

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
AUGUST 10, 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, August 10, 2020 at 7:00pm.

Board members Chair Susan Stevenson, Jeffrey Brodlieb and Sarah Latham and Peter DeWitt were present. John Gregory was welcomed to the Board as a new member.

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

MOTION by P. DeWitt seconded by S. Latham

To open tonight's meeting.

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

MOTION by S. Latham seconded by P. DeWitt

To **approve the minutes of the July 27, 2020**

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

Abstain: J. Gregory

SIGNS

On the application of **PHILLIPS**, 1 Hampton Road, Marcus Ohunchy is here to represent the applicant. This is for 7 awnings. The awning should be slightly higher and project more from the building. This is a trial for the renter, they will be there for one month. The awnings will be white awnings with black writing. A canvas color that would match the limestone would be more harmonious for the awning color. The writing would remain black. Chair and J. Brodlieb are opposed to the signage on all the awnings. The sign over the door for the annex and the sign over the door provide adequate signage for the building. The Applicant asked about having banners for specific shows, the board referred this question to the Building Department. Revised plans are needed. The applicant requested an adjournment.

MOTION by S. Latham, seconded by P. DeWitt

To **adjourn the application of PHILLIPS.**

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

WRITTEN DECISIONS

On the application of **BLC HILLSIDE INVESTMENTS, LLC**, 132 South Main Street, there is a written decision in file.

MOTION by S. Latham, seconded by P. DeWitt

To **approve the application of BLC HILLSIDE INVESTMENTS, LLC as written.**

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

Abstain: J. Gregory

On the application of **ONE POND LANE OWNER, LLC**, 1 Pond Lane, there is an amendment to the written decision which was approved on July 27, 2020.

MOTION by S. Latham, seconded by P. DeWitt

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

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

On the application of **BEECHWOD LATCH, LLC**, 101 Hill Street, this is pending a decision

PUBLIC HEARINGS - NON-HISTORIC

On the application of **JOSEPH KUNDRAT**, 95 Burnett Street, James McChesney and John Bennett are here to represent the applicant. The windows and roof line have been simplified. Windows will be painted white. The garage door is the only item to change on the garage. Cedar shingles will be used for the siding. The revised plans are more harmonious with the neighborhood.

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

On the application of **23 COOPER STREET GROUP LLC**, 23 Cooper Street, John Bennett and Steve Moretta are here to represent the applicant. This is for a second story addition. The pool has been pushed back. Arborvitae will be placed on the north side and be maintained at a height of no less than 14'. There will be hedging on the west property line and where there is holes in this, it will be added to.

MOTION by P. DeWitt seconded by J. Gregory
To **approve the application of 23 COOPER STREET GROUP LLC with the landscaping plan**.
On Vote: Chair, J. Brodlieb, P. DeWitt, J. Gregory
Nay: S. Latham

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

On the application of **ROBERT MIN**, 127 Toyslome Lane, Carl Benincasa and Jason Poremba are here to represent this applicant. There is a demo permit in the file for the house and the garage. The garage will be rebuilt in the same footprint that was existing. This is a one car garage with changing room and storage in the garage. There will be no plumbing in this structure. This is not a pool house. Due to the changes in the plans on the garage, new plans need to be submitted and reviewed and the applicant will need to return to discuss this part. The surgery is new and was just submitted. The septic system was redesigned. This is a contemporary gable style home. Cedar stained shiplap in light gray will be used for the siding. The windows are dark anodized. A stone element will be used. Dormers should be used to keep in harmony with the neighborhood in order to get the volume for the applicant. Cues should be taken from the neighbors. The parking is in the front yard due to the septic in the rear. 4 cars are needed. The materials and the windows and the eaves are not harmonious in this context. The size and the scale of the balcony on the rear of the house is not accessible, this needs to be discussed in further detail. The columns are clear cedar. The existing plantings will remain. There is a lot of gravel, a shared driveway was suggested.

