

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
APRIL 8, 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, April 8, 2019 at 7:00pm.

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

SIGNS

On the application of **CHARLESTON SHOE CO**, 18 Jobs Lane, Anthony Drozd is here to represent the applicant. There was a new smaller size submitted tonight for the window decal without the circle.

MOTION by R. Coburn, seconded by C. Redding
To **approve the applicant's request for adjournment on the application of CHARLESTON SHOE CO.**
On Vote: Chair, R. Coburn, C. Redding

On the application of **US BANK**, 16 Hampton Road, Diana LaSpisa is here to represent the application. This is for two storefront signs and one on the door of the building. The south sign is a 10' sign. The sign is aluminum and acrylic and it will not be lit. There is a quite a bit of branding on this building and it presents as a billboard. It was discussed to remove the silver background and just use letters and/or reduce the size of the letters. The applicant will speak with the client.

MOTION by R. Coburn, seconded by C. Redding
To **approve the applicant's request for adjournment on the application of US BANK for the south side sign.**
On Vote: Chair, C. Redding, R. Coburn, C. Highsmith, J. Brodlieb

The west sign has the same issues

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

The door sign is vinyl decal for the door.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of US BANK for the door sign.**
On Vote: Chair, C. Redding, R. Coburn, C. Highsmith, J. Brodlieb

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On the application of **TED'S EAST END MARKET**, 264 Hampton Road, Tom Anderson is here to represent the applicant. There are a rendering that was reviewed with the dimension. This is for window decals. The signs will now be black and they include a boars head logo.

MOTION by R. Coburn, seconded by C. Highsmith
To **approve the application of TED 'S EAST END MARKET.**
On Vote: C. Redding, R. Coburn, C. Highsmith, J. Brodlieb
Nay: Chair

On the application of **NEW YORK PILATES**, 5 Windmill Lane, there is no one here to represent the applicant. The sign was reviewed. It is white background with black lettering. The materials are not listed.

MOTION by R. Coburn, seconded by C. Highsmith
To **adjourn the application of NEW YORK PILATES.**
On Vote: Chair, C. Redding, R. Coburn, C. Highsmith, J. Brodlieb

WRITTEN DECISION

On the application of **SH 24 LLC**, 24 Gin Lane, the decision hasn't been drafted yet but will be ready for the April 22, 2019 meeting.

On the application of **SH 28 LLC**, 28 Gin Lane, the decision hasn't been drafted yet but will be ready for the April 22, 2019 meeting.

Mr. Bennett is concerned for the length that these applications have been pending. He asked the board if they will be present for the next meeting. The board will try their best to be present and in full attendance.

On the application of **DAVID C. NOVAK, REVOCABLE TRUST**, 110 Ox Pasture Road, there is a written decision in the file.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of DAVID C. NOVAK REVOCABLE TRUST as written.**
On Vote: Chair, R. Coburn, C. Highsmith, C. Redding
Abstain: J. Brodlieb

On the application of **BEECHWOOD LATCH**, 101 Hill Street, there is a matter of concern that the building not be moved and an agreement from the Office of the Parks is in the file and needs to be resolved. Counsel is working on resolving this issue.

DRIVEWAY GATES-NON-HISTORIC

On the application of **MICHAEL BRUYNESTEYN**, 99 Flying Point, Michael Bruynesteyn is here to represent himself. A sketch of the gates were reviewed. There will be two pillars made of gray stacked bluestone that match the patio on the house flanking the gate. The lightning will be a strip LED under lighting under the cap. The light will only be downward. The equivalent of 25 watts is to be met in lumens. The board would like to see either a sample or a tear sheet from a lighting designer and confirmation of the wattage.

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MOTION by R. Coburn, seconded by C. Redding

To **approve the applicant's request for adjournment on the application of MICHAEL BRUYNESTEYN.**

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

DRIVEWAY GATES - HISTORIC

On the application of **IOANNIS ZOUMAS**, 10 Captain Neck Lane, Nick Zoumas is here to represent the applicant. This is white AZEK material. The top of the gates will be 6'. There is 4" of spacing between the pickets.

