the house didn't show up on the map. Mr. Schlight thinks it is a contributing asset. The blue sheet is for the house only. Mr. Studenroth explained that he will be making a site visit and he will reassess this situation. Mr. Schlight feels that this is a demolition by neglect.

MOTION by R. Coburn, seconded by C. Highsmith

To **adjourn the application of OCWEN-DEUTSCHE BANK.**

On Vote: Chair, C. Highsmith, R. Coburn, J. Brodlieb

On the application of **BEECHWOOD LATCH LLC**, 101 Hill Street, the decision is being prepared.

On the application of **SCOTT KLANSKY**, 57 Pond Lane, there is a written decision in the file.

MOTION by R. Coburn, seconded by C. Highsmith

To **approve the application of SCOTT KLANSKY as written.**

On Vote: Chair, R. Coburn, C. Highsmith

Abstain: J. Brodlieb

PUBLIC HEARINGS - NON-HISTORIC

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On the application of **CAPTAINS NECK REALTY LLC**, 509 Captains Neck Lane, there is no one to represent the applicant.

MOTION by R. Coburn, seconded by C. Highsmith

To dismiss the application of CAPTAINS NECK REALTY LLC from the calendar without prejudice.

On Vote: Chair, J. Brodlieb, R. Coburn, C. Highsmith

On the application of **EMILY R. McCARTHY**, 63 Huntting Street, John McCarthy is here to represent the applicant. There are two requests to the board for ammendment. The are three windows on the Pierpont side and they would like to eliminate one of them in order to match the spacing that exists to the left of those windows and to the north of those windows. The garage has a bump out of 3' on the north side of the lot line. Mr. McCarthy would like to maintain this even though it was done without approval. Mr. McCarthy submitted 7 letters in support of these changes. Mr. Brodlieb feel that this is a deliberate attempt to supersede zoning requirements. The screening doesn't change the visual massing. Chair is opposed to the extra white trim coming out of the garage. 3' is a 20% increase, this is visual bigger, Mr. Brodlieb feels that this should be removed. There is a two to two division on the garage. Chair is not in favor of the windows however the rest of the board is alright with it.

MOTION by C. Highsmith, seconded by R. Coburn

To approve the applicant's request for adjournment on the application of EMILY R.

McCARTHY On Vote: Chair, C. Highsmith, J. Brodlieb, R. Coburn

On the application of **VINCENT & BONNIE PONTE**, 455 Wickapogue Road, Mike Zelenski is here to represent the applicant. Michael Wallan and Mark Macatyre are here as well. This is heavily screened. This is in a modern reclaimed barn style. It is a barn style roof with intersecting reverse gables. It is somewhat symmetrical. There is a glass walkway that separates part of the house from the other side. Stacked stone for the chimney, standing seam metal roof in slate gray is proposed. The sidewalls are cedar clapboard in a driftwood color. It is a monochromatic palette. The windows are bronze finish aluminum. Cable railing will be used for the decks. The cantilever decks are lpe. There is a lot of glass on the rear of the house. The garage faces west. There is no roof plan. The stone is not veneer. The driveway gates are set back but there is nothing in the file on them as of yet. The gravel driveway will remain, there are gates currently there that will be rebuilt. The gates will be vertical slates. The gates need to be 50% transparency, these need to be revised. Lighting if proposed needs to be submitted. The Halsey Structures and the Barns do have metal roofs. This would be a transition to blend the residential with the agricultural part of Wickapogue. The metal roof is out of context for this area in Mr. Brodlieb and Chair's opinion. Mr. Brodlieb stated that due to the location the style and materials are even inappropriate for the area. C. Highsmith stated that the house needs to be toned down, stone, metal cables, metal roof, this type of design and palette belongs more on Dune Road, then at this location. It was suggested to soften the house. R. Coburn doesn't have issue with the forms or the windows. There is a lot of glass. The board is not in favor of the metal roof.

MOTION by R. Coburn seconded by C. Highsmith

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To approve the applicant's request for adjournment on the application of VINCENT & BONNIE PONTE.

On Vote: Chair, J. Brodlieb, C. Highsmith, R. Coburn

On the application of **WICKAPOGUE 1, LLC**, 145 Wickapogue Road, Dwayne Oliveri is here to represent the applicant. The ridge height is 32'. The heights have not been changed. The home doesn't meet the pyramid law. The law changed on Dec 14, 2018. The new plan has been revised to be lower than 32'. The house has been stamped by Chris Talbot. No variance is needed now. Since these plans were submitted late in the day the neighbors have not had opportunity to review them, therefore chair asked that the applicant request an adjournment so that they will have a chance. They have a building permit of the previous plan. The roof has been changed from a gable to a hip. The bulk on the corners of the house has been reduced. The shading will be less on the neighbors. The entire second floor is one level. The windows have been lined up. The pitch in the rear was lowered. R. Coburn would like to see a vertical detail on the east, like a trim board.

Brian Lester, represents Bridget Fitzgerald, his client has not seen these plans.

MOTION by C. Redding, seconded by Chair

To approve the applicant's request for adjournment on the application of WICKAPOGUE 1, LLC.

On Vote: Chair, J. Brodlieb, C. Highsmith, R. Coburn

On the application of **WAYNE & LISA MILLER**, 24 Somerset Ave, James McChesney is here to represent the applicant. The main house doesn't change in the front, only in the rear, the windows change. There will be a new garage building since the old garage will be changed to a bedroom. The garage doors face Somerset. There is a big privet and on this road there are a lot of garage facing doors. The garage is set back about 80'. A screened porch will be added to the pool house.

MOTION by C. Highsmith, seconded by R. Coburn

To approve the application of WAYNE & LISA MILLER.

