

**BOARD OF ARCHITECTURAL REVIEW &  
HISTORIC PRESERVATION  
VILLAGE OF SOUTHAMPTON  
FEBRUARY 11, 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, February 11, 2019 at 7:00pm.

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

Counsel for the Board Elbert W. Robinson and Historic Consultant Zachary Studenroth were present.

MOTION by C. Redding, seconded by R. Coburn

To **open tonight's meeting.**

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

**SIGNS**

On the application of **RAY SMITH & ASSOCIATES INC**, 78 White Street, Anthony is here to represent the applicant. A rendering was presented. It is a forest green background with white lettering. There are 3'x6' posts. There was ZBA approval for a setback of 11'. After a discussion the board asked that the word "complete" be removed. The applicants agreed to do so.

MOTION by R. Coburn, seconded by C. Highsmith

To **approve the application of RAY SMITH & ASSOCIATES INC with the word "complete" removed from the sign.**

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

Nay: J. Brodlieb

On the application of **71 STUDIO SPA, LLC**, 36 Hampton Road, Stacy Menzer is here. Sign will be located front and center of the building. The sign is two pieces of acrylic, the back piece will be navy and the top piece will be silver. The lighting is existing.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of 71 STUDIO SPA, LLC.**

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

On the application of **CHEESE SHOPPE**, 11 Main Street, Nikki Grossman is here to represent the applicant. The rendering was presented. The storefront sign is white background with black lettering and a border. The sign is going right over the existing sign. The sign is wood and they are painting over it.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of CHEESE SHOPPE for over the door store front.**

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

There are window decals proposed as well with the name and a description on both windows. The board would like the name removed and the description maintained. Stacy Menzer is here as well. She stated that it would be important for the name to be on the windows as well since

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the storefront window is so high up. The lettering overall is 24" wide. After this part of the discussion the board agreed to allow the name to appear on the windows as well.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of CHEESE SHOPPE for the window decals as proposed.**

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

**WRITTEN DECISION**

On the application of **ALEXANDER LYNCH**, 391 Hill Street, there is a written decision in the file. The items that were saved from the original building are to be used and this would be monitored by Mr Studenroth.

MOTION by C. Highsmith, seconded by R. Coburn

To **approve the application of ALEXANDER LYNCH as written.**

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

**DRIVEWAY GATES-NON-HISTORIC**

On the application of **OCEAN PLAY LLC**, 155 Wyandanch Lane, Paolo Tria is here to represent the applicant. There is a cut sheet that has been presented as requested by the Board to show the proposed light fixture for the gate posts. The wattage will be 25 watts or lower.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of OCEAN PLAY LLC.**

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

On the application of **VICKI GROSS**, 126 Halsey Neck Lane, Mark Hersh is here to represent the applicant. The gates are AZEK and will be fitting between the existing masonry pillars. 2 3/4" spacing is what the applicant is presenting, however this is different from what is in the file. Mr Hersh submitted this design to the file.

MOTION by R. Coburn, seconded by C. Highsmith

To **approve the application of VICKI GROSS.**

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

**PUBLIC HEARINGS - NON-HISTORIC**

On the application of **HENRY & BERNADETTE WATKINS**, 44 Halsey Neck Lane, Diane Herold and Bernadette Watkins are here to represent the application. A color rendering was presented. The roof shingle sample in pewter gray was submitted as well.

MOTION by R. Coburn, seconded by C. Highsmith

To **approve the application of HENRY & BERNADETTE WATKINS.**

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

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On the application of **WILLIAM PAPPAS**, 85 Hunting Street, Lisa Zaloga is here to represent the applicant. This is for a pool house that is 300 sq.ft. and 13'.9 to the ridge. This will match the house materials in kind. This is in the NE corner of the lot and there was a variance acquired for the location.

