

Inc. Village of Southampton  
Board of Architectural Review and Historic Preservation  
Monday, June 13, 2022

Due notice has been given, the public hearing of the Board of Architectural Review and Historic Preservation for the Village of Southampton was held in the municipal board room of Village Hall at 23 Main Street, Southampton, NY and via Videoconference on Monday, June 13 2022 at 6pm.

Board members, Peter DeWitt and M. McIntire, and John Gregory are present. Chair Brodlieb and Board Member, Sarah Latham are absent.

MOTION by M. McIntire second by P. DeWitt  
To open tonight's meeting.  
On Vote: M. McIntire, J. Gregory and P. DeWitt

Counsel for the board, Alice Cooley is present. Alex Wallach, Planner Director is present via videoconference.

On the application of **Daniel Brockett**, 292 Ox Pasture Road there is a written decision in the file.

Motion by P. DeWitt  
To **approve** the application of **Daniel Brockett**  
On Vote: M. McIntire, J. Gregory and P. DeWitt

On the application of **Mark and Hilary McInerney Trust**, 150 First Neck Lane, there is a written decision in the file

Motion by M. McIntire second by P. DeWitt  
To **approve** the application of **Mark and Hilary McInerney Trust**  
On Vote: M. McIntire, J. Gregory and P. DeWitt

On the application of **Peter Florey**, 29 Elm Street, there is a written decision in the file

Motion by M. McIntire second by P. DeWitt  
To **approve** the application of **Peter Florey**  
On Vote: M. McIntire, J. Gregory and P. DeWitt

On the application of **Charles Falcoa**, 135 Lewis Street, there is a written decision in the file

Motion by M. McIntire second by J. Gregory  
To **Deny** the application of **Charles Falcoa**  
On Vote: M. McIntire, J. Gregory and P. DeWitt

Motion by M. McIntire second by J. Gregory  
To approve the minutes of May 23, 2022  
On Vote: M. McIntire, J. Gregory and P. DeWitt

On the application of **Halsey Cottage, LLC**, 89 Halsey Street, this is a demolition evaluation. Pete DePasquale is here to represent the applicant. The house is outside of the historic district. A report was provided that detailed the different additions that happened to the house over time and that it was his opinion that there was practical way to determine what the original structure

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was in order to save it. Mr. DeWitt does not find the dwelling to represent anything special. He did note that many windows are different sizes, he would not be opposed to demolition. Mr. Gregory agrees with Mr. DeWitt when it comes to the house, though finds it distressing that the old growth landscaping was clear cut and it was a shame to see the property cleared. Mr. McIntire agrees, he would approve demolition.

Motion by M. McIntire second by P. DeWitt

To advise the building inspector that landmarking will not be pursued and demolition is permitted

On Vote: M. McIntire, J. Gregory and P. DeWitt

On the application of **Walnut Street Partners, LLC**

Motion by M. McIntire second by P. DeWitt

To **adjourn** the application of Walnut Street Partners, LLC

On Vote: M. McIntire, J. Gregory and P. DeWitt

Motion by M. McIntire second by P. DeWitt

To **adjourn** the application of **1 Hampton Rd JNH, LLC**

On Vote: M. McIntire, J. Gregory and P. DeWitt

On the application of **Emanon East, LLC**, 256 N. Main Street, nobody is here to represent the application. There will be a second call.