On Vote: Chair, J. Brodlieb, C. Highsmith, R. Coburn

PUBLIC HEARINGS - HISTORIC

On the application of **THOMAS & MEREDITH JOYCE**, there is a request for an adjournment to August 12, 2019.

MOTION by R. Coburn, seconded by C. Highsmith

To approve the applicant's request for adjournment to August 12, 2019 on the application of THOMAS & MEREDITH JOYCE.

On Vote: Chair, J. Brodlieb, C. Highsmith, R. Coburn

On the application of **LOUSIE KORAL**, 68 North Main Street, David Gilmartin, William Koral and Alex Latham are here to represent the applicant. New drawings were submitted last week. The house will be kept in the same location. The front of the existing house will remain the same.

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The rear of the house will have an addition but they have reduced the size of that since last time. The garage will be maintained and is now part of the application. There is an existing aluminum roof there that will be replaced with an open wood roof and porch. On the main house the front porch will be wood and the shape of the columns will be matched and changed to 3 columns as opposed to 4 as currently exists. The windows and the dormers have been reduced. The pitch is much smaller. The building has been shortened as well to make it subservient to the original house. The 3 bay window has been reduced to 2 bay. The chimney has been reduced. The ridge height has been reduced as well. Mr. Studenroth recommending changing the roof form, since it appears discordant. The end posts that support the front porch, should fall at the end of the porch and not be inset. This will be corrected. The ridge line doesn't meet. It is off slightly. Mr. Latham will have to think about this aspect and see if there is something that he can do to make it work. Chair would like the rear porch roof changed from metal. Mr. Studenroth stated that the original roof was metal but it didn't show since it was flat, and suggested making the rear roof like that so that it doesn't stand out as much. It will be leaded copper, hand done so that it will be only 1/2" thick like in the house across the street. Chair is alright with that. J. Brodlieb doesn't feel that the addition is subservient and is not in favor of the application.

John Bennett, is in favor of this property. He drives past this every day and will be looking at it. This was a furniture store in the past with plate glass windows. The scale is appropriate and the addition is subservient.

MOTION by R. Coburn, seconded by C. Highsmith
To **close the application of LOUISE KORAL for written decision only.**
On Vote: Chair, C. Highsmith, R. Coburn, J. Brodlieb

On the application of **LIFTON GREEN, LLC**, 270 Ox Pasture Road, there is a request for an adjournment to July 22, 2019.

MOTION by R. Coburn, seconded by C. Highsmith
To **applicant's request for adjournment on the application of LIFTON GREEN, LLC to July 22, 2019.**
On Vote: Chair, C. Highsmith, J. Brodlieb, R. Coburn

On the application of **72 GIN LANE, LLC**, 72 Gin Lane, there is a request for adjournment to the August 12, 2019 meeting.

MOTION by R. Coburn, seconded by C. Highsmith
To **approve the applicant's request for adjournment on the application of 72 GIN LANE, LLC to August 12, 2019.**
On Vote: Chair, J. Brodlieb, C. Highsmith, R. Coburn

ADVISORY CASES FROM ZONING BOARD OF APPEALS

LIFTON GREEN LLC, 270 Ox Pasture Road - John Bennett is here to represent the application. There is a request for adjournment to July 22, 2019 by John Bennett. There was nothing to indicate to the Board that there was a request from the ZBA for referral.

MOTION by C. Highsmith, seconded by R. Coburn

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To approve the applicant's request for adjournment on the application of LIFTON GREEN LLC to July 22, 2019.

On Vote: Chair, J. Brodlieb, C. Highsmith, R. Coburn

THOMAS & MEREDITH JOYCE, 765 Hill Street - John Bennett is here to represent the applicant. The neighbor to the east, Keith Green would not object to the proposed plan based on the caveat that the historic building be moved back 30' but left in the location that it is in now and an appropriate landscape plan. Mr. Bennett proposed removing the rear of the building and read from the report stating the condition of the building. He offered the board to walk around the property. Mr. Robinson stated that there was never a prima facia presentation of the application after the article 78 was filed two years ago. The application has been adjourned over and over again. This is a negotiation that Mr. Bennett is under obligation to make according to the court. An adjournment was requested due to the fact that Mr. Bennett needs time to bring in an expert in for testimony.

MOTION by C. Highsmith, seconded by R. Coburn

To approve the applicant request for adjournment on the application of THOMAS & MEREDITH JOYCE to July 22, 2019.

On Vote: Chair, J. Brodlieb, C. Highsmith, R. Coburn

MOTION by R. Coburn seconded by C. Highsmith

To adjourn tonight's meeting.

On Vote: Chair, J. Brodlieb, R. Coburn, C. Highsmith

MOTION by R. Coburn, seconded by Chair

To re-open the meeting.

On Vote: Chair, J. Brodlieb, C. Highsmith, R. Coburn

MOTION by R. Coburn, seconded by

To re-open THOMAS & MEREDITH JOYCE.

On Vote: Chair, J. Brodlieb, C. Highsmith, R. Coburn

The request for adjournment was made to August 12, 2019 instead of July 22, 2019

MOTION by R. Coburn, seconded by C. Highsmith

To approve the applicant's request for adjournment on the application of THOMAS & MEREDITH JOYCE til AUGUST 12, 2019.

On Vote: Chair, J. Brodlieb, C. Highsmith, R. Coburn

MOTION by R. Coburn seconded by C. Highsmith

To adjourn tonight's meeting.

On Vote: Chair, J. Brodlieb, R. Coburn, C. Highsmith

Respectfully submitted by: Antoinette Edwards 7-8-19

Village Clerk