

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
JULY 22, 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 22, 2019 at 7:00pm.

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

Counsel for the Board Elbert W. Robinson was present. Historic Consultant Zachary Studenroth was absent.

MOTION by Chair, seconded by R. Coburn

To **open tonight's meeting.**

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

MOTION by R. Coburn, seconded by Chair

To **approve the minutes from the July 8, 2019 meeting as amended.**

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

Abstain: C. Highsmith

SIGNS

On the application of **CVS PHARMACY**, 111 Main Street, Alexandria Moringiello and Arlene Melis are here to represent the applicant. The sign will be changed to the color red and will be enlarged. There is a new heart logo, this is what makes it larger. C. Redding is not in favor of the color, in the past CVS has requested red and it was not harmonious with the neighborhood and the history of the Village. Chair is not in favor of the color either. C. Highsmith stated that he also remembers the history of this application and there was a lot of time spent to explore having the sign red, in the end black was used because it was more traditional. The Board would like to see the sign black. They will change the sign to black.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of CVS PHARMACY changed to the color black.**

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

On the application of **MAX-BONE**, 83 Jobs Lane, there is no one here to represent the applicant. The board reviewed the application. This is for 3 signs, a window front, storefront and a door sign. The storefront sign is 12 inches wide x 48 inches in length. The windows sign says "The Hamptons" with the same logo in pink. The door sign is the logo in pink on the door.

MOTION by Chair, seconded by R. Coburn

To **approve the storefront, window and door sign on the application of MAX-BONE.**

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

On the application of **ONE KINGS LANE**, 5 Main Street, Elizabeth Jameson is here to represent the applicant. This is for exterior signage and an awning. The awning was there but the color is changing. The color for the awning is not in the file. It will be a green and white. The window signs will be in white. They would like to change the door color as well but this is a separate application. Plain English is another business that will be offered as a fixture in their store. The

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board doesn't feel that Plain English shouldn't be put on the window since this is something sold within the store. There is too much verbiage. The board is willing to approve the sign and on the windows sign they would be willing to allow "ONE KINGS LANE" only.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of ONE KINGS LANE for the awning and for the window signs with the words "ONE KINGS LANE" only.**

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

On the applicaiton of **TWOMEY, LATHAM, SHEA, KELLY, DUBIN & QUARTARO**, this was not on the agenda. This will be adjourned to the next meeting.

On the application of **CORCORAN**, this was not one the agenda and will be adjourned to the next meeting.

WRITTEN DECISION

On the application of **BEECHWOOD LATCH LLC**, 101 Hill Street, the decision is in the file and has been reviewed by the board.

MOTION by C. Highsmith, seconded by R. Coburn

To **approve the written decision on the application of BEECHWOOD LATCH LLC.**

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

On the application of **LOUISE KORAL**, 68 North Main Street, there is a written decision in the file.

MOTION by C. Highsmith, seconded by R. Coburn

To **approve the written decision on the application of LOUISE KORAL.**

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

PUBLIC HEARINGS - NON-HISTORIC

On the application of **EMILY R. McCARTHY**, 63 Hunting Street, John McCarthy is here to represent the applicant. There is nothing new added to the application. Mr. McCarthy asked for a vote despite the fact that there is a full board. R. Coburn is happy with the change of the second floor window. It is unfortunate that the garage ended up that way but not egregious so he will vote in favor of the ammendment.

MOTION by C. Highsmith, seconded by C. Redding

To **approve the application of EMILY R. McCARTHY.**

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

Nay: Chair

On the application of **VINCENT & BONNIE PONTE**, 455 Wickapogue Road, Mike Zelenski is here to represent the applicant. Michael Wallin and Mark McAteer are here as well. New plans were submitted to the file Wednesday last week. Chair asked to view but was told there was nothing new. Cedar shakes will be used for the roof, there is some standing seam roof still over the side door. The windows have been reduced by 40%. Renderings were submitted. The

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railing was changed to wood instead of cable. No corner boards but wood slats will be used and a sample was presented. Roman brick will be used. The cantilever was removed and the free standing gable was used. The board is happy with the response. Transparent stain will be used. The accent use of the staining steam roof Mr. Coburn finds acceptable. The metal will be bronze. The front door will be oak instead of glass. The sunken terrace is not favored by the board this is screened with two rows, it is double walled with boxwood. The property is surround by 12'-14' privet. 4 sycamore trees will be used as well as crepe myrtle. A landscape plan was reviewed. The pool and the tennis court is surrounded by privet, this is existing and will remain. There are driveway gates in a farm style, there is plenty of transparency. There is no lighting on the gate.

MOTION by C. Redding seconded by R. Coburn
To **approve 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 neighbors have had time to review the plans at this point.

Madeline VanJon, representing Bridget Fitzgerald, the landscaping is still of concern since the plan had been withdrawn. The hedge also needs to be maintained and there is no indicator that this will be maintained.

Mr. Oliveri stated that he doesn't know who the landscape architect. They plan on building the approved plan. Mr. Oliveri did his own plan due to this.

