

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
JANUARY 27, 2020**

Due notice having been given, the public hearing of the Board of Architectural Review and Historic Preservation for the village of Southampton, NY on January 27, 2020 at 7:00PM.

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

Counsel for the Village Alice Cooley was present. Historic Consultant Zac Studenroth was absent.

MOTION by R. Coburn, second C. Highsmith

To **open tonight's meeting.**

On Vote: Chair Stevenson, R. Coburn, C. Highsmith and S. Latham

MINUTE APPROVAL

MOTION by R. Coburn, second C. Highsmith

To **approve the January 13, 2020 minutes.**

On Vote: Chair Stevenson, R. Coburn and C. Highsmith

Abstain S. Latham

DISCUSSION

Regarding a resolution about the material submission to be submitted no later than 12PM the Thursday before the public hearing so that it can be reviewed by the public. R. Coburn is in favor because the public would like opportunity to review ahead of time. They will formalize next week since it is not on the agenda.

SIGNS

The sign for **ORGANIC & ECO-FRIENDLY PEST CONTROL** has been approved.

The sign for **FRESCO PIZZA & DELI**, 623 Hampton Road, has been approved.

WRITTEN DECISIONS

On the application of **180 GREAT PLAINS RD LLC**, 55 Coopers Neck Lane, there is a written decision in the file.

MOTION by R. Coburn, second C. Highsmith

To **approve the written decision on the application of 180 GREAT PLAINS RD LLC.**

On Vote: Chair Stevenson, R. Coburn, C. Highsmith and S. Latham

On the application of **WHITE FENCE INC**, 409 First Neck Lane, there is a written decision in the file.

MOTION by R. Coburn, second C. Highsmith

To **approve the written decision on the application of WHITE FENCE INC.**

On Vote: R. Coburn, C. Highsmith and S. Latham

Recused: Chair Stevenson

On the application of **LOVENEST TRUST**, 28 Gin Lane, there is a written decision in the file. R. Coburn spoke to the architect no related to the architecture regarding septic, but not about the application at all and not influencing.

MOTION by R. Coburn, second Chair Stevenson

To **approve the written decision on the application of LOVENEST TRUST.**

On Vote: Chair Stevenson, R. Coburn and C. Highsmith

Nay: S. Latham

DRIVEWAY GATES – NON-HISTORIC

On the application of **640 OX PASTURE LLC**, 640 Ox Pasture Road, affidavits of mailing and posting were submitted. Present for the applicant was Tom Lawrence. The plans depict posts with no lighting, they are 7.5' at columns but go down toward the center. These gates are modeled after a set of existing gates. The plans are to scale. There is no architect and a mill shop drew the gates. Counsel stated for a gate it is not required. The gate is solid because it matches the existing gate. C. Highsmith noted that the Board is not in favor of solid.

T. Lawrence presented an option B, the spacing on that is 4.5", and the slats are 4.5". There are dimensions on the option B submitted, this option is more favorable to the Board. R. Coburn stated that there are pictures of opaque gates in the neighborhood, but they are set back far, about 90' from the road. The gates are wood, and the columns will be clear cedar or Azek and the top is lead coated copper, the hardware is black iron. The strap hinges are actual, not just decorative. All hardware matches the existing gate.

MOTION by R. Coburn, second C. Highsmith

To **approve the application of 640 OX PASTURE LLC with half open, half railed version of plans.**

On Vote: Chair Stevenson, R. Coburn, C. Highsmith and S. Latham

PUBLIC HEARINGS – NON-HISTORIC

On the application of **27 POST LANE LLC**, 27 Post Lane, present for the applicant was Jeffrey Gibbons. Chair wants to be assured the submitted matches what is in the file and it is properly noticed. The application is to remove the existing residence and move the legal cottage to a conforming location since it sits on property line. The garage has been attached to the house so that there is no extra building on the property. The elevations for house and cottage are both included in the submission. The materials are listed on the plans, the windows and trim are white. The shingle is cedar that is bleached, and the roof is cedar. He showed photos of proposed and he submitted a site plan with landscape plan. The square footage is 3613. C. Highsmith feels it is clean house, clear design and the garage doesn't face the street, he likes it. It was noted that there are multiple sky lights on the front gable, are they covered by the other rooflines. They are further back, so you don't see them, and they don't detract from front of house. R. Coburn feels the roof has a lot of going on, there are rabbits that go up to the roof line, from a sight line he feels the gables are a little busy. There are a lot of gables, but

the Board doesn't have a problem with them. The width of the sliders are 12' on the north elevation. They are in the back so not a real concern.