On the application of **Chrischar, LLC**, 40 Elm Street, Lisa Zaloga is here to represent the applicant. A revised streetscape has been submitted to the file showing the relocation of the house; the plans and elevations remain the same. They are looking to move the house up to 45' from the front property line. A report was prepared and submitted by historian, Joel Snodgrass. They have tried to look at all design guidelines put in place when designing this addition. Dean Gamolka, landscape architect submitted an updated landscape plan to the file. There was a site visit done by the Chair. The front yard parking is what Mr. DeWitt objects to. He does not want to see front yard parking become the norm on Elm Street. Five parking spaces are required. Mr. Gregory agrees with Mr. DeWitt; he feels it will set a precedent for front yard parking on this street. Mr. McIntire notes that Elm Street is our most historic street and he feels that moving the house forward is not the right thing to do to this house. He understands moving the house away from the tree line but he does not agree with bringing it forward. He is also not in agreement with the addition. Ms. Zaloga prepared a plan that showed what it would look like if they squared off the house instead of adding a projection. She feels that it takes away the original character of the house. Mr. Gregory and Mr. DeWitt don't mind the bump out. Mr. DeWitt does request that the tree be removed from the rendering as it obscures the view of the addition. Rose Dios from 38 Elm Street wonders what "future driveway gate" on the plan is. Ms. Zaloga notes that the driveway is currently a topic of litigation. Mr. Gamolka shared the plan of the driveway gate; it will be mahogany. Gloria Dios notes that she is not in favor of the removal of the large sycamore maple tree in the rear yard. She would like to see the house lifted and renovated without the addition. Mr. McIntire feels that this is an important house on an important street. The placement of the house on the lot effects how it presents on the street. Moving it would make a big difference and disrupt the rhythm of the streetscape.

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Motion by M. McIntire second by P. DeWitt  
To **adjourn** the application of **Chrischar, LLC**  
On Vote: M. McIntire, J. Gregory and P. DeWitt

On the application of **Anthony and Debra Celebre**, 196 Hill Street, this is an application for a two-story dwelling with attached garage and the partial demolition and alterations to the existing dwelling to convert it to a pool house. Affidavits of mailing and posting have been submitted to the file. Joseph Payjack is here to represent the applicant. This is a flag pole lot 250 feet off of Hill Street. The rear portion of the house is right on the property line. They are looking to remove that portion and increase the setback from one foot, to sixteen feet off of the property line. They are choosing the east side of the property as their front yard. The owners wanted to keep the cottage feel of the original house, Mr. Payjack thinks they've been successful in that with their use of dormers. The house reads like a one and a half story house. The siding will be cedar, white window trim. There is a covered porch off of the back of the house. Mr. DeWitt commends him on the roof line, it really does look like a one and a half story; the site plan is fine. He thinks that the accessory wings come out too far and it ruins the entrance. He likes the cottage aesthetic but he is tired of the twenty first century adaptation of the "lazy rafters". He would suggest a brick chimney instead of the stone. He appreciates the dormer but he thinks that it needs a little more character to make it successful. Mr. Gregory really likes the scale of the house. He does agree with Mr. DeWitt with the use of stone; brick is much more appropriate. The ornamentation over the garage and copula are too busy. Mr. McIntire is in agreement with his fellow Board members; this

Motion by M. McIntire second by J. Gregory  
To **adjourn** the application of **Anthony and Debra Celebre**  
On Vote: M. McIntire, J. Gregory and P. DeWitt

On the application of **Lee Wesley, LLC**, 284 Coopers Neck Lane; there will be a second call

On the application of **Emanon East, LLC** 256 N. Main Street, Michael White is here to represent the applicant. Changes were made per the Boards last comments. Mr. DeWitt thinks it looks good. Freeze board was added around the house.

Motion by M. McIntire second by J. Gregory  
To **close** the application of **Emanon East, LLC**  
On Vote: M. McIntire, J. Gregory and P. DeWitt

On the application of **Patrice Magee and John Cuzzocrea**, 90 Foxhollow Lane, Phil Wells is here to represent the applicant. They made changes to the front door, removed the transoms. The windows on the front and side elevations were changed to be more in scale. Mr. Gregory thinks it looks fine. Mr. DeWitt notes that the window to wall ratio on the west elevation dormer is off. Mr. Wells notes that was done because they increased the windows on the east elevation; that required them to raise the dormer. Mr. DeWitt doesn't think that change was necessary, it would cause minor asymmetry. Mr. Wells will revert back to the old plan. Mr. McIntire thinks that the heavy transom over the front door is out of character with the Village. He thinks they have done a great job with the design but making the front door taller with taller side lights would be more appropriate.

