

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
SEPTEMBER 23, 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, September 23, 2019 at 7:00pm.

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

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

MOTION by R. Coburn, seconded by C. Redding
To **open tonight's meeting.**

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

MOTION by R. Coburn, seconded by C. Redding
To **approve the minutes from the September 9, 2019 meeting.**

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

Abstain: C. Highsmith

SIGNS

On the application of **TWOMEY, LATHAM, SHEA, KELLY, DUBIN & QUARTARO**, Katharina Grinkov and Stacy Menzer are here to represent the application. Photos and documentation of free standing signs on North Sea Road were submitted. The westerly wall sign will be removed. Illumination is proposed of 75 watts or less for the free standing sign. It is a small light bar that is projected down. The same type of illumination is on "One Kings Lane". It was also offered to illuminate from the bottom or with goose neck lights. The bar is less than 60 watts. Two posts can be used to hold the sign. This is what the board prefers. The sign is long but it is not very high. It is the same size as the one on the building. J. Brodlieb isn't in favor of the free standing size but would be more inclined if smaller by 50% and with no lighting. The size is permitted by the code. The Kesler gallery used to have an approved free standing signs in 2013. The precedent has been set. That sign was not illuminated. The sign is 8' by 2'. C. Highsmith suggested changing the dimension of the sign instead of it being long maybe being a more square shape, with the same square footage. This is the corporate logo. R. Coburn is not in favor of the lighting however has no issue with the sign itself. The lighting will be center and shining right on to the logo. Upon review it was revealed that the sign is parallel with North Sea Road and will not be visible from Prospect Street. Mrs. Grinkov would like to get a vote with the condition that it will not be illuminated. She would like to reserve the right to appeal the approval if necessary.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of TWOMEY, LATHAM, SHEA, KELLY, DUBIN & QUATARTARO without illumination and with the removal of the sign on the building with two posts.**

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

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On the application of **SOUTHOLD PROPERTIES**, 43 Hill Street, Kenneth Karlin is here to represent the application. This is for a painted sign on the side of the building. The signage should be on the sign and not on the building. The board would like a free standing sign. Mr. Karlin will propose a free standing sign. It was suggested to place the sign on the left side of the driveway on the way up to the parking area.

MOTION by C. Redding, seconded by R. Coburn

To **approve the applicant's request for adjournment on the application of SOUTHOLD PROPERTIES**

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

On the application of **DIRECT ACCESS REAL ESTATE INC**, Nicholas Cerrato is here to represent the applicant. This is a black background with white writing. The Board would like "Call Nick" removed. Mr. Cerrato will "blue it out", the board would like it painted or taped out.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of DIRECT ACCESS REAL ESTATE INC without the wording "Call Nick"**.

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

On the application of **UBS BUILDERS**, the board reviewed the rendering. It is a simple sign.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of UBS BUILDERS.**

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

WRITTEN DECISION

On the application of **OLD TOWN LODGE #908**, 40 Main Street, there is a written decision in the file.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of OLD TOWN LODGE #908 as written.**

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

PUBLIC HEARINGS - NON-HISTORIC

On the application of **PAIRAJ & LEIA YOUNGVANICH**, 169 Elm Street, Siyu Liu is here to represent the applicant. The rear porch has been removed. The second floor has been reduced so that it is shorter than the existing footprint. The length of the roof therefore is reduced. The meshed will be removed. There are CO's on the shed and the garage. The chimney is proposed to be used. It is very old and it is a liability so she would like to remove it. The window on the south elevation on the second floor will be removed. A return on the right side of the gable will be added. This will be marked up on the plans tonight. Mr. Brodlieb would like the shed relocated. The garage and shed plans were reviewed. The fence is for the pool.

MOTION by R. Coburn, seconded by C. Redding

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To approve the application of PAIRAJ & LEIA YOUNGVANICH subject to ZBA approval and amended rear gable on the right side.

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

On the application of **McDONALD'S USA, LLC**, 12 North Sea Road, there is a letter to adjourn this application to October 14, 2019 however there is no meeting that night due to Columbus day, the building department will inform the applicant that this is adjourned to October 28, 2019.