Joanne Johnson, a noticed neighbor, is concerned about the significant increase in lot coverage. The setbacks do not appear to code to her. There will be 3 driveways, she was concerned

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about parking on the lots. The integrity to the neighborhood and the adherence to village codes needs to be reviewed by the Board.

MOTION by S. Latham, seconded by P. DeWitt

To **approve the applicant 's request for adjournment on the application of ROBERT MIN.**

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

On the application of **129 TOYLSOME LLC**, 129 Toylsome Lane, James Meryl and Peter Cardel are here to represent the applicant. This is a narrow lot. This is 3200 sq.ft. Cedar shingles and vertical siding left natural will be used. The windows will be a dark green Marvin window. The board asked if the color presented could be toned down one shade.

Joanne Johnson, who spoke during the previous meeting's record, is concerned about the significant increase in lot coverage. The setbacks do not appear to code to her. There will be 3 driveways, she was concerned about parking on the lots. The integrity to the neighborhood and the adherence to village codes needs to be reviewed by the Board. The garage is not part of this application.

MOTION by J. Brodlieb, seconded by J. Gregory

To **approve the application of 129 TOYLSOME LLC.**

On Vote: Chair, J. Gregory, S. Latham, J. Brodlieb

Nay: 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 **BHNH LLC**, 109 Hampton Road, there is a request for adjourned to August 24, 2020.

MOTION by Chair, seconded by J. Brodlieb

To **approve the applicant 's request for adjournment to August 24, 2020 on the application of BHNH LLC.**

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

On the application of **JASON KHAN**, 155 Hampton Road, Siyu Liu and Jason Khan are here to represent the applicant. The addition will be lowered to keep in subservient. The new plan reflects the comments on Mr. Studenroth's report. The original brackets will be reused and if they aren't able to be restored; they will be built to match. The window and front door moldings will be restored as well. The flare on the gable has been matched as best as they can. The porch will be wood and slightly elevated. The eave line is continuous with the house, the board would like this to drop down to maintain the subservient look. The addition should have hips, not gable roof. The roof eave needs to drop in elevations to eave of existing wings to be demolished. A suggestion was made to terminate the bottom of the new cricket with trough rather than point as shown. New additions need to be achieved with different fabric. They board would like the two exterior sliders removed to reduce glazing. There were no fireplaces on this house historically.

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MOTION by Chair, seconded by J. Gregory

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

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

On the application of **WOOLDON MANOR LLC**, 16 Gin Lane, John David Rose is here to repress the applicant. This is a contributing building, it was mislabeled. The old address was 333 South Main Street. There was a letter from a builder that was submitted that all of the windows need replacement. Pictures of the windows were shown, the windows were made out of oak.

These were TDL. They are proposing to use SDL. A picture from 1963 shows no muttons on the pool house windows. However the earliest documents from Ann Surgants book do not show the windows without mutton. The purpose of the project is to bring more light into the house.

Mr. Studenroth stated that a Tudor revival house that has a pool house needs to stay in the style of the main house. The report was only delivered this morning to Mr. Rose, he needs a chance to discuss this with his clients.

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, J. Gregory

On the application of **412 FIRST NECK LANE LLC**, 412 First Neck Lane, Kirk Lehman is here to represent the applicant. The addition to the house will be kept in the style of the main house. The pergola will be done with reclaimed wood. Cedar shingle roof will be used. The brick will match the main house and the windows are to match as well. The eave line is down to the first floor. The addition is 54', this is sizable. The main house in width is broken up. The amount of glass facing Lake Agawam is a concern of the board. The addition is too tall and the windows are overbearing and take over the facade. The garage was reviewed and the board is pleased with that.

MOTION by Chair, seconded by S. Latham

To **approve the applicant 's request for adjournment on the application of 412 FIRST NECK LANE, LLC.**

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

MOTION by S. Latham, seconded by P. DeWitt

To close tonight's meeting

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

Respectfully submitted by: Antoinette Edwards 8-10-20

Village Clerk