Andy Newman, neighbor to the east, the rendering does not reflect the gutters as was represented by the ZBA hearing. The property is in the NE corner and the property is elevated there so due to this the mass impacts his property. Mr. Newman would like the peak reduced. The ZBA did require the gutters and a dry well. The gutters will match the house and they are white aluminum and they have K gutters. The variance also required landscaping where it was bear. This is a hip roof. Mr. Newman said that they will be staring at it, it will be less visual impact if the roof is lowered.

MOTION by Chair, seconded by C. Highsmith  
To **approve the application of WILLIAM PAPPAS.**

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

**PUBLIC HEARINGS - HISTORIC**

On the application of **CAROL WELCH**, 340 Hill Street, there is a request for an adjournment to March 25, 2019.

MOTION by Chair, seconded by C. Highsmith

To **approve the applicant's request for adjournment to March 25, 2019 on the application of CAROL WELCH.**

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

On the application of **SH 24 LLC**, 24 Gin Lane, John Bennett, Tim Haynes, Lisa Poyer and Scott Shleifer are here to represent the applicant. There was a letter submitted to the file 2/4/19 from Mr. Quinton stating objection to height and scale. Mr. Bennett stated that there was a response to this on 2/5/19. Mr. Quinton's house at 6 Fairlea, is a home of 5,906 sq.ft on a lot that is 37,000 sq.ft. The proposed lot of 120,000 sq.ft. at 24 Gin Lane is proposed a home of 5,066 sq.ft. and is 5'.7" lower. Mr. Shleifer stated that he reached out to Mr. Quinton and he never got a response. Mr. Shleifer let the board know that he is trying to work with the neighbors but in this case there is no response after 2 calls.

Mr. Handler, for the Manger and Michaelchek neighbors, Mr. Handler introduced Michael Goldblum who is here to discuss the architecture of the project. His resume was submitted and reviewed. It was asked of the board that the board accept him as an expert.

Michael Goldblum, the siting and orientation to the street is not in harmony to the block, the house is set at a 45 degree angle and is not set on a north south axis. So therefore it is random in this context according to Mr. Goldblum. There are two paved areas for parking, one that is 50x60 and is proposed on the NE front facade and another that is 40x50 in size. The neighbors would like to see this reduced in pavement size. The architecture suggest a French chateau. Since this is being developed as a grand estate, the symmetry on the guest house from hip roof is more formal than the main house which has half timbered gables and picturesque roof lines. It is not appropriate in design according to Mr. Goldblum. It is recommended that the guest align

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with the north south axis line and that the roof lines and material palate be revisited to make it more in harmony with the main house.

Meisha Burkett, was here to give her preservation analysis. The 1894 map was reviewed by Ms. Burkett. There are generously sized lots on this map. The placement of neighboring homes are staggered. Each house from its neighbor is separated. The homes do not stand at an arbitrary angle for better views. Fair Lea development is also shown on this map. 1916 and 1926 maps were reviewed, indicating subdivision into smaller parcels since 1894. Accessory structures are noted here, the accessory structures are smaller than the main house in all instances. Wooldon Manor, Fair Lea Road and cottages, Meadow Beach, Edgecomb, By the Way, 22 Gin Lane, 6 Fair Lea were mentioned and pictured in her presentation, all showing ample breathing room. The board must find new construction to be compatible. The home at 24 is not compatible with the neighboring homes or even proposed construction in the neighborhood. Wood frame, with clapboard or shingles was used in the colony. This proposed house is dominated with a massive roof and anchored by multi car parking lots and is not compatible or in harmony, it is chateau in style. The guest house orientation is not in harmony with the design guideline. It is not oriented towards the street, perhaps to maximize views. The diagonal orientation is not in harmony with the rest of the neighborhood. The multiple driveways and shape are also not compatible and use excessive paving. The guidelines stated that outbuildings should adhere to the principals that they should not be conspicuous or compete with the main house. The guest house is not appropriate in design, scale or siting according to her evaluation.

