

Inc. Village of Southampton
Board of Architectural Review and Historic Preservation
July 11, 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, July 11, 2022, at 6pm.

Chairman Jeffrey Brodlieb and Members Peter DeWitt and Mark McIntire, Sarah Latham and John Gregory are present.

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

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

Motion by Chair second by M. McIntire
Approve the minutes of June 27, 2022
On Vote: Chair, P. DeWitt, J. Gregory, S. Latham, and M. McIntire

On the application of **Westlawn, LLC**, 107 Great Plains Road, there is a written decision in the file.

Motion by Chair second by J. Gregory
To **approve** the application of **Westlawn, LLC** as written
On Vote: Chair, P. DeWitt, J. Gregory, S. Latham, and M. McIntire

On the application of **Lee Wesley LLC**, 284 Coopers Neck Lane, there is a written decision in the file.

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

On the application of **Walnut Street Partners**, 54 Walnut Street, this matter has been adjourned to July 25, 2022.

On the application of **1 Hampton Rd JNH, LLC**, 1 **Hampton** Road, this matter is adjourned.

On the application of **Chrischar, LLC**, 40 Elm Street, Lisa Zaloga, architect and Peter Cardel, owner, are here to represent the application. Mr. Cardel submits a restraining order they have on the neighbor regarding driveway access to the file. Chair reminds the applicant that this is outside of this Boards purview. A video was submitted to the file that demonstrates the relationship between the northern property line and the trees along it. Two site plans are shown, one with the house in its current location and the other showing it moved four feet to the south. The intent is the keep the dental molding and to repair the columns. Ms. Latham is concerned

with how the addition will be attached to the historic structure. Ms. Zaloga explains that the second floor will retain its four-square design, it is the first floor that will change slightly. Mr. DeWitt wonders if the window on the rear will be retained; there is not a place for it currently. The plans being presented tonight are dated April 22nd. The elevations have not changed from the original submission. Mr. McIntire would like to see the gates that are being proposed. The gate plans presented are dated June 23rd. They are a four-foot-high gate that will be primarily used as part of the enclosure. Ms. Latham looked through the historic photographs, she would prefer not to see the porch. Ms. Zaloga explains she has shortened the porch and that it was there to soften that corner; Mr. DeWitt agrees that it accomplishes that. Mr. Gregory is fine with the design of the addition. Mr. McIntire still is not in favor in the bump out, but he understands its need. He thinks that leaving the house where it is, is the right thing to do. Mr. Gregory appreciates the use of the geo pavers. Chair thinks the addition to the west is relatively subservient. He does not think it will detract from the four-square aspect of the house. Rose Dios, 38 Elm Street wonders what a curb cut is. Chair explains that this is outside of the purview of the Board, they are here to look at the architecture of the plans submitted. Any issues beyond that are not something the Board can speak to. Brian Denehey, 36 Elm Street, has concerns with the amount of parking provided being adequate. He also feels that this is a historic home, and to allow an addition detracts from the historic district. Ms. Zaloga demonstrates the parking is appropriate for what is being proposed. They will close this for written decision to approve the site plan that shows the house in its current location.

Motion by Chair second by P. DeWitt

To **close** the application of **Chrischar, LLC** for written decision

On Vote: Chair, P. DeWitt, J. Gregory

Nay: S. Latham and M. McIntire

On the application of **Anthony and Debra Celebre**, 196 Hill Street, there is a request for an adjournment to July 25

Motion by Chair second by P. DeWitt

To **adjourn** the application of **Anthony and Debra Celebre**

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

On the application of **Circles East End, LLC** 41 Gin Lane, John Rose, Architect, is here to represent the applicant. Changes to the windows and dormers have been made. Ms. Latham asked that a historic preservation consultant look at this, since that hasn't been done, she does not feel as though she has the information needed to make a decision on the porch. She was able to find a 1925 map showing a small porch on the house, the entry, and a small carriage house at the northeast corner of the property. She feels that moving the entry and adding to the porch takes away from the history of the house. Photos of the current house were shared showing that the original porch has already been altered. At one point there was a doctor's office in this residence that explains the strange porch configuration. Mr. DeWitt thinks the dormer looks great; he doesn't have a problem with the stairs; he is against extending the deck, he thinks the wide part of the deck corresponds to the porch. There is general agreement amongst the Board to allow the

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movement of the stairs but they are not favorable of the deck. Mr. Rose marked up a set of plans removing the deck extension.

