

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
JUNE 10, 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, June 10, 2019 at 7:00pm.

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

Counsel for the Board Elbert W. Robinson was present. Historic Consultant Zachary Studenroth arrived for the Historic Portion of the meeting.

MOTION by C. Redding, seconded by R. Coburn

To **open tonight's meeting.**

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

MOTION by R. Coburn, seconded by C. Redding

To **approve the minutes from the May 13, 2019 meeting.**

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

SIGNS

On the application of **CAMPOVERDE CARPENTRY CORP**, there is no one here to represent the application. There is a lot of information on the sign.

MOTION by Chair, seconded by C. Redding

To **adjourn the application of CAMPOVERDE CARPENTRY CORP.**

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

On the application of **STAY MARQUIS**, 16 Jobs Lane, Ronald Fisher is here to represent the applicant. There is a new rendering that was submitted to the file for the door and the window.

MOTION by Chair seconded by R. Coburn

To **approve the application for the door and window sign on the application of STAY MARQUIS.**

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

On the application of **BLU MAR**, 136 Main Street, Denise Fenschel is here to represent the applicant. The large sign is already up. There is no rendering in the file.

MOTION by R. Coburn seconded by C. Redding

To **approve the applicant's request for adjournment on the application of BLU MAR.**

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

On the application of **SNOWE**, 50 Main Street, Mina Gnezelayagh is here to represent the applicant. The sign is already up. Ms. Gnezelayagh will relay that the decals either need to be taken down or an application needs to be filed for them.

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
JUNE 10, 2019**

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of SNOWE for the overhead sign.**

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

On the application of **ALOOF ICON**, 83 Jobs Lane, Linda Riley is here to represent the applicant. The sign is 3'x10'. This is not signed off on by the building department. They have proposed to reduce the sign to 2'x10'.

MOTION by R. Coburn, seconded by Chair

To **approve the application of ALOOF ICON with the new dimensions.**

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

On the application of **GREAT**, 95 Main Street, Kristine Ruggerio is here to represent the application. The sign is already up. They are pin letters on a board. It is 12'6"x23". The window sign rendering is not in the application.

MOTION by R. Coburn, seconded by C. Redding

To **approve the storefront sign on the application of GREAT.**

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

On the application of **NIC & ZOE**, 18 Jobs Lane, Ron Fisher is here to represent the application. This is the same size as has been previously approved. There are two window decals.

MOTION by C. Redding, seconded by R. Coburn

To **approve the application of NIC & ZOE.**

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

On the application of **POUPETTE ST BARTH**, 53 Jobs Lane, Lindsey McLear is here to represent the applicant. The rendering was reviewed.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of POUPETTE ST BARTH.**

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

On the application of **T BAR RESTAURANT**, 268 Elm Street, Denise Fenschel is here to represent the applicant. The window decal signage was reviewed.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of T BAR RESTAURANT.**

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

On the application of **CHASER**, 44 Main Street, Denise Fenschel is here to represent the applicant. This is for a window decal and a storefront sign. The window decal is a logo in black as well as the sign on the store.

MOTION by R. Coburn, seconded by C. Redding

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
JUNE 10, 2019**

To **approve the application of CHASER.**

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

On the application of **JILDOR SHOES**, 30 Jobs Lane, Denise Fenschel is here to represent the applicant. This is a double sided sign on a pole. The colors have been changed.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of JILDOR SHOES.**

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

On the application of **JAMES MERRELL ARCHITECTS**, James Merrell is here to represent the applicant. A rendering was presented.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of JAMES MERRELL ARCHITECTS>**

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

On the application of **BRUCE HELIER BUILDERS**, Bruce Helier is here to represent the applicant. This is for a 18x18 jobs site sign.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of BRUCE HELIER BUILDERS.**

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

On the application of **ARCH GROUP**, Darius Kahn is here to represent the application. The rendering was presented.