R. Coburn asked that Mr. Goldblum and Mr. Burkett's comments be submitted by writing. This will be done.

C. Highsmith asked if this was not considered as part of an estate but looked at separately, would she still object that the house at 24 Gin is not appropriate to the surrounding neighborhood. Ms. Burkett stated that she still believes that it would not be compatible even on its own merits.

J. Brodlieb is not concerned about the orientation especially with the landscaping as proposed. However the courtyard is excessive and he would like to see it reduced.

John Bennett stated that the courtyard is for a bedroom count. In relation to the other homes the Manger courtyard was reviewed and is larger if not the same size as proposed. There is also one on the Ayer home that is large and is much closer to the street. This courtyard is 300' off of Gin and kept out of the way. There are 5 bedrooms in the house. 9 parking spaces are not needed, 6 spaces are needed. Two spaces will be removed from the plan.

John Bennett asked that the matter be closed for written submission only.

Jeff Bragman, the property is visible from a public road therefore this is under the jurisdiction of the Board regardless of Fair Lea being a private street. Mr. Bragman would like to get the facts and get some time to look this over and not close the hearing tonight. The lots are separate but there is synergy between the buildings. Comments on 28 Gin haven't been heard yet and they may like to make comments on how they relate to one another.

Lyn Manager, speaking for Donald Quinton who is in London. His concern was for the large overhang roof that he would be looking at, it was asked that the peak of the roof be changed.

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The house at 24 is surrounded by driveway and this is unusual for this area and not historic. Ms. Manager suggested having the driveway join up a different way in order to eliminate the house being surrounded by the driveway.

Mr. Handler, it is within the board power to have a change made not only up to the applicant's choice. If the hearing on 24 is closed, and 28 Gin's architecture is changed, in what way will it impact 24 Gin. These are two separate properties. Chair stated if there is an issue that the board has the right to re-open the case.

MOTION by R. Coburn, seconded by Chair

To **close the application of SH 24, LLC for written submission only to February 21, 2019**

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

MOTION by Chair, seconded by C. Redding

To take a five minute break.

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

On the application of **SH 28 LLC**, 28 Gin Lane, John Bennett, Tim Haynes, Lisa Poyer, Joel Snodgrass, Bailey Larkin and Scott Shleifer are here to represent the applicant. Scott Shleifer stated that in late 2015 this property was bought. He realized that the 18,000 sq.ft house that was close to the dune and zoned that way was what was originally proposed, was the wrong house to build. They listened to the neighborhood. They started from scratch and moved it back 80' from the water and shrunk it 3,000 sq.ft.. He has met with the neighbors and listened and communicated and they have compromised way beyond what he felt was necessary.

Tim Haynes, the shed dormer was lowered down and the 4 over 5 windows changed to three over 4 windows.

Grant Wellman was standing at eye height (5'6") when the photos were taken.

Mr. Bennett stated that they moved the house 80' back from the crest of dune further then required for the Mangers.

Michael Goldblum, stated that the variety of styles on the block is varying, the size of the homes along the beach and Gin also varies. The west side of Fair Lea are uniformly shingle style and all around the same size and scale. Both the block as a whole and the context of Fair Lea need to be considered when deciding the compatibility. Mr. Goldblum gave a contextual analysis. The design takes a courtyard typology. Due to this it exaggerates the length of the house and pushes it out lengthwise on a narrow lot. There are ways to change the volume to allow the house to be sited in a more spacious way and be more compatible with the neighborhood. The length of the longest facade on the proposed west elevation is at 216' long. The placement at the pool house creates an extension in feel on the volume. Zoning data and property lines are not being considered according to Mr. Goldblum. The space between the houses on the block and Fair Lea were measured. The ground plane will be raised 4'. The fill doesn't have to be across the whole property. The guidelines show that steps or porches should be used to lead up into the house, this is not being done in the proposed application. The south facade has a large blank area that has clapboard with a stair behind it therefore the first floor reads as a basement. This is not visible from the beach. The massing is asymmetrical. The plate glass window is not in harmony with the neighborhood nor is it historic, as well as the glass rail and

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the flat roof. It was suggested that the property be regraded and that there be a redesigned of the home to be more compatible with the most immediate neighbors at Fair Lea.