Motion by Chair second by J. Gregory

To **close** for written decision the application of **Circles East End, LLC**

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

Nay: S. Latham

On the application of **Heart of the Hamptons**, this matter is adjourned

On the application of **Andrew Sprietzer**, 85 Hildreth Street, there is a request for an adjournment to July 25, 2022

Motion by Chair second by J. Gregory

To **adjourn** the application of **Andrew Sprietzer**

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

On the application of **Ring of Fire**, 191 Bishops Lane, nobody is here to represent the applicant and no submissions have been made to the file. As stated in the last meeting, this will be the third and final call of this matter. There has been no response for requests of submissions. The applicant has been made aware of what their obligations were. A motion will be made to strike the matter from the agenda. Chair would like to recommend that the Building Department impose the applicable violations on the property.

Motion by Chair second M. McIntire

That the application be removed from the agenda

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

Motion by Chair second by M. McIntire

That the Board make a recommendation to the Building Inspector that they impose any applicable violations.

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

On the application of **Sterling Home Developers Corp.**, 73 Pleasant Lane, Brian Glasser, Architect is here to represent the applicant. The stairwell window was closed on one side. The Board is happy with the changes made. The plans are dated July 1, 2022.

Motion by Chair second by P. DeWitt

To **approve** the application of **Sterling Home Developers Corp.**

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

On the application of **68 Pelham Street, LLC**, this application is adjourned to July 25, 2022

On the application of **131 Herrick Road, LLC**, 131 Herrick Road, Anne Chawt, owner and Michael Kirschman, architect are here to represent the applicant. Affidavits of mailing and

posting have been submitted to the file. This is for an amendment to a prior approval to construct a new dwelling. Since their original approval there have been some zoning changes, they have reduced the size of the house to comply. They are proposing cedar siding, Anderson A series windows with black trim and the roof is weathered cedar shingles. They have enhanced the gables to add depth to the design. The trim will be white. They have added a third gable in the center of the two large sweeping gables. A third gable peek was also added to the rear elevation. There was a slight change in the window configuration to accommodate moving the kitchen to the back of the house. Mr. Gregory counts six different types of windows; he doesn't like the transoms. The terrace on the back is okay given the position and size. The black windows have no place in the Village in his opinion. Ms. Latham thinks that the use of the sweeping gables is excessive. The window patterns and the transoms are a concern to her. Mr. McIntire notes that the original house was a simpler design that was more in keeping with Southampton. He feels they took that and added too many details. Mr. DeWitt thinks that the windows facing the street are the right size now, whereas they were not in the original approval. He doesn't like the sweeping gable, and is concerned with the windows and transoms. Chair agrees, this is a very different house in look and feel from the original approval. He would also like to note that he doesn't like the wire railing on the deck in the back. The house is a bit much in this neighborhood in his opinion. Ms. Chawat shares photos with the Board of houses in the neighborhood that have black windows. It is not just the color of the windows that have changed in this design. Looking at the original house and this new proposal, they are very different houses. Mr. DeWitt notes the east and west dormers have created pockets, this is not a traditional detail. The dormer should appear without being recessed.