MOTION by C. Redding, seconded by R. Coburn

To **approve the application of ARCH GROUP.**

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

On the application of **MERRICHASE**, 56 Jobs Lane, Jennifer Powers is here to represent the application. There are three signs in gold foil. A rendering was presented.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of MERRICHASE.**

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

On the application of **MORRIS & SONS**, 50 Jobs Lane, Denise Fenschel is here to represent the applicant. This is for storefront sign and 2 decals.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of MORRIS & SONS.**

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

On the application of **COSMIC NAILS & SPA**, 71 Hill Street, Emily Au is here to represent the applicant. This is for a window decal.

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
JUNE 10, 2019**

MOTION by R. Coburn, seconded by C. Redding
To **approve the application for COSMIC NAILS & SPA.**
On Vote: Chair, C. Redding, J. Brodlieb, R. Coburn

WRITTEN DECISION

On the application of **FRANCISCO J. LOPEZ-BALBOA**, 330 Captains Neck Lane, there is a written decision in the file.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of FRANCISCO J. LOPEZ-BALBOA as written.**
On Vote: Chair, C. Redding, J. Brodlieb, R. Coburn

Mr. Studenroth just arrived.

On the application of **180 GREAT PLAINS ROAD, LLC**, 180 Great Plain Road, there is a written decision amending the application changing the trim from black to white.

MOTION by R. Coburn, seconded by C. Redding
To **approve the amended application of the application of 180 GREAT PLAINS ROAD, LLC as written.**
On Vote: Chair, C. Redding, J. Brodlieb, R. Coburn

On the application of **BEECHWOOD LATCH LLC**, 101 Hill Street, this is for a decision for demolition on the accessory buildings.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of BEECHWOOD LATCH LLC for demolition on the accessory buildings.**
On Vote: Chair, C. Redding, J. Brodlieb, R. Coburn

On the application of **BEECHWOOD LATCH LLC**, 109 Hill Street, there is a decision for demolition in part on the garage and the pergola.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of BEECHWOOD LATCH, LLC for demolition on the indicated areas.**
On Vote: Chair, C. Redding, J. Brodlieb, R. Coburn

On the application of **BEECHWOOD LATCH, LLC**, 109 Hill Street, there is a decision for the renovation at 109 Hill Street, under the supervision of Mr. Studenroth.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of BEECHWOOD LATCH, LLC as written.**
On Vote: Chair, C. Redding, J. Brodlieb, R. Coburn

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
JUNE 10, 2019**

On the application of **CHICKAMAPAUGEE LLC**, 500 Captains Neck Lane, there is a written decision in the file.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of CHICKAMAPUAGUEE, LLC. as written.**
On Vote: Chair, C. Redding, J. Brodlieb, R. Coburn

PUBLIC HEARINGS - NON-HISTORIC

On the application of **ANTHONY ALBANESE**, 64 Armande Street, Siyu Liu is here to represent the applicant. Changes have been made. The height has been lowered to 29'. The windows have been grouped. There is no third floor appearance anymore.

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

On the application of **CAPTAINS NECK REALTY LLC**, 509 Captains Neck Lane, there is no one here to represent the applicant. There is a letter requesting an adjournment.

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

On the application of **EMILY R. McCARTHY**, 63 Huntting Street, John McCarthy is here to represent the applicant. Mr. McCarthy accepted responsibility as to what has transpired. The windows on the east elevation were turned into two windows as opposed to three. On the north side of the garage, they are proposing a bump out. The first floor windows that were proposed have been changed back to the original plan. Chair is not in favor of the changes on the windows or garage bump out. R. Coburn is in favor of the change from the 3 windows to the 2 as well as C. Redding. The garage bump out looks like an after thought. R. Coburn and C. Redding don't favor this but will allow it. J. Brodlieb will not vote in favor of the bump out on the garage nor will Chair. J. Brodlieb would like to see if Mr. McCarthy get the neighbors that were opposed to have a change of heart.

