

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
OCTOBER 28, 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, October 28, 2019 at 7:00pm.

Board members Madame Chair Susan Stevenson, Curtis Highsmith, Sarah Latham, Jeffrey Brodlieb and Rob Coburn was present. Madame Chair thanked Christina Redding and Elbert Robinson Jr. for their years of service. Madame also welcomed Alice Cooley and Sarah Latham.

Counsels for the board Elbert Robinson Jr. and Alice Cooley as well as Historic Consultant Zachary Studenroth was present.

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

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

MOTION by R. Coburn, seconded by C. Highsmith
To **approve the minutes from the September 23, 2019 meeting.**

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

SIGNS

On the application of **SOUTHOLD PROPERTIES**, 43 Hill Street, Kenneth Karlin is here to represent the application. One will be at the entrance to the east and one on the up ramp off Windmill Lane. There will also be some on posts in the lot. They sign will not be on the building. A rendering was reviewed.

MOTION by R. Coburn, seconded by C. Highsmith
To **approve the application of SOUTHOLD PROPERTIES.**

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

On the application of **BUILD THEORY/IKE KLIGERMAN & BARKELY**, Will McLearn is here to represent the application. A rendering was reviewed. This is a private road.

MOTION by R. Coburn, seconded by S. Latham
To **approve the application of BUILD THEORY/IKE KLIGERMAN & BARKELY.**

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

On the application of **CAPITAL ONE BANK**, 46 Windmill Lane, there is no one here to represent the application. The sign that says "we make home loans" needs to be explored with the building department. This application is for an awning. This will be adjourned until clarification is obtained by Chair.

MOTION by R. Coburn, seconded by C. Highsmith
To **adjourn the application of CAPITAL ONE BANK so that chair can obtain clarification of a sign that is up.**

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

MOTION by R. Coburn, seconded by C. Highsmith

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TO re-open the application of CAPITAL ONE.

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

A representative from the applicant showed up late. He is unaware of the other sign. He will relay this to the applicant.

MOTION by C. Highsmith, seconded by Chair

To **approve the applicant's request for adjournment on the application of CAPITAL ONE.**

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

WRITTEN DECISION

MOTION by R. Coburn, seconded by C. Highsmith

To take a 5 minute recess.

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

MOTION by R. Coburn, seconded by C. Highsmith

To re-open the meeting.

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

On the application of **CAROL WELCH**, 340 Hill Street, there is a written decision in the file. The plans that were submitted do not reflect the shingles or a color choice for the shutters.

MOTION by R. Coburn, seconded by C. Highsmith

To re-open the matter of CAROL WELCH.

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

The three rows of decorative shingles need to be added back to the plan with reference to the historical photo from 2006. A color hasn't been decided. The shutters will be white. The plans still need to be updated.

MOTION by R. Coburn, seconded by C. Highsmith

To **approve the application of CAROL WELCH as written subject to receipt of the amended elevation with the designation of color on the shutter and the decorative shingle added to the plan.**

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

Abstain: S. Latham

On the application of **SCOTT TEGETHOFF**, 261 North Main Street, there is a written decision in the file. There are no changes to the front. The plans are dated September 30, 2019. There are no changes to the front porch.

MOTION by C. Highsmith, seconded by R. Coburn

To **approve the application as written on SCOTT TEGETHOFF.**

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

Abstain: S. Latham

On the application of **CHRISTOPHER MOORE**, 509 First Neck Lane, there is a written decision in the file.

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MOTION by C. Highsmith, seconded by R. Coburn
To **approve the application as written for CHRISTOPHER MOORE.**
On Vote: Chair, R. Coburn, J. Brodlieb, C. Highsmith
Abstain: S. Latham

On the application of **PASSFIELD HALL PARTNERS, LLC**, 139 South Main Street, there is a written decision in the file.