Bridget Fitzgerald stated there is currently a privet hedge. The lots are narrow and the privet isn't enough screening. Evergreen should be used. The previous plan wasn't for evergreen in Mr. Coburn memory. The privet was to be filled in where there was spacing. Mr. Oliveri wants to make the house look good and will do what is right. A specific landscape plan dated 7-22-19 will be submitted to the record.

MOTION by Chair, seconded by R. Coburn
To **approve the applicant's request for adjournment on the application of WICKAPOGUE 1, LLC with the approved July 22, 2019 landscape plan submitted to the record.**
On Vote: Chair, J. Brodlieb, C. Highsmith, R. Coburn

On the application of **EMILIA & IMRICH KALLAN**, 90 Murrany Lane, Christopher Caruso is here to represent the applicant. This is for a 800 sq.ft. poolhouse. It is raised on a stone plinth due to FEMA compliance.

MOTION By R. Coburn, seconded by C. Redding
To **approve the application of EMILIA & IMRICH KALLAN.**
On Vote: Chair, C. Redding, R. Coburn, C. Highsmith

On the application of **PAIRAJ & LEIA YOUNGVANICH**, 169 Elm Street, Siyu Liu is here to represent the applicant. The house will be added on to on the south side and square off the NW corner. This is a narrow lot, only 50' wide. The flat roof is unusual in this neighborhood. The 4' addition isn't harmonious in its proportion and changes this within the home. The large exterior

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chimney is also not compatible with the neighborhood. The board is also concerned with the age of the house and would like to have Mr. Studenroth look at it for dating.

Barbara Wilson is concerned about the proximity of the addition to her home.

Kevin Finnegan, it is a small house and a growing family and he feels it could be done in a pleasing way. He feels that the addition is appropriate.

MOTION by C. Highsmith, seconded by R. Coburn

To approve the applicant's request for adjournment on the application of PAIRAJ & LEIA YONGVANICH.

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

On the application of **71 FLYING POINT MANAGEMENT LLC**, 71 Flying Point Road, Mike Zelenski and Chuck Thomas are here to represent the applicant. The existing house will be taken down. A red cedar roof, a combo board and baton and shiplap with a butt joint will be used. Metal roof will be used in three places as a highlight. A sample was presented, it is aluminum color. Cedar will remain natural. This house is set way back from the road. The opaque glass is harmonious. Mr. Thomas can remove the opaque glass and it would be two different units with board and baton separating the two. The south elevation has a lot of different roof angles, however the dormers step back and it all the angles will not be seen at the same time. The board would like the window squared off, and for the applicant to think about the roof. The window in the bath and the study is off alignment, Mr. Coburn would like to have this reviewed. The sq.ft. is wrong with the application not on the plans.

The pool house is 14' high. The materials will match the proposed home in board and baton with clear cedar.

MOTION by R. Coburn, seconded by C. Redding

To approve the applicant's request for adjournment on the application of 71 FLYING POINT MANAGEMENT LLC.

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

On the application of **HERMAN LAMISON JR**, 153 David Whites Lane, Frank DeVito is here to represent the applicant. The houses was taken down so instead of adding on as was originally approved, this plan is for an entirely new structure. The chimney is stacked stone, fully masonry. The roof will be gray black asphalt. The north roof line is too long, and the entrance is awkward in Mr. Coburn opinion.

MOTION by Chair, seconded by C. Highsmith

To approve the amended application for HERMAN LAMISON JR.

On Vote: Chair, C. Redding, C. Highsmith

Nay: R. Coburn

PUBLIC HEARINGS - HISTORIC

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On the application of **THOMAS & MEREDITH JOYCE**, this is adjourned to August 12, 2019.

On the application of **LIFTON GREEN, LLC**, 270 Ox Pasture Road, there is a request for an adjournment to August 12, 2019.

MOTION by C. Redding seconded by R. Coburn

To **applicant's request for adjournment on the application of LIFTON GREEN, LLC to August 12, 2019.**

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

On the application of **72 GIN LANE, LLC**, 72 Gin Lane, this is adjourned to the August 12, 2019 meeting.

On the application of **OCWEN-DEUTSCHE BANK**, 155 Hampton Road, there is a letter requesting an adjournment to August 12, 2019.

MOTION by C. Redding, seconded by C. Highsmith

To **approve the applicant's request for adjournment on the application of OCWEN-DEUTSCHE BANK.**

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

ADVISORY CASES FROM ZONING BOARD OF APPEALS

LIFTON GREEN LLC, 270 Ox Pasture Road - there is no record requesting an adjournment. There is no one here to represent the applicant. Therefore the board protests to adjourn to the next meeting.

MOTION by Chair, seconded by

To **adjourn the application of LIFTON GREEN LLC to August 12, 2019.**

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

THOMAS & MEREDITH JOYCE, 765 Hill Street - this is adjourned to August 12, 2019.

MOTION by R. Coburn seconded by C. Highsmith

To **adjourn tonight's meeting.**

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

MOTION by R. Coburn seconded by C. Highsmith

To adjourn tonight's meeting.

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

Respectfully submitted by: Antoinette Edwards 7-22-19

_____ Village Clerk