

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
JANUARY 14, 2019
VILLAGE OF SOUTHAMPTON**

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, January 14, 2019 at 7:00pm.

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

Counsel for the Board Elbert W. Robinson and Wayne Bryun as well as Historic Consultant Zachary Studenroth were present.

MOTION by C. Redding, seconded by R. Coburn
To **open tonight's meeting.**
On Vote: Chair, R. Coburn, C. Redding, C. Highsmith

MOTION by C. Redding seconded by R. Coburn
To **approve the minutes of the December 10, 2018 meeting as amended.**
On Vote: Chair, J. Brodlieb, C. Redding, R. Coburn

SIGNS

On the application of **SHELTER ROCK ESTATES INC/ HELENA CLUNIES-ROSS**, Stacy Menzer is here to represent the applicant. The designed and the builder are on the same sign. Both the information is listed. Chair and J. Brodlieb would like this simplified. R. Coburn has no issues with the sign. It is busy in his opinion but it is clean in its design. C. Redding agrees that the sign is busy but it is clean. Design and develop will be removed as per Chair and J. Brodlieb request. This was marked up on the sign.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of SHELTER ROCK ESTATES INC/HELENA CLUNIES-ROSS as amended.**
On Vote: Chair, C. Redding, R. Coburn, J. Brodlieb

On the application of **WINDWARD CONSTRUCTION MANAGEMENT**, Justin Fulner is here to represent the applicant. The sign is simple. The rendering was reviewed.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of WINDWARD CONSTRUCTION MANAGEMENT.**
On Vote: Chair, C. Redding, R. Coburn, J. Brodlieb

On the application of **LINE HOME ENTERPRISES INC**, Alicia Delasanchez is here to represent the applicant. R. Coburn would like to see the sign logo reduced in size. J. Brodlieb suggested to reduce the font by a third on the telephone and black letters be used as opposed to a black background fro where the phone number is . The board agrees.

MOTION by R. Coburn, seconded by C. Redding

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To **approve the application of LINE HOME ENTERPRISES** subject to reduction of the size of the telephone number to match “roofing and siding and removing the black background banner and making the numbers for the phone number black letters.

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

On the application of **MOISES A. CERDAS BUILDER LLC**, Steve Altisasy is here to represent the applicant. The rendering was reviewed.

MOTION by R. Coburn, seconded by J. Brodlieb

To **approve the application of MOISES A CERDAS BUILDER LLC.**

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

WRITTEN DECISIONS

On the application of **LF 57 MAIN STREET, LLC**, 57 Main Street, there is a written decision in the file.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of LF 57 MAIN STREET LLC, as written.**

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

On the application of **PMA SOUTHAMPTON, LLC**, 40 Bowden Square, there is a written decision in the file.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of PMA SOUTHAMPTON as written.**

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

On the application of **205 WINDMILL LLC**, 205 Windmill Lane, there is a written decision in the file.

MOTION by C. Redding, seconded by R. Coburn

To **approve the application of 205 WINDMILL LLC as written.**

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

On the application of **JAN SPLIT PURCHASE TRUST**, 56 Gin Lane, there is a written decision in the file. The risers in the front were to be brick and bluestone tread, this is noted in the decision.

MOTION by Chair, seconded by C. Redding

To **approve the application of JAN SPLIT PURCHASE TRUST as written.**

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

Nay: R. Coburn

On the application of **INNOVENTOR PROPERTIES LLC**, there is a written decision in the file.

MOTION by C. Redding, seconded by R. Coburn

To **approve the application of INNOVENTOR PROPERTIES as written.**

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

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DRIVEWAY GATES - NON-HISTORIC

On the application of **OCEAN PLAY LLC**, 155 Wyandanch Lane, there is no one here to represent the applicant. They will give it a second call.