MOTION by R. Coburn, seconded by C. Redding

To approve the applicant's request for adjournment to October 28, 2019.

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

On the application of **CHE WIJESINGHE**, 150 Harvest Lane, David Sherwood is here to represent the applicant. The garage will be removed. The garage will be replaced and will be two car and face the street. The single story wing will be made into a second story. There will be an addition in the rear and new decks as well as a pool and terracing. The impact to the street is minimal since there is landscaping in Mr. Sherwood opinion. Red cedar shingles for the walls and asphalt roof, 6 over 6 double hungs and white trim will be used. New entry door is proposed, 4 light over one panel door. As of now the garage faces east and it is currently set in the middle of the property. Mr. Brodlieb stated that there are options on this property and they need to see how to get the doors on the side of the house or in the rear as it was.

MOTION by R. Coburn, seconded by C. Redding

To approve the applicant's request for adjournment on the application of CHE WIJESINGHE.

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

On the application of **CLT SH PROPERTIES LLC**, 97 Prospect Street, Cristina Toscano and Daniel Gomez are here to represent the applicant. Cedar shingle, Anderson 400 windows, Azek trim, board and baton shutters for the front elevation navy in color and asphalt roof. The garage door is facing the front. It is a carriage style door. J. Brodlieb has an issue with the front facing garage door, as well as the rest of the board. It was suggested that the garage be placed in the rear by Mr. Brodlieb. There are heavy hedges and Ms. Toscano stated that it will not really be seen. However the board is still opposed to the street facing garage. Mr. Coburn would love to see the house less wide.

MOTION by R. Coburn, seconded by C. Redding

To approve the applicant's request for adjournment on the application of CLT SH PROPERTIES LLC.

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

PUBLIC HEARINGS - HISTORIC

On the application of **THOMAS & MEREDITH JOYCE**, 765 Hill Street, this is adjourned to November 25, 2019.

On the application of **LIFTON GREEN, LLC**, 270 Ox Pasture Road, this is adjourned to October 28, 2019.

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On the application of **CAROL WELCH**, 340 Hill Street, Carol Welch is here to represent the applicant. Mrs. Welch stated that there is nothing that they can do to change the addition to the house. This is only 303 sq.ft.. It doesn't go beyond what is there. None of the neighbors have complained and it is not visible from the street. In 2007 the plans were marked "wickham gray" and she decided to leave it natural. It appears that the siding on the house was replaced. There was mold according to Mrs. Welch and it was taken down to the stud. The exterior wall shingle was to remain according to Mr. Studenroth. According to Mrs. Welch it was to remain the same in kind. In preservation objectives modifications were made and they had the effect of transforming the house into something larger and less historic. Mr. Studenroth stated that one feature is the decorative features on the front of the house, Mrs. Welch stated that she had missed that and it was done in error. Mr. Coburn feels that the new proposal is responsive from the last proposal and he likes the architecture. Mr. Coburn is concerned with the historic loss and was looking for some changes back to the historic nature. The shingles are sealed. The shingle detail on the front facade and the shutters will be added back to the house as per Mr. Coburn's request. C. Highsmith finds that the addition is in keeping with existing house. Mr. Brodlieb can't vote in favor of it when it is in violation of what was previously approved. The front door is stained. The shutters should be louvered. The color of the house doesn't matter.

The neighbor has objected to the screening on the side. She has a 6' fence that is 125' long. There will be a second story added now so the neighbor would like additional screening.

The board doesn't feel that there is any additional screening required and it is an unnecessary request.

MOTION by C. Redding, seconded by R. Coburn

To close the public hearing on the application of CAROL WELCH for written decision subject to new plans being submitted with the dental detail and the shutters.

