

Inc. Village of Southampton
Board of Architectural Review and Historic Preservation
October 12, 2021

Due notice has been given, the public hearing of the Board of Architectural Review and Historic Preservation for the Village of Southampton was held via video conferencing on Tuesday, October 12th, 2021 at 7pm.

Board members Chair Jeffrey Brodlieb, Sarah Latham, Peter DeWitt, John Gregory and Mark McIntire are present.

MOTION by Chair, second by M. McIntire

To open tonight's meeting.

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

Counsel for the board, Alice Cooley is present

Due to the large amount of adjournment requests the chair shared the agenda.

Motion by Chair second by P. DeWitt

To approve the minutes of August 9th

Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

Motion by Chair second by P. DeWitt

To approve the minutes of August 23rd with edits

Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

The application of **Taylor First LLC**, 55 Toylsome Lane for the construction of a two-story single family dwelling with alterations to the existing pool house and garage. Greg Tankersley, architect is here to represent the applicant. The footprints of the pool house and garage will remain the same. They plan on moving Japanese Maple trees from another area of the property to frame the house. The center portion of the house is glass on the front and back and there are two semetrical wings on either side. The siding will be lime washed brick and the windows will be a gray / bronze color. The pool house will be clad in lime washed brick and they are proposing a steeper roof to match the house. The existing garage will also be finished in lime washed brick. Ms. Latham would like to see a color sample of the windows, Chair agrees. Mr. DeWitt loves the severity of the stair towers, he feels it gives it a modern edge. His only concern is the parking area taking up the front yard. He understands that the code allows for it, but would like to make note. Chair agrees, he feels that this creates a parking lot on one of the oldest streets in the Village. He would like to see other locations to be considered to diminish the impact of the driveway area. Mr. McIntire thinks this is a beautiful house and he likes how it sits on the site. He wonders what the lighting will be for the stairwells. Mr. Tankersley would expect it to be a chandelier, nothing too bright. This will be a bay window. Mr. Dewitt likes the design, though the potential for light pollution is a concern for this board; Mr. Gregory agrees. Mr. Tankersley states they may be able to change that window to mitigate that concern. There is no public comment. The applicant requests an adjournment

Motion by Chair second by M. McIntire

To **adjourn** the application of **Taylor First LLC**

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A recent code change was implemented to create greater transparency for demolition permits issued. This requires that any house older than 70 years would require review by a committee of two members. Chairs thought was to rotate the members between the existing sign committee and this new demolition committee. Mr. Gregory would like to stay on the sign committee. Ms. Latham's suggestion would be to switch off one member at a time. For the time being, Ms. Latham and Mr. Gregory will remain on the sign committee and Mr. DeWitt and Mr. McIntire

Motion by S. Latham second by P. DeWitt

To appoint Mark McIntire and Peter DeWitt to the Demolition committee for a term of a minimum of six months, appointments to be voted on at a public meeting

Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **9TOCNL LLC**, 92 Coopers Neck Lane, there is a written decision in the file.

Motion by Chair second by M. McIntire

To approve the application of **9TOCNL LLC** as written

Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **17 Henry Street**, this is a demolition referral from the Building Department. The board is to determine whether or not a demolition can take place, or if the property can move forward to landmarking status. Ralf Rastu is here to represent the application. He was told the house was built in 1954. There are several items that would warrant landmarking; Did a person of historic personage live there? Does it embody a particular architectural style? Is it the work of a notable architect? Is it a characteristic of the neighborhood?

Mr. DeWitt feels it looks like it was built sometime between 1910 and 1920. He would like to see the house saved, maybe an addition onto the back. Mr. Gregory agrees its pre 1954, it is in a neighborhood with similar houses and he feels it is worthy of further investigation. There is a thirtyday limitation from the date of the referral that the board has to decide whether or not they want to move forward with landmarking of the property. The board will do their due diligence.

On the application of **63 Dale Street**, this is a demolition referral from the Building Department. Monica Klug is here as applicant for Margaret Lewis, owner of the property. The age of the home is unknown, though she believes it to have been built prior to 1950. An asbestos report has been done. The house is in poor condition. Chair feels a little homework is needed to be done on the boards part. Ms. Klug does not know a long history of the property. Ms. Latham would recommend further research into the house. Chair wonders if Ms. Klug has access to any title reports done on the property.

Jayne Clare is a member of the Planning Board and has been recently appointed to the Planning Commission. She wanted to say thank you and to keep up the good work for saving the gems of the Village.

The application of **AND BY THE WAY TRUST SUBTRUST A AND BY THE WAY TRUST SUBTRUST B**, 88 Gin Lane, the applicant requests an adjournment to December 13th

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Motion by Chair second by P. Dewitt

To approve the adjournment of **And By the Way Trust Subtrust A and By the Way Trust Subtrust B**. To December 13th, under the condition that they renounce as required

Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

The application of **Orest Bliss**, 88 Meadow Lane, the applicant requests an adjournment to November 9th

Motion by Chair second by M. McIntire

To approve the adjournment of **Orest Bliss**

Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

The application of **Beechwood Latch, LLC**, 109 Hill Street, the applicant requests an adjournment to October 25th

Motion by Chair second by P. Dewitt

To approve the adjournment of **Beechwood Latch, LLC**

Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

The application of **550 Hill Street LP**, 550 Hill Street, this is an application of demolition. Jeff Blinkoff is stepping in as board counsel as Alice Cooley is recused from this application. John Bennett is here to represent the applicant. A report was submitted to the file by the board. Mr. Bennett has submitted to the file a rebuttal; the board would like additional time to review his submission. Mr. Bennett has an objection to this. At the last hearing Mr. Bragman was not present and Mr. Broadlieb wanted to have some additional time to reach out to another expert. At 11am today it was received and he turned around a response to that but the tape will show that the record was to be closed to public comment. It was only to be left open for the applicant to respond to expert report. Chair will go back to the record; however, the intent was to close the case for oral comment. Mr. Blinkoff believes it is fair to hold the record open for Mr. Bragman to respond. Chair requests to reach out to Mr. Bragman a timeline for his response.