Mr. Studenroth questioned why Fair Lea was being used as a gold standard. Mr. Studenroth feels that Fair Lea is entirely anomalous. Context starts with the immediate environs and works out in Mr. Goldblum opinion. The context weighs upon the compatibility. Therefore it abuts Fair Lea and the context should be measured adjacent to it.

Jeff Brodlieb read from the Cottages of Gin Lane, with the point that Fair Lea was designed to be an outlier.

Lyn Manger, 3 of the homes on Fair Lea are the oldest homes on the beach, that is why this is worth thinking about and preserving the area.

Mr. Handler, suggested that due to the hour and the intensity that the hearing be adjourned to the next session. Mr. Bennett objects, let's hear it now. There has been a lot of information for the Board. Chair is not against closing the meeting til until the next time. Scott Shleifer stated that they are close to the end and this is something that weighs on him every day. He would like to hear the last witness. The board was polled. The Board will adjourn for the night.

Mr. Bennett would like to know when the material from Mr. Goldblum information will be submitted. It will be submitted by the end of the week.

MOTION by Chair, seconded by C. Redding

**To approve the applicant's request for adjournment on the application of SH 28 LLC to the next meeting.**

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

Nay: R. Coburn, C. Highsmith

On the application of **THOMAS & MEREDITH JOYCE**, there is a request for adjournment to March 11, 2019. Counsel for the board has raised questions in draft form that was approved by the board to be released to the applicant's counsel for response.

MOTION by R. Coburn, seconded by C. Highsmith

**To approve the applicant's request for adjournment on the application of THOMAS & MEREDITH JOYCE to March 11, 2019.**

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

On the application of **ANTHONY PUNNETT**, 310 Hill Street, Anthony Punnett is here to represent the applicant. The chimney flu will be a brick veneer. A sample was presented. It is Danish blend.

MOTION by R. Coburn, seconded by C. Highsmith

**To close the application of ANTHONY PUNNETT for written decision only.**

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

On the application of **131 MAIN STREET LLC**, 131 Main Street, Brian Brady is here to represent the applicant. His office will be moved to the first floor and the second floor will be changed to an apartment. Window changes will be made. There are no changes made to the

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street facade. On the west elevation, a door entrance and two windows will be placed on either side of it. On the south elevation there is a chimney that is not being used, so this will be removed and the small window will be removed, then windows will be added. On the north elevation some windows will be added on the blank facade.

Mr. Studenroth thinks the changes are perfectly fine.

MOTION by R. Coburn, seconded by C. Redding

To **close the application of 131 MAIN STREET LLC for written decision only.**

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

On the application of **SHANNON & GROSSMAN**, 42 Post Crossing, Brian Brady is here to represent the applicant. This will be turned back into a single family house. There are no additions. There will be a new garage put in and the old one will be removed. The west side will have some windows removed and then a re-organization of the windows. The east side will be clean up and they will remove the door. The rear facade will be cleaned up, the entrances removed and sliding glass doors placed.

Mr. Studenroth questioned the sidelights being removed, however they are not being removed. The chimneys from this time period and in this neighborhood usually had the chimney inside the footprint of the house. According to the plans of this home they would like it moved outside. Mr. Studenroth just wanted this noted however, it is not a major point.

MOTION by R. Coburn, seconded by C. Redding

To **close the application SHANNON & GROSSMAN for written decision only.**

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

MOTION by R. Coburn, seconded by C. Highsmith

To adjourn tonight's meeting.

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

Respectfully submitted by: Antoinette Edwards 2-11-19

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Village Clerk