MOTION by R. Coburn, seconded by C. Redding

To **close the application of IOANNIS ZOUMAS for written decision only.**

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

On the application of **HAREWOOD COTTAGE LLC**, 2 Fair Lea Road, Heather Leeds is here to represent the applicant. Two white pillars at the beginning of the driveway will be placed that are 6' tall. There are lanterns that are 3 bulbs that are 8 watts each on top of the pillar. An alternative was presented and submitted. It would be one bulb at 25 watts in a dark brass fixture and a clear glass chimney. The board favors this option. The color was circled.

MOTION by R. Coburn, seconded by C. Highsmith

To **close the application of HAREWOOD COTTAGE LLC for decision only.**

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

REFERRAL FROM PLANNING BOARD

On the application of **134 MURRAY LANE, LLC**, 134 Murray Lane, John Bennett is here to represent the applicant. This is for landscaping on the flag lot. This applicant met with the Planning board and it was reviewed and approved by that board. 5 plane trees were added at the rear of the lot as per Ms. Condran's request. Mr. Hollander submitter a letter explaining the location of the crype murtles as a response to Mrs. Condran's questioning them and Mrs. Condran asked that they be moved back 10'. The placement of the crype murtles will be left up to the agreement of the neighbors.

MOTION by R. Coburn, seconded by C. Redding

To **accept the reviewed plans dated March 22, 2019 prepared by Edmund Hollander on the application of 134 MURRAY LANE, LLC.**

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

PUBLIC HEARINGS - NON-HISTORIC

On the application of **HERMAN LAMISON**, 153 David Whites Lane, Frank DeVito and Herman Lamison are here to represent the application. There are mullions on the clear story. The sample of the stucco and mahogany were presented. The house is not cohesive in its design and with the surrounding area. The varying materials doesn't help to simplify the design. It was recommended by the board to simplify it. The board needs another plan.

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MOTION by R. Coburn, seconded by C. Redding

To approve the applicant's request for adjournment on the application of HERMAN LAMISON.

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

On the application of **ANTHONY ALBANESE**, 64 Armande Street, Siyu Liu is here to represent the applicant. There was a ZBA approval obtained. A roof plan is needed. This is for a new house in the same location as the previous house. This is a traditional style house with two gables, cedar roof, white trim, white windows and brick chimney. The design appears massive with the form that is created by the flat roof. The gable is in the front facade but the rest of the building is boxed. There are 3D drawings that were submitted tonight. This house sits 34'.8" from the property line. It is presenting disharmonious with the neighborhood in form and scale and massing. The volume is too large. The windows aren't lined up on the south facade. Mr. Coburn would like to see the top of the windows lined up on the first floor. The second floor windows are too varying. They need to be simplified and centered. The free standing chimney along the facade will loom over the street in a way that it isn't compatible.

JoLee Sanchez, neighbor stated that the house is attractive. The house was to be situated further away from Moses as part of the ZBA discussion, the Sanchez's wanted the house set further away from their property due to the fact that they didn't want it looming over their house. She understands the Board's concerns though.

MOTION by C. Redding, seconded by R. Coburn

To approve the applicant's request for adjournment on the application of ANTHONY ALBANESE.

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

On the application of **CAPTAINS NECK REALTY LLC**, 509 Captains Neck Lane, there is a request for adjournment to May 13, 2019.

On the application of **KAREN & ROBERT KELLY**, 45 Meadowmere Lane, John and Scott Rose are here to represent the applicant. Photos of the surrounding properties were reviewed. This is a 2.5 story home. Red cedar shingles walls and roof will be used. Gutters and leaders will be copper. White trim is being downplayed by using the cedar shingles for the trim. The dog dormers aren't successful in this design. There are sleeping porches and arches that stand out as well and it appears that there is a lot going on element wise on the south side. The octagonal structure stands out and is incongruous in design with the rest of the house. The arches will blend in as they age and won't stand out in Mr. Rose's opinion. Copper roof are on the shed dormers but they can be switched to cedar. The third story roof is accessible for the solar panels.

