

BOARD OF ARCHITECTURAL REVIEW
AND HISTORIC PRESERVATION
VILLAGE OF SOUTHAMPTON
JUNE 11, 2007

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 June 11, 2007 at 7:00pm.

Board members Chairman Highsmith, Christina Redding, Sheila Haley, Nancy Larsen and Nick Palumbo were present.

Historic Consultant Zachary Studenroth was present. Counsel for the Board E.W. Robinson, Jr. was late.

Chairman Highsmith opened tonight's meeting with Signs

SIGNS

On the application of **PAUL CONSIGLIO CONTRACTING, INC**, James Consiglio is here to represent the applicant. This is a yard sign. The word "builder" is to be removed.

MOTION by C. Redding, seconded by N. Palumbo
To **approve** the application of **PAUL CONSIGLIO with the word "builder" removed.**
On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

On the application of **McDONALDS**, 307 North Sea Road, Michael Colamussi is here to represent the applicant. Mr. Colamussi cited examples of other signs with 4 light fixtures and doesn't feel that this is extreme.

MOTION by N. Larsen, seconded by N. Palumbo
To **approve** the application of **McDONALDS.**
On Vote: C. Highsmith, N. Larsen, S. Haley and N. Palumbo
NEIGH: C. Redding

On the application of **ALICE & OLIVA**, 56 Jobs Lane, Kendall Bahns is here to represent the applicant. The sign will be the same sign as being used currently that is paper. A photo was presented.

MOTION by C. Redding, seconded by S. Haley
To **approve** the application of **ALICE & OLIVA.**
On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

On the application of **THE DELI COUNTER**, Michael Mosolino is here to represent the applicant. The sign will be 36 sq.ft.. A photo rendering was presented. Color swatches were reviewed.

MOTION by N. Larsen, seconded by N. Palumbo

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To **approve** the application of **THE DELI COUNTER**.

On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

On the application of **ROTATIONS BICYCLE CENTER**, 32 Windmill Lane, there is no one present to represent the application. The Board would like the sign simplified.

MOTION by S. Haley, seconded by C. Redding

To **adjourn** the application of **ROTATIONS BICYCLE CENTER**.

On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

On the application of **APRICOT LANE**, 100 Main Street, Robert Harney is here to represent the applicant. This application is for 3 different signs. The applicant will check with the Building Department regarding whether 3 different applications are needed. The Main Street application was considered tonight.

MOTION by C. Redding, seconded by N. Larsen

To **approve** the application of **APRICOT LANE, the Main Street sign only**.

On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

PUBLIC HEARINGS – HISTORIC

On the application of **ARTHUR & JOAN KATZ**, 81 Meadow Lane, Melissa Dedovich and Lisa Zaloga are here to represent the applicant. They are awaiting counsel for the Board.

MOTION by C. Redding, seconded by S. Haley

To **adjourn** the application of **ARTHUR & JOAN KATZ**.

On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

On the application of **DR. CARROLL LESESNE**, 555 Hill Street, Michael Behringer and Cap Lesesne is here to represent the applicant. Mr. Lesesne stated that he restores houses and that he did a lot of research on this house and can't reconcile the codes. He will salvage the front windows and porch and incorporate this into the new structure. The proposed structure will be in conformity with Village code. Mr. Studenroth stated that this is a contributing house that was surveyed in 1979. It has also been included in the National Registry District in 1989. It is in the Historic District. To just salvage the porch and windows is not enough the entire building needs to be preserved. Mr. Lesesne feels that this house has been mislabeled due to the fact that there is no house in 1927 and the house that was built was named the "Fordham house". This is just verbal testimony and needs proof. Mr. Studenroth stated that regardless this house is still in the boundaries and has 18th century framing inside the building in the rear portion of the middle of the basement and still needs to be preserved. Mr. Lesesne will try to date the wood. Chairman Highsmith and Mr. Studenroth are to make another site visit.

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MOTION by C. Redding, seconded by S. Haley

To **adjourn** the application of DR. CARROLL LESESNE.

On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

On the application of **SUSAN & ANN MADONIA**, 99 Meadow Lane, Mr. DuPuy is here to represent the applicant. The letter from the Building Department is in the file. There is no challenge present.

MOTION by N. Larsen, seconded by N. Palumbo

To **approve** the application of **SUSAN & ANN MADONIA** for the aesthetics of the driveway gates.

On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

On the application of **ALFRED & DENISE HURLEY**, 198 South Main Street, Doug Peix is here to represent the applicant. A aerial photo was presented. Photos of the view from the garage was submitted. The east elevation will have 78 sq.ft. less of glass with the new proposal. That is 31% less glass now by having smaller windows. The bathroom windows are smaller and higher. These changes were made in response to the neighbors. The trees in between the neighbors are deciduous. The 2nd story window will now be changed to single windows.