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

On the application of **SCOTT TEGETHOFF**, 261 North Main Street, Ric Stott is here to represent the application. The windows are being changed. The proposed steps are not in harmony with the historic nature of the house. The applicant would like to make the front porch larger. Mr. Stott took pictures of porches in the village. They are 8' wide most of them and some of them are on period houses. The client would like to change the porch to keep up with modern times. Mr. Studenroth stated that this porch is scaled to the period of the house. Before and after pictures of the proposed porch were shown. Scale and proportion are what are addressed in the guidelines according to Mr. Stott and he doesn't think there is enough change for it to be denied. The guidelines state that you should not replace a porch according to Mr. Bruyn. The house will be stained. There are two ss nails in every course on the shingles. The windows on the north west side will be changed. The roof will extend out 7'. The eastern porch will be omitted as well as the color change. There will be no changes to the fenestration to the original house, this will be corrected on the plans.

MOTION by C. Redding, seconded by R. Coburn

To close the public hearing on the application of SCOTT TEGETHOFF subject to the submission of updated plans for written decision.

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

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On the application of **CHRISTOPHER MOORE**, 509 First Neck Lane, Melissa Dedovich and Marsella the project architect are here to represent the applicant. This is for a pool house. The same materials are to be used.

MOTION by C. Redding, seconded by R. Coburn

To **close the public hearing on the application of CHRISTOPHER MOORE for written decision.**

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

On the application of **PASSFIELD HALL PARTNERS LLC**, 139 South Main Street, John David Rose is here represent the applicant. This had a COA. This is not visible from the street. The board has reviewed the plans. 6 over 1 windows, cedar shingles on the roof, cedar siding, mahogany painted white and full masonry brick chimney as well as lead coated copper gutters and leaders.

MOTION by C. Redding, seconded by R. Coburn

To **close the application of PASSFIELD HALL PARTNERS LLC for written decision.**

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

On the application of **EMANON SOUTH CORP**, 276 North Main Street, Michael White is here to represent the applicant. A white farmhouse with metal roof and stucco is presented with black windows. This is acre lot. Privet will be in the front. The house to the house is screened. This is 80' from the street. The roof is 31'5". Chair stated that there are no metal houses in the north main street district. This was an original 3 acre lot with 9 buildings, some of them had stucco and metal houses according to Mr. White. Mr. Bruyn told chair to ask how the standards in the code and the guidelines are being met by the applicant. Mr. White offered the siding and the roof to be changed to shingles. Mr. Coburn stated that there is more to it than that, there are 45 degree angles as well as a metal roof and a slab awning hung by cable. There are also railings on the porches and the stairwell are modern in feel as well. This house is appropriate for the middle of a historic district. The windows feel industrial. The design is wrong for the historic district and it is not compatible. This area is different from the houses down by the beach.

MOTION by R. Coburn seconded by C. Redding

To **on the application of EMANON SOUTH CORP.**

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

REQUEST FOR LANDMARKING

On the application of **OUR LADY OF POLAND RC CHURCH**, 35 Maple Street, the applicant asked for the board to landmark them. The building is a contributing resource. They already are landmarked so to speak. There is nothing more for the board to do. R. Coburn stated that if this is being done for grants the board should provide documentation for them. The Board will ask counsel to draft a letter recognizing it as a landmark. It needs to be clarified that this is in the historic district. Mr. Studenroth will clarify.

The board discussed landmarking and the designation of expanding the district. Mr. Bruyn suggested that the facts come first. Experts are needed to tell us about the inventory and to inform us about expanding the district. There are expenses to do this. The survey update was

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paid for thru a grant in 2004. This is now 15 years old. Mr. Coburn would like the steps that we would take to pursue this.

ADVISORY CASES FROM ZONING BOARD OF APPEALS

LIFTON GREEN LLC, 270 Ox Pasture Road this is adjourned to October 28, 2019.

THOMAS & MEREDITH JOYCE, 765 Hill Street - there is a letter requesting adjournment to October 28, 2019.

MOTION by R. Coburn, seconded by C. Redding

To approve the applicant's request for adjournment on the application of THOMAS & MEREDITH JOYCE til October 28, 2019.

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

MOTION by R. Coburn seconded by Chair

To adjourn tonight's meeting.

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

Respectfully submitted by: Antoinette Edwards 9-23-19

_____ Village Clerk