MOTION by R. Coburn, seconded by C. Redding

To

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

On the application of **PETRUCELLI & DIURO**, 70 Pulaski Street, Marjorie Reilly and Zac Clanahan are here to represent the applicant. This the for a gate set back 50' from the road. There will be steel columns wrapped in azek, the caps match the metal standing seam of the house, the columns match the porch. The applicant would like to have a gate since they have a dog and young children that they would like to prevent from running out to the road. Both of the gates operate. C. Redding feel that it is a bit contemporary looking. Chair would like to see it all white. The gate is a black finish and will match the trim. J. Brodlieb is against gates within this part of the village that is not an estate area, he doesn't see the purpose of the gates in this area, however Mr. Clanahan is being very sensitive to the design. This is a good design, but the dog and child are not exclusive with the applicant. The gate could be moved back to the main frame of the house. It would be 3'-4' back further and it would then drop to a single pedestrian gate. The caps will be painted white to match the posts. The gate itself will be made black. Mr. Clanahan will mark up two sets and will submit them back to the file tonight.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of PETRUCELLI & DIURO as amended by moving the gates back to the main frame as the house and to change the caps to be white on the posts as noted on the plans.**

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

PUBLIC HEARINGS-NON-HISTORIC

On the application of **MADISON AVE CAPITAL PARTNERS**, 1323 Meadow Lane, John Bennett and Mehran Tahlie is here to represent the applicant. Two rendering was submitted with two different views. The landscaping in the rendering is existing. The plans have not changed but the landscaping it to address the boards concerns about the massing and sizing. There is a sky plane that is set from the backyard. There is a wetland setback. All the houses to the west had the same massing in the front in order to achieve the setback from the wetlands.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of MADISON AVE CAPITAL PARTNERS.**

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

On the application of **HENRY & BERNADETTE WATKINS**, 44 Halsey Neck Lane, there is no one here to represent the applicant. The board will give this a second call.

MOTION by R. Coburn, seconded by C. Redding

To

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

On the application of **THOMAS & CHRISTIAN RUEGER**, 47 Lewis Street, Brian Brady is here to represent the applicant. This is an amendment to a previously approved plan in 2014. The Board is being asked to approve a plan that has already been built and does not conform to the plans previously approved. The windows wound up needing to be replaced. The designer made changes. The 6 over 6 windows gave it more of a feel in as a cottage so they would prefer this as opposed to the two over one. The house will be painted white as well. At the front porch it is siding. The stair to the basement was removed. J. Brodlieb stated that there is a procedure for getting plans approved before building or why else is the board here, this should have come to the ARB first. This happened when Mr. Brady took some time off last year and someone else stepped in and this happened. Mr. Brady wasn't consulted. R. Coburn thanked B. Brady for coming back and amending the plans.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of THOMAS & CHRISTIAN RUEGER as amended.**

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

On the application of **JAMES MILLER**, 30 Halsey Neck Lane, Bill Fuhs and Steven Snoberia are here to represent the applicant. This is for an addition to a screened porch. All mahogany panels and white trim. The roof stays the same. The screen is bronze and is full height. The BBQ will not be seen.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of JAMES MILLER.**

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

On the application of **CAPTAINS NECK 1 LLC**, 455 Captains Neck Lane, John Bennett and Tony Hume are here to represent the applicant. This is for a greenhouse. The metal is black and the masonry is brown. This is 16' tall. The location was reviewed. It is 245' from the property line. There is a great deal of screening from the street.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of CAPTAINS NECK 1 LLC.**

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

PUBLIC HEARINGS - HISTORIC

On the application of **CAROL WELCH**, 340 Hill Street, Carol Welch and Timothy McCulley is here to represent the applicant. The plans have been modified. This lot is narrow and is 74' wide. Photos of houses on Hill Street with street facing garages were submitted. One is a brand new house, however the front yard on this house is Captains Neck. Mr. McCulley questioned as to whether or not in this day and age that this home is a contributing resource. Mr. Studenroth stated that the changes that were made to this house were aggressive in nature, the change to the roof on the east side, the car port. The changes made were significant changes but the house is still understood to be a building of character. You can't continue to make changes until the house is unrecognizable. The survey shows the sanitary system to show where things are able to be placed it indicates the sanitary system in the backyard between the house and the pool. Mr. McCulley wants to submit written comment on the historic nature of the photos. There is a request for an adjournment to February 11, 2019.

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MOTION by Chair, seconded by C. Redding

To approve the applicant's request for adjournment on the application of CAROL WELCH to February 11, 2019.

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

On the application of **SH 24 LLC**, 24 Gin Lane, this is adjourned to January 28, 2019.

On the application of **SH 28 LLC**, 28 Gin Lane, this is adjourned to January 28, 2019.

