

**BOARD OF ARCHITECTURAL REVIEW &
HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
APRIL 22, 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 22, 2019 at 7:00pm.

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

Counsel for the Board Elbert W. Robinson was present. Historic Consultant Zachary Studenroth arrived late.

MOTION by C. Redding, seconded by R. Coburn

To **open tonight's meeting.**

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

MOTION by R. Coburn, seconded by C. Redding

To **approve the minutes from the March 25, 2019 meeting as amended.**

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

MOTION by R. Coburn, seconded by C. Redding

To **approve the minutes from April 8, 2019.**

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

SIGNS

On the application of **US BANK**, 16 Hampton Road, Diana LaSpesia is here to represent the applicant. The south and west signs have been changed in the background to white to match the building. The sq.ft. of both signs have been reduced.

MOTION by R. Coburn, seconded by C. Redding

To **approve the south facing sign on the application of US BANK.**

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

MOTION by R. Coburn, seconded by C. Redding

To **approve the west facing sign on the application of US BANK.**

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

On the application of **NEW YORK PILATES**, 5 Windmill Lane, Rick Stott is here to represent the application. The sign is 8" tall and 5'3/4" long. There are two locations. These are pin signs with no other backing.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of NEW YORK PILATES.**

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

On the application of **MINT**, 89 Main Street, Stacy Menzer is here to represent the applicant. This is for pin lettering on the building in acrylic. There is window lettering and the number lettering on the door.

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MOTION by R. Coburn, seconded by

To **approve the windows decals on the door and window and for the building sign on the application of MINT.**

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

On the application of **MINT**, 89 Main Street, Carol Duffy is here to represent the applicant. The awning is the same size as what is currently there but the color will be changed to sage. The lettering will be white.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of MINT for the awning.**

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

On the application of **BROOKS BROTHERS**, 50 Main Street, Michael Colamussi is here to represent the applicant. This is a bronze background plate with white half inch thick letters. There is a frame panel on the storefront that will be reused but in bronze.

MOTION by R. Coburn, seconded by C. Redding

To **approve the storefront sign for the application of BROOKS BROTHERS.**

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

The awning will be navy blue, there is currently an awning there. The graphic will be in white. There will be a valance that will always be visible.

MOTION by R. Coburn, seconded by C. Redding

To **approve the awning for the application of BROOKS BROTHERS.**

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

The window lettering will be white and is 4.25 inches tall. The "C" sign noted on the application was for a form of sign that the building department had indicated would not be allowed; that "C" sign for Brooks Brothers is not approved on any of the foregoing applications, and was withdrawn by the applicant.

MOITON by R. Coburn, seconded by C. Redding

To **approve the application of BROOKS BROTHERS for the window lettering.**

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

On the application of **TWOMEY LATHAM SHEA KELLY DUBIN & QUATARARO**, 200 North Sea Road, Stacy Menzer is here to represent the applicant. The company has rebranded and this will be in cedar. The front sign is going next to the door.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of TWOMEY LATHAM SHEA KELLY DUBIN & QUATARARO for the front door sign.**

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

The wall sign was reviewed. This is a large sign but this is a large building.

MOTION by R. Coburn, seconded by C. Redding

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To approve the application of TWOMEY LATHAM SHEA KELLY DUBIN & QUATARAO for the wall sign.

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

On the application of **HAMPTONS HOT YOGA**, 85 Jobs Lane, Stacy Menzer is here to represent the applicant. This is for their logo. The awnings are currently purple, they will be changed to orange lettering. The lettering on the building will be orange as well.

MOTION by R. Coburn, seconded by C. Redding

To approve the storefront sign on the application of HAMPTONS HOT YOGA.

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

The awning with the lettering on it is not something that the board will approve. However the awnings without letters can be voted on. Ms. Menzer asked for a vote.

MOTION by R. Coburn, seconded by C. Redding

To approve the application of HAMPTONS HOT YOGA awnings with no lettering.

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

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 May 13, 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 May 13, 2019 meeting.

On the application of **BEECHWOOD LATCH**, 101 Hill Street, there is a continuation of more applications on the same property. Mr. Robinson decided to hold the decision to make sure that these decisions don't overlap.

On the application of **IOANNIS ZOUMAS**, 10 Captains Neck Lane, there is a written decision in the file.

MOTION by J. Brodlieb, seconded by R. Coburn

To approve the application of IOANNIS ZOUMAS as written.

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

On the application of **HAREWOOD COTTAGE, LLC**, 2 Fairlea Road, there is a written decision in the file. This is for pillars only and not gates. This is in the ROW of Fairlea but is not the jurisdiction of the board; it is for other residents who share the easement and ROW to address.

MOTION by R. Coburn, seconded by C. Redding

To approve the application of HAREWOOD COTTAGE, LLC as written.

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

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

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MOTION by J. Brodlieb, seconded by R. Coburn
To **approve the application of BLC HILLSIDE INVESTMENTS LLC as written.**
On Vote: Chair, C. Redding, J. Brodlieb, R. Coburn

On the application of **PASSFIELD HALL PARTNERS LLC**, 139 South Main Street, there is a written decision in the file as an amendment.

