

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
MAY 9, 2022**

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, May 9, 2022 at 6:00pm.

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

Counsel for the board Alice Cooley was present via zoom as well as Village Planner Alex Wallach. Historic consultant Sally Spanburg was absent.

MOTION by Chair seconded by J. Gregory
To open tonight's meeting.

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

MOTION by Chair, seconded by P. DeWitt
To approve the March 28, 2022 minutes.

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

MOTION by Chair, seconded by S. Latham
To approve the April 11, 2022 minutes.

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

MOTION by Chair, seconded by M. McIntire
To approve the April 25, 2022 minutes.

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

PUBLIC HEARINGS - HISTORIC

On the application of **39 LEWIS STREET, LLC**, 39 Lewis Street, Anthony Vermandois is here to represent the application. There is a revised front elevation that was reviewed with the Board. The spacing of the columns and the number of panes in the windows have been changed to match the existing. The front door will be changed to what the old photographs of what the front door used to be will be matched. The only two operable windows will be on the sides of the porch. The windows along the front will be fixed. Shutters were suggested at the last meeting, the applicant is opposed because it will hide the shingle detail that was matched to the historical nature of the home, as well as the fact that old photos do not indicate shutters. The 5' step between the house and the porch will be maintained. The openings on the wall of the front porch has been reduced and a window has been added. The Board is happy with changes overall. S. Latham would prefer the wall to be 6'.

Jim Hausman, thanked the board for their consideration.

MOTION by Chair, seconded by M. McIntire

To **close the application for a written decision on the application of 39 LEWIS STREET, LLC.**

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

On the application of **1 HAMPTON RD JNH, LLC**, 1 Hampton Road, the application is still incomplete.

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MOTION by Chair, seconded by John Gregory

To **adjourn the application of 1 HAMPTON RD JNH, LLC so that the applicant can complete the application.**

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

On the application of **DANIEL BROCKETT**, 292 Ox Pasture Road, Laurie Montana is here to represent the applicant. The length of the building has been reduced 3'. The roof line has been reduced as well. The garage has been moved back by about 14'. Landscaping has been added to buffer the garage. The rear elevation has been modified to match up with the roof line reduction and the garage being pushed back. The surrounding houses were photographed and reviewed to show what the applicant feels will be harmonious in nature.

Steve from Arysis Design spoke to the evergreen screening around the property. There will be 8-10' green giant and cryptomeria used. The large maple will remain, it is 25' in height. There is privet on the north property line, and on the west property line there will be 10-15' privet placed as well as existing privets that are there. The landscaping plan is an integral part of the

plan. The south and the east property views were reviewed with the plantings are proposed from the back of the house. The plantings will be watered during construction. There are second story decks neighboring the applicant's property. There is even a third story deck on one the surrounding houses. The distance to the neighbors from the application property from the west is 336' and from the south neighbor, it is 263'. This is not a privacy issue. The Board is not in favor of the half moon window. The railing is there to obscure the flat. The Board is not in favor of the railing.

Dan Brockett, stated the changes that the Board would like, he will be happy to make.

Nica Strunk, there may be some requests from her client regarding the reorientation of the cryptomeria. Ms. Strunk would like some time to discuss this with her client. The distance between the client and the applicant line is information that she would like to review to see where the measurements were calculated from. This was not information that was submitted to her. A line of site analysis from the deck is missing from the submissions according to Ms. Strunk. The decks on Ms. Thai home were only granted once an analysis was done.

Siamak Samii, the concern is the size of the house to the size of the lot. The relationship is the concern. Mr. Samii appreciates the landscape plan but needs time to review it. Mr. Samii would like at least 9 of the cryptomeria to be placed to screen the 2 story living room. He is concerned about the glare from a chandelier. It was suggested to lower the windows.

The Board isn't in opposition to the landscape plan. Mr Brockett was advised to deal with the neighbors independently. The chair doesn't feel that a line of site study needs to done. The double windows on the rear are acceptable to the Board as well. The half moon will be removed and the railing on the roof too.

MOTION by Chair, seconded by J. Gregory

To **approve the applicant 's request for adjournment on the application of DANIEL BROCKETT.**

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

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On the application of **EMANON EAST, LLC**, 256 North Main Street, Michael White is here to represent the applicant. The columns have been addressed so that the capital will not pass

the beam. The shingles will now curve into the freeboard. There are 14' trees that were put in on the neighboring property by Mr. White since that was a house he built. The line of site is blocked by the gable. The trees are 30' at the Inn so you can't see into the property. Photos were reviewed with the Board. The exterior elevations need to be drawn. A line of site study is needed due to the proximity to the neighbors.

