

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
MARCH 11, 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, March 11, 2019 at 7:00pm.

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

Counsel for the Board Elbert W. Robinson and 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. Highsmith, J. Brodlieb, C. Redding

MOTION by R. Coburn, seconded by C. Redding

To **approve the minutes of February 11, 2019.**

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

MOTION by C. Redding, seconded by R. Coburn

To **approve the minutes of February 28, 2019.**

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

WRITTEN DECISION

On the application of **JAN SPLIT PURCHASE TRUST**, 56 Gin Lane, there is a written decision in the file.

R. Coburn stated that since this is a large landscaping issue, he requests a good faith effort be put forth regarding the minimization of the impact of the project on the neighborhood. Communication between the neighbors was also requested to be met.

MOTION by R. Coburn, seconded by C. Redding

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

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

On the application of **72 GIN LANE, LLC**, 72 Gin Lane, there is a written decision in the file.

MOTION by C. Highsmith, seconded by C. Redding

To **approve the application of 72 GIN LANE, LLC as written.**

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

On the application of **134 MURRAY LANE, LLC**, 134 Murray Lane, there is a request by Ms. Condran to re-open the application.

Elizabeth Condran's family owns the property to the NW and the W of the concerned property. Their concern is regarding the west chimney. Mr Robinson stated that her previously concern at the last meeting was regarding landscaping and lot coverage, there was no concern regarding

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the architecture even after she was asked at the last meeting. Mr. Robinson stated that the meeting cannot be re-opened for this purpose.

Mr. Bennett stated that regarding screening the matter needs to go the Planning Board due to the fact that this is a flag lot. He offered his commitment to Ms. Condran in regards to landscaping that they will entertain jurisdiction and comments for the property not just for the flag but also for additional landscape screening at the Planning Board hearing. Mr. Bennett would like the ARB meeting to stay closed. It was agreed that at the public hearing for the Planning Board the landscaping would be referred to the ARB for the boards advice. Mr. Robinson will follow up to make sure that the ARB's advice be asked, after the public hearing discussion with the applicant.

On the application of **TOWN & VILLAGE OF SOUTHAMPTON, AFRICAN AMERICAN MUSEUM**, 245 N Sea Road, there is a written decision in the file.

MOTION by C. Redding, seconded by R. Coburn

To **approve the application of TOWN & VILLAGE OF SOUTHAMPTON, AFRICAN AMERICAN MUSEUM as written.**

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

DRIVEWAY GATES-NON-HISTORIC

On the application of **MICHAEL AZIZ**, 157 White Street, Dolly Schuttinger is here to represent the applicant. There are no affidavits of posting and mailing. The board has no jurisdiction.

PUBLIC HEARINGS - NON-HISTORIC

On the application of **PHIIP PIRO**, 339 Captains Neck Lane, Philip Piro is here to represent himself. This is for a 800 sq.ft. pool house. The architecture is consistent with the main house. There are double hung windows, white trim, gray exterior and cedar roof. The stonework on the house is Philadelphia brick. The chimney on the pool house is called out as a stone veneer. The ridge height is 16'. There is lot of landscaping on the property.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of PHILIP PIRO.**

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

On the application of **MARK MCINTIRE/STUART SKLAR**, 57 Potato Field Lane, Darren Heldisin is here to represent the applicant. Cedar shingles to be weather white, Marvin windows, red cedar roof treated, will be used and there be bluestone patios. Lead coated copper roofs will be used where it is shallow in the pitch. The garage faces west. There are two curb cuts, that were previously there, they are just being shifted. The chimneys are Danish Blend brick. The lanterns around the garage have no cut sheet. They will be copper or weathered bronze. C. Redding would like to see the house toned down a bit, there are a lot of details.

MOTION by C. Highsmith, seconded by Chair

To **approve the application of MARK MCINTIRE/STUART SKLAR.**

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

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Nay: R. Coburn**

On the application of **JACKIE WELLS**, 134 Pelletreau Street, Marjorie Reilly is here to represent the applicant. Pool house will be at the rear of the house with bluestone patios, board and baton siding, roof will be asphalt shingles. The trim will match the house. There will be a Gunitite pool and a Cedar pergola. R. Coburn stated that visually the lot is crowded and the windows don't match the house, the board and baton is not used in this neighborhood. C. Redding stated that the design feels industrial. This is 520 sq.ft.

MOTION by J. Brodlieb, seconded by C. Highsmith
To **approve the application of JACKIE WELLS with asphalt roof.**
On Vote: Chair, C. Highsmith, J. Brodlieb, C. Redding
Nay: R. Coburn and C. Redding

On the application of **HERMAN LAMISON**, 153 David Whites Lane, Frank DeVito is here to represent the applicant. This is for a 1,000 sq.ft. addition. Asphalt roof with mahogany siding, black Marvin windows and off-white stucco. There is stone used on the corners of the house. There is a shutter system. The board is not in favor of the house. It appears to be disjointed. The tower is predominant.

MOTION by C. Redding, seconded by R. Coburn
To **approve the applicant's request for adjournment on the application of HERMAN LAMISON.**
On Vote: Chair, R. Coburn, C. Highsmith, J. Brodlieb, C. Redding

On the application of **ANTHONY ALBANESE**, 64 Armande Street, Si Liu is here to represent the applicant. They are asking for an adjournment to April 8, 2019.