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Motion by M. McIntire second by J. Gregory  
To **adjourn** the application of **Patrice Magee and John Cuzzocrea**  
On Vote: M. McIntire, J. Gregory and P. DeWitt

On the application of **Lee Wesley, LLC**, 284 Coopers Neck Lane, this is a new application, affidavits of mailing and posting have been submitted to the file. Joseph Payjack is here to represent the applicant. The pattern within the gate is a motif seen in other areas of the property. The gate itself will be Mr. Gregory thinks it is an attractive gate, he just wonders how transparent the design is. Mr. DeWitt thinks the gate is too opaque. Mr. McIntire would prefer to see the brick columns cleaned up and left unpainted. A gooseneck is being proposed, the Board has been denying applications with external keypads. Mr. DeWitt has been researching the transparency of gates – he feels that 40% transparency is the minimum that still allows for different designs

Motion by M. McIntire second by J. Gregory  
To **adjourn** the application of **Lee Wesley, LLC**  
On Vote: M. McIntire, J. Gregory and P. DeWitt

On the application of **Ring of Fire, LLC**, no submissions have been made.

Motion by M. McIntire second by J. Gregory  
To **adjourn** the application of **Ring of Fire, LLC**  
On Vote: M. McIntire, J. Gregory and P. DeWitt

On the application of **John Ania**, 161 Miller Road, John Ania is here to represent the applicant. The upper transoms have been removed from the windows and the house has been lowered. Mr. DeWitt thinks the design is fine, Mr. McIntire and Mr. Gregory agree.

Motion by M. McIntire second by J. Gregory  
To **approve** the application of **John Ania**  
On Vote: M. McIntire, J. Gregory and P. DeWitt

On the application of **Sterling Home Developers Corp.**, Brian Glasser is here to represent the applicant. The gable windows have been removed; the front door was changed from a glass door to a painted wood door. Mr. Gregory does not like the stairwell windows on the front elevation. Those windows are setback in the corner and Mr. Glasser doesn't think they will be as impactful. David Rung, 85 Pleasant Lane is here, he read a letter to the Board addressing concerns the construction will raise. These are valid concerns, but outside of the purview of the Board, these concerns should be raised to the Board of Trustees. Comments regarding the architecture can be directed to the Board.

Motion by M. McIntire second by P. DeWitt  
To **adjourn** the application of **Sterling Home Developers Corp.**  
On Vote: M. McIntire, J. Gregory and P. DeWitt

On the application of **Something Special 129, LLC**, 129 North Main Street, Nicole Adams is here to represent the applicant. This is a new application; affidavits of mailing and posting have been submitted to the file. This is a small one and a half story house, there is a current permit for interior renovations and a swimming pool. They are before this Board to ask for exterior

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alterations. They are proposing to remove a ramp from the front of the house, a rear deck to be removed and reconfigure the front door and windows. The siding is currently vinyl, they are proposing board and batten. The windows will be white, the door will be dark bronze and the siding white. Mr. Gregory thinks the changes made makes the house much more attractive. The roof is asphalt, it will be replaced with asphalt.

Motion by M. McIntire second by J. Gregory

To **approve** the application of **Something Special 129, LLC**

On Vote: M. McIntire, J. Gregory and P. DeWitt

On the application of **Andrea Jolles**, 384 Little Plains Road, Pam Pospisil is here to represent the applicant. This is a new application and affidavits of mailing and posting have been submitted to the file. This is a corner property so there are two front yards. They are looking to add a wing to the south side of the house to balance out an existing wing. They are also proposing a small addition on the north side. Materials will match the existing. Mr. Gregory notes railings are not shown on the front porch, he wonders if that was intentional. Ms. Pospisil notes they are not changing that at all. Mr. DeWitt thinks the design is fine. Mr. McIntire feels the extended roofline makes it feel a bit commercial. He thinks breaking it up would be more attractive. Ms. Pospisil will repeat the shed dormer on the back of the house to break up the roof line.