MOTION by Chair, seconded by M. McIntire

To **adjourn the application of EMANON EAST, LLC so that the application can be made complete.**

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

On the application of **CHRISCHAR, LLC**, 40 Elm Street, Lisa Zaloga and Dean Gomulka are here to represent the applicant. A site survey was done and most of the house are set back from 43'-51'. The house is now proposed to be at 43' which will be in line with the house that is 2 doors down. The house will be slightly askew to Elm Street. The windows will be one over one, this is off the blue sheet history. The soffits and the columns will be replaced so that the capitals will all match. Surrounding properties photos were reviewed to show that the addition is placed to the rear and stepped off to the back of a four square in order to preserve the shape. In the instance where it lines up, she demonstrated that the four square would be lost.

Mr. Gomulka reviewed the landscape plan. An elm tree will be added. The Japanese red maple will be maintained as well as the large cryptomeria. There is privet wrapping the property. A site visit was made. An elm street will be added. Mr. Gomulka will meet with Mr. Goleski. The parking will be in the front area. M. McIntire would like the parking turned and the shared driveway be continued to be used. If they can't share the driveway, the new driveway will be the honeycomb pavers with grass.

S. Latham doesn't feel that historic preservation is being met. She opposes the moving of the house and referred to the Village Design Guidelines. The addition should be subservient. S. Latham is also in opposition to moving the building. P. DeWitt is concerned about what will happen to the brick foundation. Mr. DeWitt suggested a lower plate height. Mr. McIntire would like to maintain the orientation of the house currently. Chair agrees with not moving the building. This should only be done in necessity according the code. The building is not in disrepair, it is being done to accommodate the pool. The Board would like further justification to grant the movement.

Ms. Zaloga stated that the house can remain and the pool can still be placed. It is being moved due to the fact that they are trying to move further than 11' off the property line. The proposal is to move it from the 11' to 15'.

Peter Cardal, stated that he will continue to work with the Board. The Dios family and himself are working together since it doesn't fall under the purview of the Board. J. Gregory stated that the addition could be done without moving the house. Mr. Cardal stated that if they bring in forward it will make it more presentable. Mr. Cardal could have the brick removed and

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cataloged and put back on if needed. The Board will go back and make another site visit with the trees in mind.

Mr. Wallach stated that the latest plan with the 90 turn on the driveway need to be submitted to the file.

Brian Donaghy, 36 Elm Street, wondered why any change location wise would be needed to the house, this is the historic district and keeping it in that location would be key. There is a common driveway there and he didn't know why there would be a needed side drive for the lot. Photos were submitted by him to show that all the homes on the street are set up that way. The trees should be pruned to kept beautiful.

Rose Dios, 38 Elm Street, 18 Elm is another home on Elm that has a similar driveway. They are opposed to sharing a driveway with this application. There is no reason why he can't have their own driveway, it makes her driveway look like a service drive to her home. The only easements are on her property for that driveway, she researched this. The movement of trees should not be discussed until the driveway is settled.

Ms. Cooley stated that if this is an issue between the neighbors then this is going to need to be decided in court. This is not the purview of the Board. Ms. Dios stated that there is not access to this property from theirs. The deed shows this according to her.

Ms. Zaloga stated that this is the only driveway that has been there, the applicant does have access.

Brian Donaghy stated that the driveway does effect the architecture. There is a gravel path that has had access. He was present for the neighbors discussing this.

MOTION by Chair, seconded by M. McIntire

To **adjourn the application of CHRISCHAR, LLC.**

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

On the application of **MARK AND HILARY MCINERNEY TRUST**, 150 First Neck Lane, Brian Brady is here to represent the applicant. This is an existing house and a modern addition was put on the past. References are made to call this the "sugar cube" house. An addition is proposed to be a bathroom on the roof of the flat portion. There was a marking on the photos that was called out. This is a small house on one acre of land. It is not visible from any areas. The new addition is 300 sq.ft.. The west elevation will be changed from a round window to a group of three casement windows. The windows are being changed due to the fact that the window is in a closet and they would like to be able to put a window treatment on it. S. Latham would like the round window remain. The addition she is in favor of. P. DeWitt is in favor of the addition, it was questioned if the round window was original. However B. Brady stated he doesn't know but the window that is there now is not old. J. Gregory and M. McIntire are ok with the change of the round window to a casement. Chair feels that it is an improvement to the house. The Board would like to see historic photos of the house. Mr. Brady stated that this is an historic house altered in the 1980's.