MOTION by C. Highsmith, seconded by R. Coburn
To **approve the application as written on PASSFIELD HALL PARTNERS, LLC.**
On Vote: Chair, R. Coburn, J. Brodlieb, C. Highsmith
Abstain: S. Latham

PUBLIC HEARINGS - NON-HISTORIC

On the application of **McDONALD'S USA, LLC**, 12 North Sea Road, Keith Brown and Ken MacKenzie were here to represent the applicant. New renderings were reviewed tonight. The roof has been simplified. Gray hardi-plank siding, a non illuminated sign with goose neck lights and asphalt roof shingles will be used. The acrylic lights have been removed off the roof. The board was pleased with the response from the applicant. The eave will be clipped on the drive thru side. The landscaping was reviewed tonight. The existing trees and shrubs will remain. There are slight changes near the curb to create ADA compliance. The lawn is to remain.

Charles Styler, there was suppose to be a cross walk and a gate across. This is part of the site plan for the Planning Board.

MOTION by R. Coburn, seconded by C. Highsmith
To **approve the application of McDONALD'S USA, LLC.**
On Vote: Chair, R. Coburn, J. Brodlieb, S. Latham, C. Highsmith

On the application of **CHE WIJESINGHE**, 150 Harvest Lane, David Sherwood is here to represent the applicant. The garage will be moved. A dormer will be added to the roof of the garage. The garage will move 22' to the north back from the road and 25' to the east.

MOTION by R. Coburn, seconded by Chair
To **approve the application of CHE WIJESINGHE.**
On Vote: Chair, R. Coburn, J. Brodlieb, C. Highsmith, S. Latham

On the application of **CLT SH PROPERTIES LLC**, 97 Prospect Street, Daniel Gomez are here to represent the applicant. The garage was removed from the house there is now a detached garage in the rear of the property. The house has been reduced to 2,116 sq.ft.. The garage will house an exterior shower and the pool equipment. This has reduced the overall frontage on the house. The garage door will be white.

MOTION by R. Coburn, seconded by Chair
To **approve the application of CLT SH PROPERTIES LLC.**
On Vote: Chair, R. Coburn, J. Brodlieb, C. Highsmith, S. Latham

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On the application of **LEEANN & STEPHEN MARQUARD**, 27 Cooper Street, Lisa Zaloga is here to represent the applicant. ZBA was asked if the existing gable can be raised and hiping the roof on the sides. They granted the request. The two windows in the front have been reduced to one and the one window in the attic was removed.

MOTION by R. Coburn, seconded by C. Highsmith

To **approve the application of LEEANN & STEPHEN MARQUARD.**

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

Nay: Chair, S. Latham

On the application of **DAVID & DINA NASS**, 20 Bellows Court, Fred Throo and Tim Wilson are here to represent the applicant. The turret front will be removed and squared up with a gable. A small porch will be added to the front. The balcony over the garage will be removed. The roof will be cedar weathered naturally, gray stained cedar siding and white trim are proposed. The size will be reduced by 2 sq.ft.. Boxbay window areas will be added. The porch roof is extending back further. A dimension elevation of the front facade was requested by R. Coburn of the existing and the proposed. A 3D rendering showing shading would also be helpful and was requested.

MOTION by R. Coburn seconded by Chair

To **approve the applicant's request for adjournment on the application of DAVID & DINA NASS.**

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

On the application of **LISA BASS**, 20 Pelletreau Street, Robert Fischetti is here to represent the applicant. The front porch is already enclosed. The base and the roof line was not changed. Mr. Fischetti explained that this was a good faith mistake. Mrs. Bass made the error under very difficult circumstances. J. Brodlieb stated that the enclosure is inappropriate to the home and the area. There are homes in the area with enclosed porches but this is a different house. R. Coburn stated that it isn't appropriate addition, this in no way should have been misconstrued as permissible. The windows on the garage were also questioned by R. Coburn. Mr. Fischetti is unaware of this. J. Brodlieb will make a site visit to gather facts.

MOTION by Chair, seconded by R. Coburn

To **approve the applicant's request for adjournment on the application of LISA BASS.**

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

On the application of **JOHN & LAURA GALLO**, 300 Great Plains Road, Pam Pospisil is here to represent the applicant. The shed will be taken down and replaced with a new cabana. It is fully hedge. This is not visible from the street despite the double frontage.