MOTION by C. Highsmith, second Chair Stevenson

To **approve the application of 27 POST LANE LLC.**

On Vote: Chair Stevenson, R. Coburn, C. Highsmith and S. Latham

On the application of **NEIL & SARITA JAIRATH**, 72 David Whites Lane, present for the applicant were Charles Klein and Anthony Porco. A submission was made demonstrating the sight lines of the trees to the second-floor rear deck and the impact on neighboring properties. It demonstrates a 6' person on the back deck and the hedges are at a height that you would not see the neighbor. They showed photos of the hedges that are existing. The western and eastern sides were shown, and the hedge will remain at height and the neighbor next door has a row of hedges as well. The photos are in the file. A. Porco explained the photos, it shows height. C. Highsmith's concern has been rectified. R. Coburn asked for estimates of the deck distance to neighboring properties; to the east it is 19', on west 20' and on the front it 19'. On the neighbor's property, you can't see the decks of the neighbor. The size and location of the garage bothers R. Coburn and the Chair feels the deck still worries her. C. Highsmith feels that green space has been maintained and the lots in this area are difficult, and he likes it. R. Coburn feels that are other architectural ways of dealing with the lot shape issues.

MOTION by C. Highsmith, second Chair Stevenson

To **approve the application of NEIL & SARITA JAIRATH.**

On Vote: Chair Stevenson, C. Highsmith and S. Latham

Nay: R. Coburn

On the application of **300 MURRAY PLACE LLC**, 300 Murray Place, affidavits of mailing and posting were submitted. Present for the applicant was Mathias Thoerner. This will not be decided tonight since the public was not able to review the late submission of plans. This is a one and a half story dwelling. He went back to his client regarding the last hearings, and they have submitted a completely different design of the house. The concept of the design is for the main building which is 35' high and is 30'x40' and has two extension that are 30' and it is less massive, and he didn't max out the height purposely. It is brick and shingle and the garage is attached. The garage doesn't face the street and it is perpendicular. He feels it addresses the concerns from the previous hearings. It is more organic and possibly a more historic look. The half story is only on the main building. There were elevations and 3D demonstration and Chair feels it is major improvement. The materials were demonstrated, and the roof is hand split cedar shake, whitewashed brick façade on center part of house, the windows are charcoal gray, the lentils are granite. Massive granite steps are the entry to the house. On the smaller side additions are cedar shake perfection, all trims are white with the gray windows and clapboard siding as well. The revised landscape plan is part of the file as well.

R. Coburn asked if the windows are casement; they are. C. Highsmith asked if the deck is enclosed; it is recessed and enclosed. The chimney caps are skinny, but they seem to be low profile, the chimney caps are all the same and domed. R. Coburn asked them to present the landscape plan, they will have a 12' hedge and they will have a gate. There is more green space on the landscape which C. Highsmith liked. The distance from the balcony to neighbor is about 85' and there is no privacy issue. R. Coburn feels the side roof lines and the chimneys feels off, he feels it is a balance issue. To his eye the ridge lines need to be 2-3' shorter, C. Highsmith feels the building would have to be chunkier to get the pitch looked for so, it may not be able to resolve for usable space on second floor. M Thoerner said they can massage it a

bit, but they may be able to make chunkier, but Chair and C. Highsmith likes it the way it is. Chair feels it is handsome, but doesn't like the patio, she feels it is large and could be reduced. Their landscape plan shows reduced patio. The reveal on the clapboard is 6". R. Coburn asked for clarification of band between floors, it is stone and rough-hewn. S. Latham asked about pediment and gable, it is shingle.

There is an existing hedge that will be retained, and they will add to it and the hedges surround the property, there are huge trees and a black cherry which is large which will be preserved. Boxwood, Hydrangea, heritage Birch and Cryptomeria will be used.

Counsel noted the file needs a revised site plan.

MOTION by R. Coburn, second Chair Stevenson

To **approve the applicant's request for adjournment on the application 300 MURRAY PLACE LLC.**

On Vote: Chair Stevenson, R. Coburn, C. Highsmith and S. Latham

On the application of **CRAIG J. GOLDBERG**, 258 Toylesome Lane, present for the applicant were Timothy Ganetis and Stuart Disston. They were asked at the last hearing to change the front garage, they are sinking the garage and using a lift device to recess the cars. There were photos of the method and a schematic submitted. Counsel noted would be gravel and one part paved. Counsel asked if the Building Department needs guards; the whole system requires guard rails and safety features. Chair asked about the safety features, she'd like to see them. Cardoc.com is the website but they are looking at Phantom Lift more closely for the actual system, on the website the safety features are demonstrated. Counsel asked them to walk the Board through how it is used.

