

MINUTES OF MEETING
OF THE ARCHITECTURAL AND HISTORIC REVIEW BOARD OF THE
VILLAGE OF SAGAPONACK IN THE
TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK
AND STATE OF NEW YORK

A regular monthly meeting of the Architectural and Historic Review Board of the Village of Sagaponack was held at 4:00 p.m. on Wednesday, April 16, 2008, at 20 Sagg Main Street, Sagaponack, N.Y.

The meeting was called to order by Chairperson Ana Daniel with a flag salute. Present were Board Members Ann Sandford, Don Sachar and Village Attorney Anthony Tohill as well as Village Clerk Rosemarie Cary Winchell. Absent were Clay Dilworth and Lisa Duryea Thayer.

I. APPROVAL OF MINUTES

A resolution to approve the minutes from the February 20 and March 19, 2008 AHRB meeting was offered by Don Sachar and seconded by Ann Sandford and unanimously adopted.

II. OLD BUSINESS

A. Demolition

1. Mark and Deb Landis
208 Parsonage Lane
908-4-2-36

➤ Applicant propose to demolish existing 2 story single family dwelling

B. New Construction

1. Mark and Deb Landis
208 Parsonage Lane
908-4-2-36

➤ Applicant proposes to construct a 2 story, single family dwelling with covered porches

Ms. Winchell noted that she had spoken with the architect who stated that he was working with his client to make revisions as per the Board's suggestions, which he expects to present at the May 21st meeting.

III. NEW BUSINESS

A. Fences

1. Copacabana Realty LLC

757 Daniels Lane

908-10-4-24

- Application for installation of 2 automatic driveway gates, one at the main entrance which will be a 6 ft high gate and the second will be at the maintenance entrance which will be a 4 ft high gate

Mr. Ian Hanbach representing Copacabana presented the application to the Board. Mr. Hanbach stated that the poles and apron extend 30 ft onto the property so a vehicle entering the property could pull into the call box area.

The question was asked if the Village had a height limit to which Mr. Tohill responded that we did and it is 6 feet.

Mr. Sachar noted that he thought it was an extremely blocking design reminding him of a prison wall. He asked what the materials of the gate were. Mr. Hanbach described that it will be made of clear Alaskan Cedar...both the frame and slats. Mr. Sachar noted that the gate appears heavy and feels it is "kind of heartbreaking".

Chairperson Daniel said other people have solid wood fences as well. She asked how wide the gate would be. Mr. Hanbach responded it is 14 ft wide post to post. He said the gate is of a modern design similar to that of the house and landscaping.

Ms. Sanford asked what one would see from Daniel's Lane and if there would be a hedge. Mr. Hanbach responded they would see vegetation, more of a naturalizer. He stated that the owners did not want a solid hedge.

Mr. Hanbach presented info on the 2nd gate (maintenance gate) explaining that the design is similar to the entrance gate, but the height would be 2 feet less. The gate will sit on the edge of property line and extend in so that a maintenance person would be able to pull a truck in. The apron will be grass.

The following resolution was offered by Ann Sanford and seconded by Don Sachar.

- Resolved that the application of Copacabana Realty LLC for the installation of 2 automatic driveway gates, one at the main entrance which will be a 6 ft high gate and the second will be at the maintenance entrance which will be a 4 ft high gate, located at 757 Daniels Lane, be approved as proposed.

The resolution was unanimously adopted.

2. Laura & Lloyd Blankfein
121 Parsonage Lane
908-6-1-32

- Application for installation of an automatic driveway entry gates which will be 6 ft high

Steve Delaney from the Meadowgrass Company presented the application to the Board for Laura & Lloyd Blankfein. He presented photographs of the gates to be installed. Mr. Sachar asked how far the gates will be off the road. Mr. Delaney didn't have exact figures, but said was at least 50 ft. Chairperson Daniel asked if the property was off Parsonage. She was told it was. There is another driveway that goes back and connects (common driveway) that goes almost all the way through. The Blankfein driveway connects into this other driveway. Mr. Delaney explained that this gate would be seen if you were coming from the west.

The following resolution was offered by Ann Sanford and seconded by Don Sachar.

- Resolved that the application of Laura & Lloyd Blankfein for installation of an automatic driveway entry gates which will be 6 ft high located at 121 Parsonage Lane be approved as proposed.

The resolution was unanimously adopted.

3. Michael Davis
461 Parsonage Lane
908-7-1-15

- Application for installation of an automatic driveway entry gates on common driveway access to 3 flag lots which will be 6 ft height

There was no one present to represent the applicant.