MOTION by R. Coburn, seconded by C. Redding
To **approve the amendment on the application of PASSFIELD HALL PARTNERS LLC as written.**
On Vote: Chair, C. Redding, J. Brodlieb, R. Coburn

DRIVEWAY GATES-NON-HISTORIC

On the application of **MICHAEL BRUYNESTEYN**, 99 Flying Point, Jennifer Bruynesteyn is here to represent himself. The watts will be contained to be under 25 watts and less than 300 lumens. The lights will be channeled in. A tear sheet was submitted.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of MICHAEL BRUYNESTEYN.**
On Vote: Chair, C. Redding, R. Coburn, J. Brodlieb

PUBLIC HEARINGS - NON-HISTORIC

On the application of **HERMAN LAMISON**, 153 David Whites Lane, Frank DeVito is here to represent the application. The shed roof and the gable roof have been removed. Mahogany will be used for the building. Black windows.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application of HERMAN LAMISON.**
On Vote: Chair, R. Coburn, C. Redding, J. Brodlieb

On the application of **ANTHONY ALBANESE**, 64 Armande Street, Anthony Albanese and Siyu Liu are here to represent the applicant. The large chimney was removed. The roof plans were submitted. The gables were reduced from 4 gables to 2 gables. The pitch has been reduced to a 10 pitch. The flat part has become narrow in order to shrink the massing. J. Brodlieb feels that the gables in the rear present the house in a way that it appears as a three story home and for this lot it just isn't compatible with the neighborhood. The house appears out of scale for the lot in Chair and J. Brodlieb's opinion. The lot is long and narrow. The height limit has been maxed out based on the finished height. The window change on the south side is favored by Mr. Coburn as well as the chimney change. A 3D drawing was presented with the hedging. It was suggested by the Board to possibly consider lowering the house. There are 14 solar panels that will be placed on the flat portion of the roof.

MOTION by R. Coburn, seconded by C. Redding
To **approve the applicant's request for adjournment on the application of ANTHONY ALBANESE.**

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

On the application of **CAPTAINS NECK REALTY LLC**, 509 Captains Neck Lane, this is adjourned to May 13, 2019.

On the application of **KAREN & ROBERT KELLY**, 45 Meadowmere Lane, John and Scott Rose are here to represent the applicant. The roof is now cedar with oval windows. The portico windows have been changed to rectangular windows and cedar. The conservatory on the south side has been reduced in height and the siding has been shingled as well as the roof. The details have been simplified.

MOTION by R. Coburn, seconded by C. Redding

To **approve the application of MARY KELLY & ROBERT KELLY.**

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

On the application of **EMILY R. McCARTHY**, 63 Hunting Street, David Harvey is here to represent the applicant. This is for an ammendment to a previously approved plan. The client wanted more southern exposure and therefore wanted different window types. This was already done, this was against what the house plans approved where for. They have changed the window fenestration on the Hunting Street side. On the east side on the second floor there was a triple window that matched the window below and it was changed to match the fenestration of the window rhythm. There is a large dense hedge around the property that was pre-existing. However the windows are visible throughout the opening in the driveway. R. Coburn stated that had this been part of the original plan he wouldn't have voted in favor of it. The balance of modern and traditional was on the line originally. The second story windows he has no issue with, but the elongated windows facing Hunting Street he's not in favor of at all. The fact that this was done without approval demeans the board. C. Redding stated that she wouldn't have voted in favor of the windows on the first floor, the second floor windows are alright with her.

Divided light units were suggested however it is the height of the windows that are the issue for the board.

30 sq.ft. bump out is requested for the north side of the garage. However this has occurred already. There is no relief needed for this.

Patricia Ross, is there any consequence for this. There is a stop work order, there is no building permit yet. The enforcement is not of jurisdiction of this board.

R. Coburn mentioned that the plans were re-drawn twice (once in August and once a couple months later) after approval, as noted on the resubmitted plans themselves, these were red flags. This can't happen. The right direction would have been to go to the building department for direction.

MOTION by R. Coburn, seconded by C. Redding

To **approve the applicant's request for adjournment on the application of EMILY R. McCARTHY.**

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

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On the application of **KAREN RICH NADEL TRUST #1 & #2**, 91 Pheasant Close East, Steve Caputo and Daniel Contelmo are here to represent the applicant. This is a modification to add a screened porch on the rear. There are modifications on the front porch as well. The stucco will be removed and changed to cedar. There was no mudroom so the architect proposed an addition to enclose the pool equipment and address the mudroom issue all in one.

MOTION by R. Coburn, seconded by C. Redding
To **approve the application KAREN RICH NADEL TRUST #1 & #2.**
On Vote: Chair, J. Brodlieb, R. Coburn, R. Coburn

PUBLIC HEARINGS - HISTORIC

On the application of **CAROL WELCH**, 340 Hill Street, there is a letter requesting an adjournment to June 10, 2019.

