

**BOARD OF ARCHITECTURAL REVIEW &  
HISTORIC PRESERVATION  
VILLAGE OF SOUTHAMPTON  
JULY 27, 2020**

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 27, 2020 at 7:00pm.

Board members Chair Susan Stevenson, Jeffrey Brodlieb and Sarah Latham and Peter DeWitt were present.

Counsel for the board Alice Cooley and Historic Consultant Zachary Studenroth was present.

MOTION by S. Latham, seconded by J. Brodlieb

To open tonight's meeting.

On Vote: Chair, J. Brodlieb, S. Latham, P. DeWitt

MOTION by Chair seconded by P. DeWitt

To **approve the minutes of the July 13, 2020 meeting as corrected.**

On Vote: Chair, J. Brodlieb, S. Latham, P. DeWitt

**SIGNS**

On the application of **PARK SMILES SOUTHAMPTON**, 491 Hampton Road, Rubin Cohen is here to represent the applicant. The board would like to see a reduction on the size of the sign. It appears Billboardish. It is 48"x36" in size. This will be reduced to 9 sq.ft.. The board agrees on this with the applicant. It will be reduced by 25%.

MOTION by Chair, seconded by S. Latham

To **approve the application of PARK SMILES SOUTHAMPTON with the reduction of 25% bringing the sign size to 9 sq.ft..**

On Vote: Chair, J. Brodlieb, S. Latham, P. DeWitt

**WRITTEN DECISIONS**

On the application of **ANTHONY PADUANO**, 137 South Main Street, there is a written decision in the file.

MOTION by Chair, seconded by S. Latham

To **approve the application of ANTHONY PADUANO as written.**

On Vote: Chair, J. Brodlieb, S. Latham, P. DeWitt

On the application of **ONE POND LANE OWNER LLC**, 1 Pond Lane, there is a written decision in the file.

MOTION by S. Latham, seconded by P. DeWitt

To **approve the application of ONE POND LANE OWNER LLC as written.**

On Vote: Chair, J. Brodlieb, S. Latham, P. DeWitt

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On the application of **JOHNSON-NAVARRE PROPERTIES LLC**, 37 South Main Street, there is a written decision in the file.

MOTION by S. Latham seconded by J. Brodlieb  
To **approve the application of JOHNSON-NAVARRE PROPERTIES, LLC as written.**  
On Vote: Chair, J. Brodlieb, S. Latham, P. DeWitt

On the application of **199 COOPERS LANE LLC**, 199 Coopers Neck Lane, there is a written decision in the file.

MOTION by S. Latham, seconded by P. DeWitt  
To **approve the application of 199 COOPERS LANE LLC as written.**  
On Vote: Chair, J. Brodlieb, S. Latham, P. DeWitt

On the application of **WHITE FENCE INC**, 409 First Neck Lane, there is a written decision in the file.

MOTION by S. Latham, seconded by P. DeWitt  
To **approve the application of WHITE FENCE INC as written.**  
On Vote: Chair, J. Brodlieb, S. Latham, P. DeWitt

On the application of **BATH REALTY ASSOCIATES, LLC**, 30A Jobs Lane, there is a written decision in the file.

MOTION by S. Latham, seconded by P. DeWitt  
To **approve the application of BATH REALTY ASSOCIATES, LLC as written.**  
On Vote: Chair, J. Brodlieb, S. Latham, P. DeWitt

**DRIVEWAY GATES - NON-HISTORIC**

On the application of **STEVEN BOYD**, 104 Foster Crossing, Brian Mahoney is here to represent the applicant. The gates are 7'x11'. The transparency has been increased to 50%.

MOTION by S. Latham, seconded by J. Brodlieb  
To **approve the application of STEVEN BOYD.**  
On Vote: Chair, J. Brodlieb, S. Latham, P. DeWitt

**PUBLIC HEARINGS - NON-HISTORIC**

On the application of **JOSEPH KUNDRAT**, 95 Burnett Street, there is a letter requesting an adjournment to August 10, 2020.

MOTION by Chair, seconded by S. Latham  
To **approve the applicant 's request for adjournment on the application of JOSEPH KUNDRAT to August 10, 2020.**  
On Vote: Chair, S. Latham, J. Brodlieb, P. DeWitt

On the application of **23 COOPER STREET GROUP LLC**, 23 Cooper Street, there is a letter requesting an adjournment to August 10, 2020.

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MOTION by S. Latham seconded by P. DeWitt

To **approve the applicant 's request for adjournment on the application of 23 COOPER STREET GROUP LLC til August 10, 2020.**

On Vote: Chair, J. Brodlieb, S. Latham, P. DeWitt

On the application of **JOSEPH NEGRI**, 81 Halsey Street, this is adjourned til September 14, 2020.

On the application of **THOMAS & MINDY FORTIN**, 190 Little Plains Road, Michael Smith and Steven Lasky are here to represent the applicant. The first floor windows have been made taller. The sidelights have been made smaller. The chimneys have been removed. A streetscape was requested but has not been submitted in the way that the board had requested, it shows volume. This will be sited back more than the neighboring properties. An aerial view was reviewed. The architectural changes are favored by the board. J. Brodlieb asked Chris Talbot if tased on the 60/40 rule where is measurement taken, it would be from the front line of the house.