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

On the application of **BURNET & NAPIERALSKI**, 42 Cooper Street, Lisa Zaloga is here to represent the applicant. Ms. Zaloga presented pictures of houses with copper standing seam roofs in the area. She also obtained letters from the neighbor in favor of the roof. The street is a mix in her opinion. Ms. Zaloga also broaden her search and found more instances of standing seam roofs. Pictures were presented and submitted to the file. R. Coburn is not in favor of the

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
JUNE 10, 2019**

standing seam roof. Chair is not in favor of the change either. C. Redding doesn't feel that she would have originally approved this had it been presented at first. J. Brodlieb has no issue with it. After thinking it over and considering the neighbors are alright with it and the poolhouse is only visible from a one-way road with very little traffic other than the neighbors, C. Redding and R. Coburn changed their mind and will deal with the roof.

MOTION by J. Brodlieb seconded by C. Redding

To **approve the amendment on the application of BURNET & NAPIERALSKI for the roof.**

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

Nay: Chair

On the application of **KATHRYN DAVIS**, 127 Moses Lane, Christopher Eng is here to represent the applicant. The portico will cover a stoop. The window on the side of the house is now a double hung as opposed to a picture window.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of application of KATHRYN DAVIS as amended.**

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

On the application of **VINCENT & BONNIE PONTE**, 455 Wickapogue Road, Mike Wall is here to represent the applicant. The window fenestration has been changed. There is standing seam metal roof on the entire house. These changes have been made and just submitted tonight. The board would like a chance to review the plans before it is presented. Mr. Wall asked about the copper roof, however the board needs to see the plans before they can speak to it. The board referred him to the guidelines.

Bonnie Ponte is here, she wants a metal roof. J. Brodlieb explained that we can't give her an answer on individual elements, that we can only review a plan in its entirety.

MOTION by Chair, seconded by C. Redding

To **approve the applicant's request for adjournment on the application of VINCENT & BONNIE PONTE.**

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

On the application of **WICKAPOGUE 1, LLC**, 145 Wickapogue Road, Joe Oliveri is here to represent the applicant. This is for an amendment to the original plan. The design will cause a water problem as proposed, Mr. Oliveri has corrected this and addressed the window alignment. The windows are two over twos. The plate height needs to be changed on the east facade. The window next to the door has been removed. The ridge height has been stepped down. The windows have been shortened on the first floor. The rear elevation ridge line has been dropped. All posts will be turned not square. Mr. Coburn noted several changes that were not called out; Mr. Oliveri explained that many of them were drafting errors and no changes were intended. Mr. Coburn said he could not approve plans until all drafting errors had been corrected.

Bridget Fitzgerald, she didn't get a mailing. Her address is not correct with the Village. She would like time to review the plans since she didn't know about this. The landscaping hasn't

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
JUNE 10, 2019**

been changed according to J. Brodlieb, and so there is no change to the concerns that Ms. Fitzgerald expressed which were addressed in the original application.

Dovanne Phillip Telberg, was involved in the hearing originally. She has a list of discrepancies that were submitted tonight. The site plan shows remove the barn. The barn is not to be removed. The character of the historic farm house was to be maintained. The front porch railing is a metal railing now as opposed to a square spindle, there is no stonewall around the foundation, this has been removed. The doors have been changed. Mr. Robinson suggested that the applicant make a list of all the specific changes and put in the file so that the neighbors can review this as well.

MOTION by C. Redding, seconded by Chair

To approve the applicant's request for adjournment on the application of WICKAPOGUE 1, LLC as amended.

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

On the application of **SEASAW 68 LLC**, 68 Pheasant Lane, Ham Hoge is here to represent the applicant. The garage will be made smaller, 3D models were presented to show the difference. There are no changes to the pool house or the main house only on the western side. They are proposing to add a one story addition to the south side. It is simpler in design now. Mr. Hoge also requested a "sense of the board" regarding a potential future sunroom to the rear. He is not asking for this now. The board did not express any concern; but said it could only give a reliable answer in response to plans and an application, which would need to be made in the future.

MOTION by R. Coburn, seconded by C. Redding

To approve the application of SEASAW as amended.