MOTION by Chair seconded by C. Redding
To **approve the applicant's request for adjournment on the application of CAROL WELCH to June 10, 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 **180 GREAT PLAINS ROAD, LLC**, 180 Great Plains Road, Lyle Pike is here to represent the applicant. This is for a pool house. 800 sq.ft. in size and cedar siding. There is a tennis court bathroom as well. The house doesn't match the pool house or the tennis bathroom. This is 90' off the road and is hedged all around. The pool house is modern when the main house is traditional in feel.

MOTION by R. Coburn, seconded by C. Redding
To **approve the applicant's request for adjournment on the application of 180 GREAT PLAINS ROAD, LLC.**
On Vote: Chair, C. Redding, J. Brodlieb, R. Coburn

On the application of **BEECHWOOD LATCH, LLC**, 109 Hill Street, Steve Dubb is here to represent the applicant. Jim McMullan (architect) is here as well. This is the Terry cottage application. A site visit was made with Mr. Studenroth. On the south elevation the windows will be changed to a single and a double however Mr. Studenroth suggested placing a single window there instead of two different types. The balustrades will be evaluated. A window scheme was reviewed as to what will be removed and replaced and was presented to the board. The shed extension is changed to accommodate a garage. The flat area will be changed to a gable roof. There are a mix of window sashes on the house currently. The new ones will be insulated glass with wood window sashes. Mr. Studenroth suggested simplifying by using the predominant window type to create harmony in the structure. There is an octagonal area that will be revamped. The 3D renderings was reviewed. Another window will be added on the garage at the window of the house and where the porch used to be open. J. Brodlieb will make a site visit. The trim will be shown in a rendering in white at the next meeting.

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MOTION by R. Coburn, seconded by C. Highsmith

To approve the applicants request for adjournment on the application of BEECHWOOD LATCH, LLC.

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

On the application of **BEECHWOOD LATCH, LLC**, 101 Hill Street, Steve Dubb and Jim McMullan are here to represent the applicant. This is for a restoration of what was there. There are inconsistencies with the windows and they will bring the house back to what it used to be. Mr. Studenroth will make a site visit. They are contributing structures to the village. The Yankee

Gutter is in disrepair and they will be restored. The original form with just the two dormers are proposed. The decks will be removed. The original chimney are painted white with black tops, they would like to make them brick. Mr. McMullan will continue to search for pictures to see what was there previously.

There are 5 A units 1 C unit and 1 E unit. B and D are the Latch and the clubhouse. In the C building, there are two units in each building for the first and second floor. The fenestration will be 6 over 1. They took cues from the Latch but wanted to keep different in order to not take away from the historic buildings. The Terry Cottage and Latch are painted white. The units proposed will be stained to a silvery gray. The roof will be natural cedar with white trim and shutters. The garage doors are natural in color. On the Unit A building, the garage doors are set back from the front porch. They tried to keep it residential in feel. They will be using gables with brackets on the front and rear elevations. R Coburn feels that the house is in one plane and the columns are too heavy. Mr. Studenroth stated that the columns should slant up a bit in a taper. The center gable on the rear elevation will be re-evaluated. On the Unit E building, they are smaller to the A building. They are deeper. All materials will be the same. The rear of unit E appears unfinished on the roof, it needs a dormer perhaps. This will be looked into. In the C Building, there are ganged up garage doors in the center of the building. This is not favored by the board. It is set back 300' from the street and is not facing the street. It was explored as to moving the C building to another area of the property. It was suggested to add detail in order to break up that elevation. The Clubhouse has a gym and there is a pool. This is designed well.

MOTION by C. Redding, seconded by R. Coburn

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

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

On the application of **LOUSIE KORAL**, 68 North Main Street, Bill Koral, Alex Latham and David Gilmartin are here to represent the applicant. They would like a COA to move the building and add an addition to it. The house is 15' off the property line, and they would like to move it to 40' back off the property line but then 10' forward to the street. The foundation needs to be replaced. They would like to restore the house back to its original splendor. Mr. Latham reviewed the site plan. Mr. Studenroth stated that it is on its original site. The methodology of the move is a concern to Mr. Studenroth in order to preserve the structural integrity of the original building. The floor joists are compromised according to Mr. Latham. It needs to be cribbed so that it's solid, this is not represented in design, this again raises the concerns for Mr. Studenroth. Mr. Gilmartin stated that privacy is an issue since this is near a very busy restaurant and the headlights line up in the living room as well as the fact that septic needs to

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be upgraded and this goes into the front yard. There are 3 posts on the porch that were original. The scale of the addition height wise need to be reduced because they are not in scale with the guidelines. It should be subservient. R. Coburn encouraged connector forms as per the dept. of the interior guidelines. Mr. Latham can lower the plate and the ridge by a 1-2'. The front porch should not be supported on the brick according to Mr. Studenroth. Mr. Brodlieb asked Mr. Studenroth to research the garage as well.

Bill Koral thanked the board for their input.

MOTION by Chair, seconded by R. Coburn

To approve the applicant's request for adjournment on the application of LOUSIE KORAL.

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

MOTION by C. Redding, seconded by R. Coburn

To adjourn tonight's meeting.

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

Respectfully submitted by: Antoinette Edwards 4-22-19

Village Clerk