MOTION by Chair, seconded by R. Coburn

To **approve the application of JOHN & LAURA GALLO.**

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

On the application of **205 CORRIGAN STREET LLC**, 205 Corrigan Street, Matthew Pathothel is here to represent the applicant. There are no affidavits in the file. There is no jurisdiction.

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PUBLIC HEARINGS - HISTORIC**

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

On the application of **270 OX PASTURE ROAD**, 270 Ox Pasture Road, there is a request to adjourn to December 9, 2019 meeting.

MOTION by R. Coburn, seconded by C. Highsmith

To approve the applicant's request for adjournment to December 9, 2019 on the application of 270 OX PASTURE ROAD.

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

On the application of **EMANON SOUTH CORP**, 276 North Main Street, Michael White is here to represent the applicant. This house will have white shingles, double hung windows, metal too on the front. The modern farmhouse style has been changed to colonial. There is screening. The garage is detached and will look like a pool house. R. Coburn finds the placement of the windows where the chimney is awkward. Mr. White will ask the architect about this. Mr. Studenroth suggested that the elements like the ridge line across the middle be reduced to minimize the massing. The windows configuration with the industrial window will be changed to 4 windows. A shed will be added to the roof.

MOTION by R. Coburn seconded by C. Highsmith

To approve the applicant's request for adjournment on the application of EMANON SOUTH CORP.

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

On the application of **RED MAPLES LLC**, 261 Great Plains Road, Siamak Samii is here to represent the applicant. This is for a 2.5 story accessory structure, a true garden folly proposed on a vacant lot commonly owned by the applicant. There is a reflective pool as well as driveway gates that match the existing main house gates on the adjoining lot which front on Ox Pasture Road. The structure has 2 rooms and a small bathroom. This was approved as an accessory structure from ZBA. The new facade materials match the existing house: clay roof, stucco, painted wood windows and metal balconies. The gutters are also copper. An ornamental trellis will be located on the elevation of the accessory structure.

The new façade materials mirror the existing structure; clay roof tiles, stucco, painted wood windows and metal balconies. The gutters are also copper. An ornamental trellis will be located on the west Elevation of the Folly.

MOTION by R. Coburn, seconded by Chair

To close the application of RED MAPLES LLC for written decision.

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

On the application of **STEPHANIE HESSLER**, 328 South Main Street, Scott Suttle is here to represent the applicant. Chair is recused from this application. This is for window replacement for a house built in 1892 and a porch over the existing deck. The windows are 9 over 1 and the windows that are not 9 over 1 will be change to match the originals. The porch roof will be replaced. Outriggers will be placed off the porch roof, there is an old photo from 1930 referencing them. Mr. Studenroth will need to make a report and a site visit. This is a contributing resource. The original and the compromised needs to be determined.

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MOTION by R. Coburn, seconded by J. Brodlieb

To approve the applicant's request for adjournment on the application of STEPHANIE HESSLER.

On Vote: R. Coburn, J. Brodlieb, S. Latham, C. Highsmith

Recused: Chair

ADVISORY CASES FROM ZONING BOARD OF APPEALS

LIFTON GREEN LLC, 270 Ox Pasture Road, this is adjourned.

MOTION by Chair, seconded by R. Coburn

To adjourn the application of LIFTON GREEN, LLC.

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

THOMAS & MEREDITH JOYCE, 765 Hill Street - Mr. Robinson has reviewed and reported to the board the findings. John Bennett is here to represent the applicant.

MOTION by C. Highsmith, seconded by R. Coburn

To approve the referral subject to the final draft.

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

MOTION by R. Coburn seconded by Chair

To adjourn tonight's meeting.

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

Chair asked the board to inspect the courtyard since it is in disrepair and at the next meeting this can be discussed amongst the board.

Respectfully submitted by: Antoinette Edwards 10-28-19

_____ Village Clerk