Susan Stevenson, there are privacy issues, this is a 2nd story addition, and wonders why this needs to be done on this elevation. Ms. Stevenson feels that this is an invasion of the Willis's property.

MOTION by C. Redding, seconded by S. Haley

To **adjourn** the application of **ALFRED & DENISE HURLEY**.

On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

On the application of **543 LITTLE PLAINS REALTY, LLC** and **154 GIN LANE REALTY, LLC**, Frank Isler and Bobby Gianos are here to represent the applicant. These are joint properties. Mr. Isler stated that he feels that these houses should be exempt from the need for a COA since they are not visible from the public view and the street. Photos were presented to show this. Mr. Studenroth stated that these are non-contributing buildings one is an "A" frame style. The lots are 1.75 acres and .93 acres. They are single and separate parcels. There are no plans to combine the 2 lots together. N. Palumbo would like counsel on the matter. Mr. Gianos feels that there is no historic significance. Mr. Robinson is now in. The ridge is visible on the Little Plains house. Mr. Robinson discussed the issue with the Board and Mr. Robinson stated that a COA can be issued for the Gin Lane house. It was suggested that since the garage structure is so new that the materials be salvaged or donated. This will be taken into consideration. The Board will view the Little Plains property based on its merits. It is hedged in and is clearly non-contributing. Mr. Studenroth stated that for future reference the ordinance is

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reviewed to make sure that a true historic isn't taken down due to the fact that it is not visible. N. Palumbo asked Mr. Studenroth to draft a memo to address this issue.

MOTION by C. Redding, seconded by N. Larsen
To **approve a COA for the application of 543 LITTLE PLAINS REALTY, LLC.**
On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

MOTION by N. Larsen, seconded by N. Palumbo
To **approve a COA for the application of 154 GIN LANE REALTY, LLC.**
On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

On the application of **MATH HOLDINGS**, 222 Ox Pasture Road, Michael Dwyer is here to represent the applicant. This is a 1913 estate. The gate house is the house to be changed. The applicant wishes to restore the detailing and the stucco. The mission tile roof will be restored and the addition is to square off the building. This is not visible from the street.

MOTION by N. Palumbo, seconded by S. Haley
To **approve** the application of **MATH HOLDINGS.**
On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

On the application of **THE ALASKA TRUST COMPANY**, 56 Gin Lane, Roy Dalene and Randy Correll are here to represent the applicant. The garage is to be demolished and an addition will be placed on the east side of the building. The existing material will be matched. A rendering was presented. The hedge will stay the same. The building will remain the same width. The garage will now have a side entrance. The 2nd story deck is not accessible. Mr. Studenroth stated that the massing is not better suited than the original design.

MOTION by C. Redding, seconded by S. Haley
To **approve** the application of **THE ALASKA TRUST COMPANY.**
On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

On the application of **HENRY R. PEARSON TRUSTEE (ROBERTO DE GUARDIOLA)**, 92 Coopers Neck Lane, Melissa Dedovich is here to represent the applicant. This is a 4.6 acre property. The columns will match the existing house. This is not visible from the street.

MOTION by C. Redding, seconded by S. Haley
To **approve** the application of **HENRY R. PEARSON TRUSTEE (ROBERTO DE GUARDIOLA).**
On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

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On the application of **ARTHUR AND JOAN KATZ**, 81 Meadow Lane, Mr. DuPuy was given a copy of the response to his SEQRA issue and will review it.

MOTION by C. Redding, seconded by S. Haley
To **adjourn** the application of **ARTHUR & JOAN KATZ**.
On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

On the application of **BLAIR ENGLAND**, 70 Elm Street, Michael Bos is here to represent the applicant. C. Redding is recused. There is a new gate and fence 17' from the road for the children's sake. The gate and the fence are to match the existing house. There are 2.5 inch space between each slat. It will be wood painted white with a steel frame. The gate is 4'.6". The finials will be wood. This is a heavily landscaped lot.

Janice Marinoff, asked how a gate can be approved when the house is not approved. The house has been approved. The Board referred her to speak with the Building Department.

MOTION by N. Palumbo, seconded by S. Haley
To **approve** the application of **BLAIR ENGLAND**.
On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

PUBLIC HEARINGS – NON-HISTORIC

On the application of **NADINE ISSACS**, 206 Corrigan Street, this application has been adjourned to the June 25, 2007 meeting.