You press a button and it comes up and then it is lowered, and it has a drain system. It is a great option to take care of the problem. R. Coburn is impressed with the solution. He hopes that a piece of gravel doesn't jam it, but the technology has been around for a long time. The Building Department has to approve it, but the Board likes the solution. The terrace door were reduced to one set off the office. The deck on the back was there previously. There is 46' to property line. Location of driveway was changed, and it is liked by Board, the pool equipment will be vaulted per the neighbor's request. They will not be doing driveway gates. The house is shingled, it is an enviro bleached shingle with 5" exposure.

Chair asked if the parking vault should be sorted out, Counsel noted it can be approved but if it needs additional approval they can return. R. Coburn asked if the pool equipment is noted on the plan, yes, it is noted that it is recessed in vault under pool house.

MOTION by C. Highsmith, second R. Coburn

To **approve the application of CRAIG J. GOLDBERG.**

On Vote: Chair Stevenson, R. Coburn, C. Highsmith and S. Latham

On the application of **BUTTERFLY HOMES LLC**, 152 Pelletreau Street, affidavits of mailing and posting were submitted. Present for the applicant was Katie Cooper, she is the owner. She is looking to leave the size and replace windows and change out garage door for windows and shingle the house. The current siding is aluminum. They will get rid of the garage and make it windows since the house is small, they are adding living space by converting garage. . Changing windows into doors on the back. S. Latham asked about the PVC trim, are they retaining it. They will go with a white shingle and a Boral

siding on bottom, that is like Hardy board. A photo of materials was submitted. Board likes that she is retaining the house and likes the improvements proposed.

MOTION by C. Highsmith, second R. Coburn

To **approve the application of BUTTERFLY HOMES LLC.**

On Vote: Chair Stevenson, R. Coburn, C. Highsmith and S. Latham

PUBLIC HEARINGS – HISTORIC

On the application of **THOMAS & MEREDITH JOYCE**, 765 Hill Street, there is a letter in the file requesting adjournment to the April 13, 2020 public hearing. This is on for a few months, perhaps they should repost per C. Highsmith. R. Coburn stated they will need to repost; per Chair it is just the move of the antique store. Counsel stated that the application is to demo the house it is COA.

MOTION by C. Highsmith, second R. Coburn

To **approve the applicant's request for adjournment on the application of THOMAS & MEREDITH JOYCE to the April 13, 2020 public hearing.**

On Vote: Chair Stevenson, R. Coburn, C. Highsmith and S. Latham

On the application of **LIFTON GREEN LLC**, 270 Ox Pasture Road, there is a letter in the file requesting adjournment to the March 9, 2020 public hearing. R. Coburn feels that this is somewhat different, but this has been on for a year. It has been put on hold and had change of counsel. C. Highsmith feels they hold up time on the agenda and it just sits there and not fair to the process. They are planning to come with a different plan. They need to write to remove themselves and then the new people have to apply. In this case he feels it should be dropped from agenda without prejudice.

MOTION by R. Coburn, second C. Highsmith

To **remove from the agenda until the applicant resubmits or withdraws on the application of LIFTON GREEN LLC.**

On Vote: Chair Stevenson, R. Coburn, C. Highsmith and S. Latham

On the application of **BLC HILLSIDE INVESTMENTS LLC**, 132 South Main Street, there is a letter in the file requesting adjournment.

MOTION by R. Coburn, second C. Highsmith

To **accepts the applicant's request for adjournment on the application of BLC HILLSIDE INVESTMENTS LLC. to the next public hearing.**

On Vote: Chair Stevenson, R. Coburn, C. Highsmith and S. Latham

ADVISORY CASES FROM ZONING BOARD OF APPEALS

On the application of **LIFTON GREEN LLC**, 270 Ox Pasture Road, there is a letter in the file requesting adjournment to the March 9, 2020 public hearing. The Board is removing this application from the agenda until it is sorted out by the applicant.

MOTION by C. Highsmith, second R. Coburn

To **remove from the agenda on the application of LIFTON GREEN LLC**

On Vote: All

DISCUSSION

Counsel reached out to Linda McKay from SHIPO for a list of possible consultants to help with any considerations regarding landmarking, expansion of historic or an overlay district.

R. Coburn would like the recommendation from Z. Studenroth for the consultant. Counsel stated that they would need to know what they were going to do. Names recommended to Planning Commission would be appropriate. He is talking about a subset of the issue, what he is suggesting is to exercise their role to designate or landmark. The process needs to play out more, they need resources.

MOTION by C. Highsmith, R. Coburn

To **close tonight's meeting.**

On Vote: Chair Stevenson, R. Coburn, C. Highsmith and S. Latham

Respectfully Submitted by:

JoLee Sanchez

File Date:

Village Clerk