On the application of **THOMAS & MEREDITH JOYCE**, 765 Hill Street, John Bennett is here to represent the applicant. This is a financial hardship. An appraisal was submitted. As an antique shop the value is 380,000, there is no rental value for the existing building. If it was converted to a one family dwelling it would be worth 680,000. If combined properties it would be worth \$1.9 million dollars if a demolished. The applicant would loose between 1.3 million to 1.52 million if the applicants request for hardship is not granted. R. Coburn asked what the hardship is and what the cost basis is. Mr. Studenroth stated that the code is not to fulfill someone financial gain. The fact that a building is as big and modern and accommodating the code would inevitable allow for something larger if it is taken down. It's not about maximizing the value for the applicant. A reasonable rate of return is to be met according to Mr. Bennett. What is the basis in the property and when it is made, if it is unknown it is impossible to make an accurate return is a point Mr. Coburn made tonight. This is in estate property. J. Brodlieb would like to know what the clients paid for the property. Mr. Bennett stated that the value of dollars wouldn't count but he will get this figure for Mr Brodlieb. R. Coburn agrees. The code reads that the property is unable to reach a rate of return not a reasonable rate of return. Mr. Brodlieb stated that the market conditions vary negative return can be deemed a reasonable return. John Bennett stated that a reasonable return is discussed but not a negative return in the code. R. Coburn asked who is responsible for the property to keep it up. The board and counsel would like to know who owns the property. Property should not fall into a state of disrepair. This is part of the Village code for the property not to fall into disrepair, the chair informed the applicant of this. However Mr. Bennett stated that this is not under the purview of this board.

MOTION by J. Brodlieb, seconded by Chair

J. Brodlieb asked the board to make a suggestion for the building inspector to review section 65-10 on this application

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

MOTION by C. Redding, seconded by R. Coburn

To approve the applicant's request for adjournment on the application of THOMAS & MEREDITH JOYCE until February 11, 2019.

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

On the application of **CHRISTOPHER MOORE**, 509 First Neck Lane, Sophia from Pink Architecture and Melissa Dedovich are here to represent the applicant. This is a flag lot off first neck lane, it is an existing residence. The existing house is a cedar shingle home with dutch roofs and is about 2,000 sq.ft.. The addition was to respond to his family growing and the architectural style of the house that will remain without any changes. The addition is for the north part of the lot. This is a structure that would be continuing the existing structure with an attached garage at the far end of the property. All the materials will match the existing. Mr. Studenroth that the house to the east is the contributing structure on the property. The street

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address was changed. This is not 509. R. Coburn feels that the architecture is very compatible. The skylight were a concern to R. Coburn, but this is not visible from the street. 3 trees will be relocated.

MOTION by C. Redding, seconded by R. Coburn

To close the application for written decision only on the application of CHRISTOPHER MOORE.

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

On the application of **ANTHONY PUNNETT**, 310 Hill Street, Ben Chaleff is here to represent the applicant. A manufactured chimney will be added. This is an amendment to a previous approval from the ARB. Chair doesn't feel that this is in an appropriate location. It is a stainless steel flu pipe as opposed to a 30,000 dollar chimney. J. Brodlieb can't approve this in the historic district. This is a valuable property and valuable area. All the other houses have brick and the ss flu pipe is not compatible as well as the fact that hill street is a gateway to the village and this is a precedent Mr. Brodlieb doesn't want to start one. C. Redding and R. Coburn agree. This is visible in a historic district.

MOTION by R. Coburn, seconded by C. Redding

To approve the applicant's request for adjournment on the application of ANTHONY PUNNETT.

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

MEMO: Board time change for January 28, 2019 to start at 6 pm to open for executive session and then close til 7pm to hear the regularly scheduled applications.

MOTION by Chair, seconded by C. Redding

To change the time of the meeting on January 28th to 6pm for executive session.

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

R. Coburn is concerned about how the projects are getting completed. So it was discussed as to how to provide educational material so that compliance is kept. Chair thinks that another building inspectors needs to be hired since some of these problems could be caught if there was just visual inspection of the projects. This was discussed at another meeting, so it is in the works.

MOTION by C. Redding, seconded by R. Coburn

To close tonight's meeting.

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

Respectfully submitted by: Antoinette Edwards 1-14-19

Village Clerk