MOTION by C. Redding, seconded by S. Haley
To **adjourn** the application of **NADINE ISSACS**.
On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

On the application of **MOHSEN ZAKOUR**, 49 Old Town Road, Fred Throo and Mohsen Zakour are here to represent the applicant. A new plan has been submitted. The pitch has been lowered from 10 to 9.5. Another copy of this plan needs to be submitted to the file. The turret has been simplified. The bell shape has been taken out of it. The ridge height has been reduced by 8.5". Mr. Zakour presented 9 letters of support. Mr. Zakour is in the process of donating the house on site to the Indian Nation and gave \$30,000 to help move it.

Irene Albright, 61 Old Town Road, was not notified and feels that the letters should be certified. Ms. Albright has not looked at the plans but feels it may not fit in with the one story neighborhood and that it is too high and that it should be more in keeping with the neighborhood.

Ann Madonia, commented on the notification process for a different application.

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Mr. Robinson told her that she is being disrespectful to the applicant since this is their application not the old application that she was referring to.

S. Haley, C. Redding and N. Larsen are opposed and Chairman Highsmith and N. Palumbo are in favor of the application. Mr. Throo re-stated his case stating the facts.

Irene Albright, stated that this is a big house and it will affect other houses, and the light around it.

Nancy Hardy, stated that there are tall houses on Leland and thinks this will be a beautiful addition to the neighborhood. Ms. Hardy also stated that not everyone wants to live in a ranch and feels it should be approved.

Christine Sullivan, admires the ability to be able to decide between these case and applauds their deliberation.

Tom Knight, is in support of this application and feels it brings a mixture of architectural flavor to the community.

Mr. Throo offered to drop the floor which will lower the house even further, the Board reviewed this idea and is in favor of the application now. 2 Copies need to be submitted.

MOTION by C. Redding, seconded by S. Haley
To **adjourn** the application of **MOHSEN ZAKOUR**.
On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

On the application of SANDRA L. SEROY, 37 Leo's Lane, there is no decision tonight. This application is adjourned to the next meeting.

MOTION by C. Redding, seconded by S. Haley
To **adjourn** the application of **SANDRA L. SEROY**.
On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

On the application of **CLAIRE MANAGEMENT**, 748 Hill Street, this application has been adjourned to the next meeting.

MOTION by N. Larsen, seconded by S. Haley
To **adjourn** the application of **CLAIRE MANAGEMENT**.
On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

On the application of **ARTHUR & JOAN KATZ**, 81 Meadow Lane, Mr. DuPuy reviewed the response from Mr. Esseks. There can be no further debate, the public hearing is closed. The letters stands as they are. Written decision will be prepared by counsel.

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MOTION by N. Larsen, seconded by S. Haley

To **adjourn** the application of **ARTHUR & JOAN KATZ**.

On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

On the application of **3A SQUABBLE LANE**, 3A Squabble Lane, John Keane is here to represent the applicant. A landscape plan has been submitted. Mr. Keane met with the neighbors to discuss this issue. 5 Sycamore trees will be used.

Lisa Crawford, stated that they did met and that she asked for a covenant on the maintenance of the trees and that the client would not agree. The Board can't enforce this issue.

MOTION by N. Palumbo, seconded by S. Haley

To **approve** the application of **3A SQUABBLE LANE with the landscape plan**.

On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

On the application of **THE KILEY FAMILY, LLC**, 590 Halsey Neck Lane, Lisa Zaloga is here to represent the applicant. The Board has made a site visit.

MOTION by N. Palumbo, seconded by S. Haley

To **approve** the application of **THE KILEY FAMILY, LLC**.

On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

On the application of **PAMELA B. SCHOEN**, 286 Downs Path, William Schulz is here to represent the applicant. This is a 6,400 sq.ft. house. Photos were presented, a rendering was presented. There is a vacant lot across the street. There is a 500 sq.ft. attached garage. The elevations were reviewed as well as the survey. The poolhouse is not part of the application. This is setback 134' from the street. The 2nd story deck is not accessible. The stucco wall is not part of the new plan. The garage door has glass on top. The is a stucco house with white trim and shutters. A sample was presented. The applicant plans on growing ivy on the house.

MOTION by N. Palumbo, seconded by S. Haley

To **approve** the application of **PAMELA B. SCHOEN**.

On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

MOTION by C. Redding, seconded by S. Haley

To **approve the minutes of the May 29, 2007 meeting**.

On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

MOTION by C. Redding, seconded by N. Larsen

To **adjourn tonight's meeting**.

On Vote: C. Highsmith, C. Redding, N. Larsen, S. Haley and N. Palumbo

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Respectfully submitted by:

Antoinette Edwards

File Date: June 24, 2007

Village Clerk