MOTION by Chair, seconded by M. McIntire

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To **adjourn the application of MARK AND HILARY MCINERNEY TRUST.**
On Vote: Chair, M. McIntire, S. Latham, P. DeWitt, J. Gregory

On the application of **27 GIN LANE, LLC**, 27 Gin Lane, John Bennett is here to represent the applicant. Christopher Disunno is also here to represent the applicant. This is minor alternations to the existing home. This is an ammendment to a previously approved ARB approval. They have scaled the plans down due to setbacks. All that will be done now is filling in under the porch area. The Board is happy with the changes.

MOTION by Chair, seconded by M. McIntire
To **close the application for a written decision on the application of 27 GIN LANE, LLC.**
On Vote: Chair, M. McIntire, S. Latham, P. DeWitt, J. Gregory

DRIVEWAY GATE - HISTORIC

On the application of **840 MEADOW LANE, LLC**, 840 Meadow Lane, John Bennett and Will Campo and Craig Spiegel are here to represent the applicant. The gates are 97' from the property line. The driveway snakes around so the gates are not visible. There are gate posts out from but no gates on them. The proposed gates are for the service entrance.

MOTION by Chair, seconded by M. McIntire
To **close the application of 840 MEADOW LANE, LLC for written decision.**
On Vote: Chair, M. McIntire, S. Latham, P. DeWitt, J. Gregory

PUBLIC HEARINGS - NON-HISTORIC

On the application of **HEART OF THE HAMPTONS**, 44 Meeting House Lane, this is before the PB for site plan approval.

On the application of **PATRICE MAGEE AND JOHN CUZZOCREA**, 90 Fox Hollow Lane, there is a request for adjournment until May 23, 2022.

MOTION by Chair, seconded by S. Latham
To **approve the applicant 's request for adjournment on the application of PATRICE MAGEE AND JOHN CUZZOCREA until May 23, 2022.**
On Vote: Chair, M. McIntire, S. Latham, P. DeWitt, J. Gregory

On the application of **CHARLES FALCO**, 135 Lewis Street, Michael White is here to represent the applicant. This application needs to be reviewed as if the changes had not been made. Photos were reviewed. Mr. White stated his opinion that the roof was falling off and it was a slate roof. The roof was removed due to the fact that the applicant felt that it was emergent. The remainder of the roof was destroyed in the process. Mr. White states that the roof top deck is there for light and ventilation, and in his opinion photos show that there is no privacy issues with it. A metal roof was put in due to cost of slate and the emergent condition. There are second story decks in the area. Mr. White states that they started interior alternation while they waited for a building permit and a stop work order was issued prior to the continuation of construction once permitted. The deck was turned down when they came before the Board during four previous visits, as was reflected in the final approved plans and renderings from the applicant.

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There are now lights and speakers facing the neighbor, so if the deck isn't intended to be used why are they there? This was questioned by M. McIntire. M. McIntire stated that plans that were approved are not what is there now, the applicant should incur the cost necessary remove the deck, and replace the removed roof line to match the approved plans. J. Gregory

agrees. The deck was not approved, this was a blatant disregard to what the Board had approved. S. Latham suggested imitation slate for the roof. P. DeWitt agrees with the rest of the Board. Mr. DeWitt stated that the roof line has even been changed. Chair echos what the rest of the Board has stated. There was an agreement to keep the roof line, the slate roof etc and then this happens. There is nothing for the Board to do except to deny the application. This house is a contributing structure.

MOTION by Chair, seconded by M. McIntire

To **close for a written decision on the application of CHARLES FALCO to deny the amendment.**

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

On the application of **ANDREW SPREITZER**, 85 Hildreth Street, there is a request for adjournment to May 23, 2022.

MOTION by Chair, seconded by M. McIntire

To **approve the applicant 's request for adjournment on the application of ANDREW SPREITZER until May 23, 2022.**

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

On the application of **JUAN ROMERO & ANDREA GRIMALDO**, 63 Armande Street, John McNeill is here to represent the applicant. Reverse gables are predominant on Henry Street. The portico was placed on brackets. J. Gregory would prefer the shed dormer, but this will work as well. S. Latham suggested that a door frame should be added to make the door be in better proportion to the portico. Mr. McNeill will speak to his client about the shed option. A door surround was removed and still shows up on Google earth, the applicant should restore this.

MOTION by Chair, seconded by S. Latham

To **adjourn the application of JUAN ROMERO & ANDREA GRIMALDO.**

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

On the application of **TARA CARMICHAEL & TODD GROSSMAN**, 93 David Whites Lane, Robert Fishchetti and Jason Poremba are here to represent the applicant. Mullions were placed 3 windows/doors now. They tried to return it back to January 26, 2022. The shed with the bracket doesn't make sense to S. Latham. The shed option was reviewed. The Board preferred the applicant's elevation showing the pool house window without the shed projection. The architect initialed this version and it was stamped for approval.