Mr. Studenroth stated that the bell shaped structure has lost its historic design by adding the three dormers to it. There is so much going on in the forms that the details of ornament are just overwhelming. The lit roof is not historic in form either and disrupts the roof line. A porthole window was suggested. This would eliminate the visual disruption. It was suggested by the board to soften the dome and to possibly change the roof over the sitting room. The details need to be simplified.

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There are no concerns with the deck over the portico and the landscaping plan shows a hedge all around the property.

MOTION by R. Coburn, seconded by C. Redding

To **approve the applicant's request for adjournment on the application of KELLY & ROBERT KELLY.**

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

On the application of **KENNETH & KELLY HEUER**, 129 Somerset Ave, Lisa Zaloga is here to represent the applicant. The mechanic flu goes up on the side of the chimney and so she can't center the chimney as promised. The view from the street will be obliquely. A photo was submitted showing this. Since the good faith request couldn't be met a new motion was made to approve this application.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of KENNETH & KELLY HEUER.**

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

PUBLIC HEARINGS - HISTORIC

On the application of **CAROL WELCH**, 340 Hill Street, there is a letter requesting an adjournment to April 22, 2019. This request was put in less than 24 hours prior to the meeting and it is unfair to the public and to the board. More consideration should be shown.

MOTION by Chair seconded by C. Redding

To **approve the applicant's request for adjournment on the application of CAROL WELCH to April 22, 2019.**

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

On the application of **THOMAS & MEREDITH JOYCE**, this is adjourned to May 13, 2019.

On the application of **BLC HILLSIDE INVESTMENTS LLC**, 132 South Main Street. Ray Booth is here to represent the applicant. The dormer has been reduced on the south elevation. The window well has been changed by being reduced in size and the trim is in cedar. The porch on the south elevation has been recessed. There are fewer staircases on the north side. There are cellars windows and there is a brick wall there to protect someone from falling. A railing was preferred instead similar in style to match the porch railing. The extra French door on the south side will be removed and windows will replace it. The windows on the north facade will be maintained from the previous approved plan. One set will be marked up and the other sent.

MOTION by R. Coburn, seconded by C. Redding

To **close the application of BLC HILLSIDE INVESTMENTS LLC for decision only based on the 3 amendments made tonight.**

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

On the application of **PASSFIELD HALL PARTNERS LLC**, 139 South Main Street, Mary Jane Asato is here to represent the applicant. This is not visible from the street and is a flag lot. This is for a COA. There is no proposed building plan as of yet. The house is grossly non-conforming on the south property line. This is non-contributing.

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MOTION by R. Coburn, seconded by Chair

To close the public hearing on the application of PASSFIELD HALL PARTNERS LLC.

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

On the application of **BEECHWOOD LATCH, LLC** , 109 Hill Street, Steve Dubb is here to represent the applicant. Steven Snoberia is here as well. This was built in 1915. The Terry Cottage is painted wood shingle currently with 10 bedrooms. The sq.ft. will be reduced by 315 sq.ft.. The north portion with the flat roof will be removed. The bedrooms will be reduced to 5 bedrooms. The windows will be replaced with wood material windows 4 over 4. The siding will be replaced with wood shingle painted white. The trim will be kept white. There are trim columns that they will salvage and restore. The two chimneys toward the rear were removed. The details aren't correct on the plans, it was recommended by Mr. Studenroth that this is corrected and then we can look at this proposal. The proposed chimney is exposed on the west side elevation and this is not historic in nature.

MOTION by R. Coburn, seconded by C. Highsmith

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

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

MOTION by C. Redding, seconded by C. Highsmith

To adjourn tonight's meeting.

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

Respectfully submitted by: Antoinette Edwards 4-8-19

Village Clerk