MOTION by S. Latham, seconded by J. Brodlieb

To **approve the application of THOMAS & MINDY FORTIN.**

On Vote: Chair, S. Latham, J. Brodlieb, P. DeWitt

On the application of **PAUL MCCORMICK**, 45 Coopers Street, Eric Peterson is here to represent the applicant. The side yard is 21'7" at the shortest point. This is for an addition to the pool house, the ridge height will be 16'.

MOTION by P. DeWitt, seconded by S. Latham

To **approve the application of PAUL MCCORMICK.**

On Vote: Chair, J. Brodlieb, S. Latham, P. DeWitt

**PUBLIC HEARINGS - HISTORIC**

On the application of **THOMAS & MEREDITH JOYCE**, 765 Hill Street, this is before the ZBA and is adjourned thru August 24, 2020.

On the application of **BLC HILLSIDE INVESTMENTS LLC**, 132 South Main Street, there is a ZBA decision in the file. Tiffany Scarlotto is here to represent the applicant. The ARB was awaiting the decision on the orientation of the barn. The barn will be modified.

MOTION by P. DeWitt, seconded by S. Latham

To **close the application of BLC HILLSIDE INVESTMENTS LLC.**

On Vote: Chair, J. Brodlieb, S. Latham, P. DeWitt

On the application of **BHNH LLC**, 109 Hampton Road, Eric Ajemain and Noreen Howard are here to represent the applicant. This house is from 1825. There has been changes that were made to the house over the years. The roof lines have been kept low. There is an addition that is on the rear, the rest of the house will be retained. The rear addition will have a single story with cathedral ceilings, this is to keep it out of view from the front elevation. The character of the existing house has been maintained and some of the "decorations" of the house have been removed to keep in with the period that it was built. The freeze is very important and it returned, this has been removed and this was an important element. The dormers are not part of the period. This has been changed into a bungalow, when it is a greek revival houses as well as the

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fact that this house is historical and needs to be preserved. The Board would like to have Mr. Studenroth make a site visit. There is a letter in the file from an architect in objection to the proposed plans. The slope of the roof for the addition is making the building appear as if the addition is a ranch. The roof sloping into a north facing wall is not how old buildings were built or would be added to.

MOTION by Chair, seconded by J. Brodlieb

To **approve the applicants' request for adjournment on the application of BHNH LLC.**

On Vote: Chair, J. Brodlieb, S. Latham, P. DeWitt

On the application of **BEECHWOOD LATCH LLC**, 101 Hill Street, Steve Dubb is here to represent the applicant. The arches have been removed.

MOTION by S. Latham, seconded by P. DeWitt

To **close the application of BEECHWOOD LATCH LLC for written decision.**

On Vote: Chair, J. Brodlieb, S. Latham, P. DeWitt

On the application of **JASON KHAN**, 155 Hampton Road, Siyu Liu and Jason Khan are here to represent the applicant. Affidavits of posting and mailing were submitted tonight. This is for a renovation. Proposed and existing conditions were reviewed. The flat portion is turnoff the century. The footprint was reviewed on the Sanborne Map and this property was on it. There are integrity issues already there. There is a cellar access. Mr. Studenroth will make a site visit. The details on the front porch will be retained. The columns are changing. The chimneys will be removed. The sashes have been replaced. There has been a lot of changes to this historical house. The proposal is suburbanizing this historical house. The windows proposed are black. This is an issue. The columns on the drawing are not what are existing, so if they are to match, the drawings need to be modified. The rear elevation has 3 windows that run together, this is an example of ratio of glass to wall is too large. This is a historical house and the changes made are not historical in keeping.

MOTION by J. Brodlieb, seconded by S. Latham

To **approve the applicant's request for adjournment on the application of JASON KHAN.**

On Vote: Chair, J. Brodlieb, S. Latham, P. DeWitt

On the application of **WOOLDON MANOR LLC**, 16 Gin Lane, John David Rose is here to represent the applicant. This is for window replacements. This is a contributing resource, the numbers have been changed so this is 16 Gin Lane but it is listed as 434 South Main Street. This is on the 1926 Sanborne Map. It is an accessory building. The windows are 20-30 years old, they are an insulated replacement window with TDL and wood muttons. There was a picture presented tonight of a pool house with one lite. This was a 60s style pool house. None of the opening sizes will be changed.

MOTION by Chair, seconded by S. Latham

To **approve the applicant's request for adjournment on the application of WOOLDON MANOR LLC.**

On Vote: Chair, J. Brodlieb, S. Latham, P. DeWitt

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MOTION by S. Latham, seconded by P. DeWitt  
To close tonight's meeting  
On Vote: Chair, J. Brodlieb, S. Latham, P. DeWitt

Respectfully submitted by: Antoinette Edwards 7-27-20

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Village Clerk