MOTION by Chair, seconded by M. McIntire

To **approve the application of TARA CARMICHAEL & TODD GROSSMAN as modified and signed off on by the architect.**

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

On the application of **LUX CONSTRUCTION**, 80 Harvest Lane, Esra Ozcan is here to represent the application. The plans with the changes were reviewed.

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MOTION by Chair, seconded by P. DeWitt

To **approve the application of LUX CONSTRUCTION.**

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

On the application of **MICHAEL & NIKOU ROTH**, 17 Henry Street, Siyu Liu is here to represent the applicant. There is an assessment that is pending. More research was done by Ms. Liu and was submitted to the Board tonight. History catalog shows that there is a staircase on the side. A new proposed plan was reviewed. The size of the windows will be reduced. There is another placed where there would be a door to the basement. P. DeWitt is happy with the effort of Ms. Liu. Mr. DeWitt feels that the historic report should have been done by now.

Alex Wallach would like to make sure anything that was submitted be submitted to the building department tomorrow.

MOTION by Chair, seconded by M. McIntire

To **adjourn the application of MICHAEL & NIKOU ROTH.**

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

On the application of **MARIANNA KOSHELEVA & GOR TER-GRIGORYAN**, 3 Pheasant Close S., Flueio Massi is here to represent the applicant. The opening on the stair tower dimension has been changed. The casing on the opening was changed. The door was changed to a solid door. The spacing of the driveway age has been increased to make it 50% transparency.

MOTION by Chair, seconded by S. Latham

To **approve the application of MARIANNA KOSHELEVA & GOR TER-GRIGORYAN.** On Vote:

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

Nay: J. Gregory

On the application of **SHAMIC HOLDINGS, LLC**, 1900 Meadow Lane, Stephen Wang is here to represent the applicant. The addition is for 120 sq.ft.. The hot tub will be removed. This will then become a corner to the house. The materials will match the addition. This is not visible from the neighboring properties. The roof line remains.

MOTION by Chair, seconded by S. Latham

To **approve the application of SHAMIC HOLDINGS, LLC,.**

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

On the application of **RING OF FIRE, LLC**, 191 Bishops Lane, Michael White is here to represent the applicant. This is an ammendment to a previously approved ARB approval. The trees that can be removed need to be clarified. Due to the trees, you can not get in the garage. A site visit will be made to check the trees. The windows have been changed to black. They were approved as white. CO will not be issued unless the approved ARB plan is met.

Francis Genoviese, 209 Bishops Lane, the discussion of the tree is moot. The tree roots are on her property, The plans have been changed subtle over time. Ms. Genoviese marked the plans as they change. The trees are moving. One tree was removed and carefully covered. M. McIntire stated that they will review the plans that was stamped, he will also go on the site visit.

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MOTION by Chair, seconded by M. McIntire

To **adjourn the application of RINGO OF FIRE, LLC.**

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

On the application of **JAMES AND DEBRA STALEY**, 181 Murray Place, John Bennett and Dan LaGuardia are here to represent the applicant. There is large mature privet. The privet is old and tall and dense. Beyond the privet is large established trees. The property is ensconced. Photos were presented. There is an existing tennis court that will remain. There is a large red maple that will be moved from the front of the property to the rear due to the septic. Adam Corbin is here also to represent the applicant. There are two front yard setbacks. Renderings were presented. The setback is 35'. The second story windows are about 50' from the neighbor. The Board is happy with the materials and the design.

MOTION by Chair, seconded by J. Gregory

To **approve the application of JAMES AND DEBRA STALEY.**

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

On the application of **OMEED MALIK**, 240 West Prospect, Omeed Malik and Slyu Liu are here to represent the applicant as well as Spring Yu. New drawings were submitted tonight. They will need to be submitted to the Building department tomorrow. A bump out is proposed on the front elevation. A gable is proposed to break up the roof and tie in the door entrance. A dormer is proposed opposite the main gable. Windows are being on the east and west elevations. The side entry will be removed and replace with a window. There will be three sets of French doors on the second story with Juliet balconies. The existing roof line is remaining the same. There is one skylight facing the front of the house. M. McIntire would like the skylight moved. The Board feels there are too many French doors on the rear elevation. The windows will all be 6 over 1. There is a mistake on the plan.

MOTION by Chair, seconded by M. McIntire

To **adjourn the application of OMEED MALIK.**

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

MOTION by Chair, seconded by P. DeWitt

To close tonight's meeting

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

Respectfully submitted by: Antoinette Edwards 5-9-22

Village Clerk