A motion was offered by Don Sachar and seconded by Ann Sandford to continue this application to the May 21, 2008 meeting which was unanimously adopted.

B. Additions / Renovations

1. Hector Torres
19 Sagg Pond Court
908-8-2-12

- 128 sq ft addition to northeast corner of the existing garage for storage

There was no one present to represent the applicant.

Village Attorney Anthony Tohill noted that the building permit application would need a variance from the Zoning Board and therefore, the Board should not address this application until the Zoning Board of Appeals acts upon it.

2. Adam & Brittany Levinson

840 Sagg Main Street

908-5-1-26

- Addition of second floor to existing garage, construction of a new pool house and spa

Christopher DiSunno, Architect for Adam & Brittany Levinson, presented the application to the Board. Mr. DiSunno explained that his clients wanted to convert the existing barn to a garage, finish the existing second floor of the barn to include a workout room and temporary living quarters, enclose the existing under roof corner of the barn making a garden room, and construct a new pool house.

Mr. DiSunno also noted that his clients would like to live in the studio while they renovate the existing dwelling. He also noted that they were aware that they would have to remove the kitchen upon completion of the renovation of the dwelling.

Village Attorney Anthony Tohill explained that if a non habitable structure is to be habitable or has a risk of becoming a second habitable structure on the premises if the main residence is completed, there will still be a second habitable structure and then it becomes a code enforcement problem. Give a period of time in which conversion of one and construction of one would happen within a 12 month period, consecutive and would occur within two years of the date any first agency expresses an approval for the drawing.

The extinguishment of this structure as a habitable structure on the inspection of the building inspector would occur within in x # of days after the substantial completion of the structure would be i.e. when all tasks assigned meeting the objective of the project meaning creation of a single family residence have been completed. In the event there is any dispute the date of substantial completion would be fixed by this Board and it would then be within the next 90 days. There should be a covenant that could be extinguished as the habitable use on the inspection of the building inspector.

There should be a covenant which could be extinguished on the further resolution of this Board. The substance of this resolution would be everything that I just said including the time period in that the applicant could return to this Board asking for the Board to adopt a resolution to extinguish the covenant. At that point you have Mr. DiSunno's representation that this structure is already been built, you have John Woudsma representation that he has inspected this structure and that it is no longer habitable and on that basis the property will be fully up to code.

If there was something more than what I just described in terms of the use of the definable space there would be a fourth element that you would be required to provide to

the Village and that would be a Performance Bond and you would be required to post a cash deposit with the Village Clerk to apply to your Performance whatever the conditions may be. So if you did install a kitchen. You, Mr. DiSunno and John Woudsma and the Board would have to figure out how much it would cost to remove the kitchen, post a sum of money in cash and that sum of money would be returned to you as soon as John Woudsma, at your invitation, goes to the property to verify that the kitchen has been removed as a result.

Ms. Sanford asked if the removal of the water access to the temporary kitchen would be required. Village Attorney Anthony Tohill responded that it is a matter of tolerance and reasonableness. John Woudsma would be the judge of this.

Mr. DiSunno said there are currently two sets of double hung windows which will be replaced by garage doors. The structure is a timber frame structure. The garage will be shingled. On the side that faces the house will be a glazed wall. He also explained that they added a dormer on the back of the building and a cupola. There is an existing shed that houses a generator and well pump shed.

Mr. DiSunno also explained that there is an existing pool and the Levinsons are adding a spa and a little waterfall into the existing pool. The outdoor kitchen area consists of a grill and everything will be kept counter height. There is also a stone bench seat with an area for a fire pit.

Mr. DiSunno went on to explain that the pool house is a timber frame structure with a gable and sliding glass doors. There is also a bar area with an ice maker, dishwasher, refrigerator and bar seating, a washer and dryer for towels and a shower and toilet.

Chairperson Daniel reminded Mr. DiSunno that they would have to conform to the lighting code.

Mr. DiSunno said that as far as renovations go there is an exterior staircase on the back of the pool house just to go down to service the equipment for the pool and storage of the outdoor furniture.

Village Attorney Anthony Tohill advised that accessory structures can't exceed 20ft. in height; therefore, the cupola will need to be eliminated. He also advised Mr. DiSunno he will prepare the performance Bond and the covenant, but he will need a copy of the schedule.

Chairperson Daniel asked for the details of the renovation being made to the main house. Mr. DiSunno advised that the back of the house, which currently has a wrap around porch, will be reduced in order to install a master bedroom. The rest of the renovations will be interior renovations.