MOTION by C. Redding, seconded by C. Highsmith
To **approve the applicant's request for adjournment to April 8, 2019 on the application of ANTHONY ALBANESE.**
On Vote: Chair, R. Coburn, C. Highsmith, J. Brodlieb, C. Redding

PUBLIC HEARINGS - HISTORIC

On the application of **CAROL WELCH**, 340 Hill Street, this is adjourned to March 25, 2019.

On the application of **SH 28 LLC**, 28 Gin Lane, Chair stated that the siting and the massing and flatness are inappropriate for this neighborhood, especially due to close proximity of FairLea and its location in historic beach colony. The reference to the British architecture is not related to this area, where the majority are shingle homes according to Chair. Chair referenced the Ayers house mentioning it for its siting and the way it does not appear too large. The size of the house is 10,500 and it was handled well. Chair also has issue with the proposed gate houses which are halfway down the driveway and the placement of a gate house is typically at an entrance. J. Brodlieb stated the applicant should have come to the board with a sense of community and he feels that it is the board's job to do what is best for the community, what enhances it etc. J. Brodlieb stated that the Fairlea community is the original not the outlier. J. Brodlieb stated that the courtyard design is contrary to nearby properties. The house is very formal, the facade is 216' and it an urban scale home, a city block in size, in a beachfront

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community according to Mr. Brodlieb. The current application doesn't enhance the property according to Mr. Brodlieb. R. Coburn spoke to the city block analogy, stating that this is not an accurate comparison. The house is 14,500 sq.ft. and that would be about 20% of a city block and it will be 450' set back with layers of screening. Also Mr. Coburn stated that the purview of the board is not what the view shed of the neighbors are from their private home. Historic districts are historic districts, Fair Lea is not any more important than another other historic homes and besides there are other homes that are older on S. Main St according to Mr. Coburn. Chair stated that these are the oldest houses in the beach colony. Minimal architectural comments have been made by the public according to R. Coburn. He also made the point that the courtyard will not be visible since it will be set back 700' off the street as opposed to the Ayers house that is 50' from the street. C. Highsmith stated that he has been open minded in this case from the very start, they have worked very hard on this architecture. C. Highsmith stated that the scale is in keeping and he doesn't feel that it will negatively impact the neighborhood. The visual impact will be minimal according to Mr. Highsmith. This application is closed and the conditions will be discussed with Mr. Robinson.

On the application of **THOMAS & MEREDITH JOYCE**, there is a request for adjournment to May 13, 2019. It was discussed that they will move the antique store possibly, they will need relief from ZBA.

MOTION by R. Coburn, seconded by C. Highsmith

To approve the applicant's request for adjournment on the application of THOMAS & MEREDITH JOYCE to May 13, 2019.

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

On the application of **BLC HILLSIDE INVESTMENTS LLC**, 132 South Main Street, Drew Clayen is here to represent the applicant. This is an amendment to a previous approved ARB. On the north elevation a dormer is added above the bay window, the side entry will be covered and doors will be removed. There is more glass now on the south side. R. Coburn and Chair feel that this is making the house look more like spec house as opposed to a house that fronts on S. Main Street. Mr. Studenroth is uncomfortable with the changes, they are becoming excessive now. It appears as a hotel now. The south side is getting longer. There needs to be more modulation. The bay window with the dormer above it now extenuates the impact.

MOTION by R. Coburn, seconded by C. Redding

To approve the applicant's request for adjournment on the application of BLC HILLSIDE INVESTMENTS LLC.

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

On the application of **BEECHWOOD LATCH, LLC**, 109 Hill Street, David Gilmartin and Steven Dubb are here to represent the applicant. This is the Terry cottage part of the project. This is for a SFR on this parcel only. This is to remove the 3 structures behind the Terry cottage, a pool a garage and a pergola. The Terry cottage is a contributing resource and the accessory buildings are not referenced on the form according to Mr. Studenroth. Mr. Studenroth stated this proposal for removal is not an issue.

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MOTION by R. Coburn, seconded by C. Highsmith

To close the public hearing on the application of BEECHWOOD LATCH, LLC for written decision.

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

On the application of **BEECHWOOD LATCH, LLC** , 101 Hill Street, David Gilmartin and Steven Dubb are here to represent the applicant. Use change has been approved by ZBA to develop 19 condo homes. There are 7 structures that will be removed. The Latch will remain, all else on this lot will be removed. The cottage and the homestead east and west and the glass house need to be evaluated for historic nature. The date that is on the information submitted is incorrect according to Mr. Studenroth. These are non-non-contributing structures on a historic lot. Mr. Studenroth will need to make an evaluation.

MOTION by R. Coburn, seconded by C. Redding

To adjourn the application of BEECHWOOD LATCH, LLC.

Use change has been approved by ZBA to develop 19 condo homes.

DISCUSSION

LEAD AGENCY DETERMINATION FOR 630 HAMPTON ROAD- This is a matter that has been submitted to the ZBA and the PB. The ZBA determined that the PB should be the appropriate lead agent.

MOTION by C. Highsmith, seconded by R. Coburn

To respond to the inquiry from NPV to appoint the PB as lead agent on 630 Hampton Road.

Use change has been approved by ZBA to develop 19 condo homes.

MOTION by R. Coburn, seconded by C. Highsmith

To adjourn tonight's meeting.

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

Respectfully submitted by: Antoinette Edwards 3-11-19

Village Clerk