Motion by M. McIntire second by J. Gregory

To **adjourn** the application of **Andrea Jolles**

On Vote: M. McIntire, J. Gregory and P. DeWitt

On the application of **68 Pelham Street, LLC**, 68 Pelham Street, Jay Andreasi and Chase Andreasi are here to represent the applicant. This is a new application; affidavits of mailing and posting have been submitted to the file. This is a two-story house with a detached garage. This is a cedar perfection roof, stained cedar shingle that ends up being a tan / grey, trim to be white Azek, there is a mix of board and batten on the front. Mr. DeWitt would like to see a roof plan. He does not like the rafter elements; the two reverse gables look cramped. It is also his suggestion to remove the window over the front door. The north elevation has a narrow gable and a shallow and long shed roof; it looks unresolved. Mr. Gregory notes the black windows are not something the Board is favorable to. He also feels it is a little commercial in its look. There are windows off centered with the gable, Mr. Gregory would like to see symmetry there. There is a 350 sq. ft. balcony off the back of the house, this is too large for this small property. The big window above the front door takes away from the design of the house and the gables don't seem to finish. The renderings and the drawings need to be resubmitted so they match.

Motion by M. McIntire second by J. Gregory

To **adjourn** the application of **68 Pelham Street, LLC**

On Vote: M. McIntire, J. Gregory and P. DeWitt

On the application of **Elegant Affairs**, 230 Elm Street, Greg Andrea is here to represent the application, affidavits of mailing and posting have been submitted. This application is for an ADA ramp, the applicants have already obtained Planning Board approval. A condition of their approval was Architectural Review Board approval for the ramp. Materials will be mahogany. Mr. Gregory wonders if there is any way to dress it up. Mr. DeWitt thinks landscaping would be

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that solution. There are existing exterior lights on the building, they are not proposing any lights on the ramp itself. Charles Donombrowski, 229 Elm Street wonders where the current ramp leads into. Mr. McIntire explains that the Board is reviewing the design and architecture of the ramp only. Jay Fitzpatrick wanted to highlight the comments made while discussing 40 Elm Street; that Elm Street is a historic street, a neighborhood of special character.

Motion by M. McIntire second by P. DeWitt

To **approve** the application of **Elegant Affairs**

On Vote: M. McIntire, J. Gregory and P. DeWitt

On the application of **SL II 405, LLC**, 405 Captains Neck Lane, Ramon Chavez is here to represent the applicant. This is a new application; affidavits of mailing and posting have been submitted to the file. This is an application for a driveway gate. Materials will be clear cedar. Mr. Gregory thinks that the posts should be lowered, he would like to see a little more transparency. Mr. DeWitt would like a section for the gate and increase the spacing to two and a half inches. He agrees that the posts should be flush with the gate.

Motion by M. McIntire second by P. DeWitt

To **adjourn** the application of **SL II 405, LLC**

On Vote: M. McIntire, J. Gregory and P. DeWitt

On the application of **TBH Holdings, LLC**, 60 Herrick Road, Fred Saluto is here to represent the applicant. This is a new application; affidavits of mailing and posting have been submitted. This is a corner property; this gate is identical to what existing on James Street.

Motion by M. McIntire second by

To **approve** the application of **TBH Holdings, LLC**

On Vote: M. McIntire, J. Gregory and P. DeWitt

Motion by M. McIntire second by P. DeWitt

To enter into executive session

On Vote: M. McIntire, J. Gregory and P. DeWitt

Motion by M. McIntire second by J. Gregory

To open public session

On Vote: M. McIntire, J. Gregory and P. DeWitt

Motion by Chair second by P. DeWitt

To close the meeting of June 13, 2022

On Vote: M. McIntire, J. Gregory and P. DeWitt