Motion by Chair second by M. McIntire

To **adjourn** the application of **131 Herrick Road, LLC**

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

On the application of **WLK Development Group**, 228 White Street, Brian Glasser, Architect is here to represent the applicant. This is an application for a two-story single-family dwelling and a detached garage. It is shingle style home, Alaskan yellow cedar for the roof, white aluminum gutters, perfection cedar shingle painted grey for the siding, all trim will be painted white. The front door will be oak, the chimneys and outdoor kitchen will be brick. The garage will match. Mr. DeWitt thinks the gables on the front elevation look crowded. He also notes the "pocket" in the dormer on the east elevation. Overall, the vocabulary is very nice in his opinion. Mr. McIntire agrees with Mr. DeWitt's comments; the columns seem a little heavy. Ms. Latham doesn't mind the columns because they are chamfered, she thinks the design is good. Mr. Gregory agrees, he really loves the screened in porch. His only concern would be the large transom windows on the rear and the light pollution that they may impose. Chair feels that this house wouldn't be harmonious with the neighborhood. He thinks the design could be made simpler and less massive. Two large trees were removed from the lot when it was clear cut; the Board would like to see a landscape plan. Mr. DeWitt thinks that the porch does lend itself to the one-story look of the neighborhood; he feels it's the double gable that needs to be changed. The Board would prefer to see the parking in the rear of the lot, leaving the front for lawn.

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Motion by Chair second by J. Gregory
To **adjourn** the application of **WLK Development Corp.**

On the application of **North Fifth, LLC**, 430 Halsey Neck Lane, Siamak Samii, Architect, is here to represent the application. Affidavits of mailing and posting have been submitted to the file. This is an application for an accessory structure. The lot is a three-and-a-half-acre flag lot. The pool house is made of two separate masses with a hip roof connecting them, they are framed with columns. The walls will be Alaskan cedar. They are picking up elements of the main house in the design, the materials will match. Ms. Latham does not think that it matches the design of the house. Mr. DeWitt agrees, but doesn't think it matters. Mr. McIntire agrees.

Motion by Chair second by J. Gregory
To **approve** the application of **North Fifth, LLC**
On Vote: Chair, P. DeWitt, J. Gregory, S. Latham and M. McIntire

On the application of **1210 Meadow Lane, LLC**, 1210 Meadow Lane, Melissa Dedovich is here to represent the applicant. Affidavits of mailing and posting were submitted to the file. Damen Hamilton, Architect from SLR Architects, explains they are looking to replace a nonconforming dwelling. This is a modern design. The materials will be post tension concrete with teak siding, glass and gun metal framing. The deck around the pool will be teak. The intent is to plant out the property to soften the view from both Meadow Lane and Road C. Daniel Thorp, Laguardia Design explains they will be using bay berry, beach grass, beach plumb – they are looking to install minimalist, sustainable landscaping. This plan is under lot coverage and does not max out the gross floor area. Mr. Gregory likes the design; it is perfect for Meadow Lane. Mr. McIntire, Mr. DeWitt and Ms. Latham agree. Chair is concerned with the view from the beach, he would like to see a topographic map and renderings from the beach as well as a landscape plan. Ms. Dedovich shares a topo map. There is a letter of non-jurisdiction from the DEC and a coastal erosion permit in place. The new house will be less visible than the current.

Motion by Chair second by S. Latham
To **approve** the application of **1210 Meadow Lane, LLC**
On Vote: Chair, P. DeWitt, J. Gregory, S. Latham and M. McIntire

Motion by Chair second by M. McIntire
To **cancel** the second meeting in August
On Vote: Chair, P. DeWitt, J. Gregory, S. Latham and M. McIntire

Motion by Chair second by M. McIntire
To enter executive session
On Vote: Chair, P. DeWitt, J. Gregory, S. Latham and M. McIntire

Motion by Chair second by S. Latham
To **open** the meeting of July 11, 2022 at 8:35pm

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

The Board has prepared written guidelines regarding transparency, location and height of driveway gates

Motion by Chair second by M. McIntire

To **adopt** a policy on gates as written

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

Motion by S. Latham second by J. Gregory

To recommend Preservation Studios, LLC, to the Board of Trustees to enter into a contract

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

Motion by Chair second by S. Latham

To **close** the hearing of July 11, 2022

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