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

On the application of **ROSE STEWART & TYLER DICKSON**, 54 Meeting House Lane, Jeffrey Gibbons is here to represent the applicant. This is for an amendment to the plans. The wing of the house has been switched. There is now a shallow roof on the back deck with a standing seam metal roof. One chimney has been moved and is now located next to the second chimney. R. Coburn doesn't like both chimneys on the same side of the house and is not comfortable with the changes. J. Brodlieb will make another site visit as well as C. Redding.

MOTION by C. Redding, seconded by R. Coburn

To approve the applicant's request for adjournment on the application of ROSE STEWART & TYLER DICKSON.

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

PUBLIC HEARINGS - HISTORIC

On the application of **CAROL WELCH**, 340 Hill Street, there is a letter requesting withdrawal. The board acknowledges the letter of withdrawal.

On the application of **THOMAS & MEREDITH JOYCE**, there is a letter requesting adjournment til July 8, 2019.

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
JUNE 10, 2019**

MOTION by Chair, seconded by C. Redding

To **approve the applicant's request for adjournment on the application of THOMAS & MEREDITH JOYCE til July 8, 2019.**

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

On the application of **LOUISE KORAL**, 68 North Main Street, there is a letter requesting adjournment.

MOTION by Chair, seconded by C. Redding

To **approve the applicant's request for adjournment on the application of LOUISE KORAL.**

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

On the application of **BEECHWOOD LATCH, LLC**, 101 Hill Street, Jim McMullan is here to represent the applicant. The samples were presented. The garage door will be wood, painted clear and will fade. This is a true brick that will be used. Red Cedar shingle and the front door will be painted ashwood moss. The siding will also be red cedar stained beechwood gray. The board all liked the materials and colors that were presented. There is no lighting plan. The board needs this, and applicant said they would submit it.

MOTION by R. Coburn, seconded by C. Redding

To **approve the applicant's request for adjournment on the application of BEECHWOOD LATCH, LLC for written decision.**

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

On the application of **LIFTON GREEN, LLC**, 270 Ox Pasture Road, Bailey Larkin and Bruce Lifton are here to represent the applicant. Mr. Studenroth did a report. The inventory sheet that Mr. Lifton previously referenced stated this was a carriage house to a larger nearby house (long since demolished). Mr. Studenroth gave historical context indicating the subject house was built before the nearby house, and was built in its current location as a standalone residence. The applicant needs to get some more information.

MOTION by Chair, seconded by C. Redding

To **approve the applicant's request for adjournment on the application of LIFTON GREEN, LLC.**

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

On the application of **COOPERS NECK LLC**, 65 Coopers Neck Lane, Jason Falcon is here to represent the applicant. This is for one driveway gate. The gate is made out of wood. Color sample was presented. The brick painted white was also presented.

MOTION by R. Coburn, seconded by C. Redding

To **close the application of COOPERS NECK LLC for written decision.**

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

On the application of **72 GIN LANE, LLC**, 72 Gin Lane, there is a letter requesting adjournment.

MOTION by R. Coburn, seconded by C. Redding

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
JUNE 10, 2019**

To approve the applicant's request for adjournment on the application of 72 GIN LANE, LLC.

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

On the application of **OCWEN-DEUTSCHE BANK**, 155 Hampton Road, Joe Malito is here to represent the applicant. There is no affidavits that are filled out. Mr. Malito did the mailing himself. Mr. Robinson suggested that since it was he himself that did this and that the building department informed him improperly that the board should allow him to present. He even had a photo of the envelopes that he mailed. Mr. Studenroth reviewed the photos of the building. The exterior has been replaced already. The asymmetrical shape of it and the interior framing indicate that the structure is from 1930-1940's. There is nothing historically relevant. Mr. Malito will get this notarized tomorrow.

MOTION by C. Redding, seconded by R. Coburn

To close the application of OCWEN-DEUTSCHE BANK for written decision only.

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

MOTION by C. Redding seconded by R. Coburn

To adjourn tonight's meeting.

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

Respectfully submitted by: Antoinette Edwards 6-10-19

Village Clerk