It will be approved with the understanding that no building permit will be issued excepting upon the submission of the Performance Bond in the amount of \$20,000.00, the removal of the cupola, and the Covenant that was described earlier.

The following resolution was offered by Ana Daniel and seconded by Ann Sandford:

Resolved that the application of Adam & Brittany Levinson for the conversion of an existing barn to a garage, the addition of a second floor to the existing barn, construction of a new pool house and spa which is located at 840 Sagg Main Street be approved with the understanding that no building permit will be issued excepting upon the submission of the Performance Bond in the amount of \$20,000.00, the removal of the cupola, and the Covenant that was described earlier.

The resolution was unanimously adopted.

3. Parsonage Lane Properties

276 Parsonage Lane

908-4-2-40

- Reconstruction of dilapidated section of existing barn

Mr. Dave Morris presented the application of Parsonage Lane Properties to the Board. Mr. Morris explained to the Board that the existing barn on the property had become dilapidated over the years and the owner wanted to rebuild it in kind. Mr. Morris showed the Board elevations of the barn.

Mr. Morris went on to explain that they are proposing to install triple awning windows. They also propose to replace a large barn door with a doorway and steps to the loft. They will keep a sliding barn door on the outside so it looks the same from the outside.

Mr. Morris went on to explain what was once a loading dock, they would like to put steps going outward. He also explained that they will keep all doors sliding as they currently are to keep everything looking the same. Small windows on east side of barn have been rebuilt and he will replace them with two tiered Anderson windows. The outside will be white stucco.

Ana Daniel asked if there were any questions.

The following resolution was offered by Don Sachar and seconded by Ann Sandford:

Resolved that the application of Parsonage Lane Properties for the reconstruction of the dilapidated section of the existing barn which is located at 276 Parsonage Lane be approved as proposed.

The resolution was unanimously adopted.

C. Demolition

1. Sembro LLC
7 Fairfield Pond Lane
908-9-2-50
 - Applicant proposes to demolish existing single family dwelling, decking, garage and driveway

Paul Mathews represented Sembro LLC. The original house was built in the 1980's and they have continued adding on since.

Village Attorney Anthony Tohill stated that the local law which would replace the Town Coastal Erosion Hazard Act will be in effect within weeks after which you would no longer have to deal with the DEC. If you wanted to get approval right now you would have to get it from the DEC.

Paul Matthews explained how the existing house is built on the property. The new house will be elevated and will be environmentally friendly. The old house is approximately 8000 square feet and the new house will be approximately 4000 sq ft and it will be behind the coastal erosion line. The current house is right on the property line. The new house will be set back so it will be conforming. The house will have natural materials that will weather naturally. There will be nothing leaching into the ground water. There will be a window and door system that is specifically made for the ocean environment. They are trying out a geo thermal heating system and a fossil fuel system. The garage and main house roofs are planted out with a sedum which is very thick which is an insulator. The outside materials will be something that you don't have to maintain or chemically treat. The plantings are all native around the house. Inside the house they will be using managed fir so they are using lumber that hasn't been cut down or is endangered, etc.

Don Sachar stated he was glad to see the old house go.

The following resolution was offered by Don Sachar and seconded by Ann Sandford:

Resolved that the application of Sembro LLC for the demolition of an existing single family dwelling, decking, garage and driveway which is located at 7 Fairfield Pond Lane be approved as proposed.

The resolution was unanimously adopted.

2. Sembro LLC
7 Fairfield Pond Lane
908-9-2-50

- Applicant proposes to construct a 2 story, 4,170 square foot (footprint), single family dwelling with garage and pool house.

John Woudsma stated that there are pending issues such as DEC approval and septic is still in the process of being approved by the Suffolk County Health Department.

Paul Matthews said that the Health Dept. said they will grant approval, they are just waiting to hear from the DEC. They will not release approval until the DEC approval is made.

The following resolution was offered by Don Sachar and seconded by Ann Sandford:

Resolved that the application of Sembro LLC for the construction of a 2 story, 4,170 square foot (footprint), single family dwelling with garage and pool house which is located at 7 Fairfield Pond Lane to be approved subject to Dept of Health approval and DEC approval.

The resolution was unanimously adopted.

IV. DISCUSSION ITEMS

NONE

V. ADJOURMENT

A motion to adjourn the meeting was made by Don Sachar and seconded by Ana Daniel and unanimously adopted.

Time noted: 5:00 PM

ROSEMARIE CARY WINCHELL
Village Clerk