Motion by Chair second by M. McIntire

To adjourn the application of **550 Hill Street LP**

Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

The application of **BHNL, LLC** 109 Hampton Road, there is a request for an adjournment to October 25th

Motion by Chair second by J. Gregory

To approve the adjournment request of **BHNL LLC**

Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Post Crossing, LLC** 104 Post Crossing this matter is adjourned

On the application of **DCK Windham, LLC** 35 Herrick Road. The applicant requests an adjournment to October 25th

Motion by Chair Second by P. Dewitt

To approve the adjournment request of **DCK Windham LLC**

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On the application of **Michael and Nina Whitman** 36 First Neck Lane, this is an application for driveway gates. Mark Cirillo is here to represent the applicant. There are existing columns made of wood that are rotting. The gates are being proposed in the same location. They are white painted Accoya wood. Inch and a half square picket with an inch and a half opening giving 50% transparency. This is a corner lot, fronting on both Culver Lane and First Neck Lane. The property is heavily screened. The columns will be lead copper coated caps and finished in white satin enamel. The gate will be hydraulic automatic - no keypad. Chair would like to see a sample of the Accoya wood. Mr. Cirillo explains that it is a natural pine wood that is treated with vinegar and salt to prevent rotting, it is not a manufactured wood. Chair would still like to see a sample. There is one existing light, the new design does not have any proposed lighting. The columns will be 84" and will be lower than the existing columns that are 8 feet tall. Mr. Gregory would like to clarify that both driveway entrances will have this gate design; yes it will. Mr. Dewitt would like to see 2" spacing, he feels it looks a little dense. Chair agrees, he would like to see a little more spacing on the pickets. Mr. Gregory would suggest a lower slope in the middle, though he would be happy with the wider gaps as well. Ms. Latham suggests looking at the gate at 50 First Neck. Mr. McIntire feels while a little higher than the board usually likes, he feels it fits with this property. He thinks that if the spacing opens up to 2", this design can be a home run.

Motion by Chair second by P. DeWitt

To adjourn the application of **Michael and Nina Whitman**
Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

The application of **Polish Political Club**; this matter is adjourned

The application of **Heart of the Hamptons**; this matter is adjourned

On the application of **Leland Abrams**, 187 Meeting House Lane, this is an application for a two story dwelling with attached garage and alterations to the accessory structures. Brian Glasser architect is here to represent the applicant. Changes were made to address the boards comments at the previous meeting. Originally the front porch column placement was not balance, this new plan centers the front door and evens out the column design. The roof line was changed to help break up the roof massing. The second floor deck was reduced drastically. The side lights on the front door were reduced to match the transom above. Mr. DeWitt would like the windows over the garage higher and fill up the dormer. There is no public comment

Motion by Chair second by P. DeWitt

To adjourn the application of **Leland Abrams**
Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **31 Rosko Developer LLC**, 31 Rosko Drive, there is a request for an adjournment.

Motion by Chair second by S. Latham

To approve the adjournment of **31 Rosko Developer LLC**
Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Peter Bianco**, 64 FoxHollow Lane, this is for a rear pavilion. William Gorman is here to represent the applicant. There will be an outdoor kitchen counter top but no

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stovetop. It will be azek trim, columns will be structural fiberglass, gray cedar shake and asphalt roof to match the existing dwelling. There is no public comment.

Motion by Chair second by J. Gregory

To approve the application of **Peter Bianco** as submitted

Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Jeremy Baksht**, 88 Potato Filed Lane, this is an application for exterior alterations to the dwelling - the addition of three dormers. Charles Ahrens is here to represent the applicant. Ernest Schieferstein is the architect for the project. They are looking to add simple dormers to match the house. Ms. Latham does not feel that the dormers do not reach the board's level of acceptance. It is a simple clean dormer, they wanted to make the house have a feel of importance. Mr. DeWitt does not think that the design works. Mr. McIntire feels the extension over the exiting roof line; it is to block a problem not a successful design solution. Mr. Gregory doesn't feel that the design is consistent with the existing design of the house. Ms. Latham agrees, both in scale and fenestration pattern. Mr. DeWitt doesn't think it looks like any of the existing homes in the neighborhood. Mr. McIntire doesn't think it makes a cohesive whole. Mr. Schieferstein wonders what the boards suggestions would be, the house doesn't have much character as it is. Mr. DeWitt suggests putting a parapet around the perimeter of the flat roof and brought the dormers to that height you would have a consistent roof line, but the fenestrations would not look right. Mr. McIntire thinks the solution to the problem would be raising the roof line. Mr. Schieferstein explains that is not financially savvy to do so. Mr. DeWitt nor Ms. Latham would vote yes as proposed.

Motion by Chair second by P. DeWitt

To adjourn the application of **Jeremy Baksht**

Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Hampton Monkey Business, LLC**, 209 Little Plains Road, there is a request for an adjournment.

Motion by Chair second by S. Latham

To adjourn the application of **Hampton Monkey Business LLC**

Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

Motion by Chair second by

To Close the Meeting of the Architectural Review Board and Historic Preservation of October 12, 2021

Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory