

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 3:30 p.m. on Friday, September 20, 2013 at 3175 Montauk Highway, Sagaponack, N.Y.

The meeting was called to order by Chairperson Ann Sandford with a flag salute. Present were Board Members Vice Chairperson Tom White, Barbara Slifka, Robert Barandes and alternate member Nick Martin. Also present were Pat Arancio-Remkus, secretary and Village Building Inspector John Woudsma. Absent were Gideon Mendelson and Village Attorney Anthony Tohill.

MONTHLY MEETING

I. APPROVAL OF MINUTES

Chairperson Sandford asked for a motion to approve the minutes from the May 17, 2013 & August 16, 2013 AHRB meetings. A motion was offered by Robert Barandes and seconded by Nick Martin. It was unanimously approved.

II. SOLAR PANELS/GATES/SIGNS

1. 515 Parsonage Lane LLC
515 Parsonage Lane
908-7-1-8
 - Applicant proposes installation of driveway gates

Monique Romeo of East End Automation presented the application.

Chairperson Sandford noted that the lot is not a flag lot and the gates are right on Parsonage Lane to which Ms. Romeo responded yes.

Chairperson Sandford asked what color the gates are to which Ms. Romeo responded white.

Chairperson Sandford noted that the gates have already been installed to which Ms. Romeo responded yes. They have been reduced in size to meet the code. The gate height on the original submission was not code compliant and was revised in order to be code compliant.

Chairperson Sandford asked how tall the gates are to which Ms. Romeo responded that the slat part of the gate is 4' and the posts are 6'.

Tom White asked if she has a photo of the revised gate to which Ms. Romeo responded no. Tom White had a photo on his cell phone and showed it to the Board.

Chairperson Sandford noted that she has an issue with the color of the gates. There is an awful excess of pure white gates close to the street. It seems to be jarring to us in terms of the atmosphere and agricultural heritage of Sagaponack.

Barbara Slifka stated that this was a never a gated community and the gates are for no purpose whatsoever to which Ms. Romeo responded that it is the client's preference.

Chairperson Sandford stated that the AHRB looks more favorable on cedar gates.

Nick Martin noted that the AHRB would prefer natural rather than painted.

Chairperson Sandford asked what the gates are made of to which Ms. Romeo responded that they are cedar but painted white.

Barbara Slifka asked if she has a picture of the house to which Ms. Romero responded no.

Chairperson asked when the house was built to which Village Building Inspector John Woudsma responded 2 years ago.

Tom White noted that the house is cedar with white trim and perhaps the gates color could be toned down.

Robert Barandes asked for a history of the gate application and was told that this is the first time an application for gates has been put before the Board for the property.

Robert Barandes stated that the gates were installed without permission to which Secretary Pat Arancio Remkus responded that the applicant believed that the gates were on the original building permit and when he realized they were not, he submitted the application for the gates.

Robert Barandes then stated that they modified the gates that had been put up without permission to this particular format and are asking for our rubber stamp on the gates that are now there to which Secretary Pat Arancio Remkus responded that they modified it to

make it compliant because before it was a 5' gate where we only allow 4' gates. They had to cut it down in order to make it compliant.

Nick Martin noted that the proposal states that the gates are clear cedar and Robert Barandes stated that they painted them white.

Nick Martin stated that it seems that if we requested them to be stripped, they could be.

Barbara Slifka commented that they would be less obtrusive.

Robert Barandes stated that as a Board we agree with what Nick Martin is saying that if this had been submitted to us in appropriate timing that we do try to comply with the wishes of owners. We would have requested with great seriousness that these be natural meeting the requirements of our Board and the area. Basically we can say no and they would have to take them down. We could be saying please take them down and have them stripped to clear cedar to which Ms Romeo responded that she is not sure if they can be stripped. It may damage the cedar.

Robert Barandes responded that the Board would have been happy to discuss this in the due process of them putting the gates up and revising them. He does not think that it is the board's responsibility to sit here and comply with a request that is obviously being made under duress. They wanted to do what they wanted to do and they didn't get away with it and now they want to get away with it now. They could have asked in the interim, but they did not.

Chairperson Sandford asked that the gates be stripped down to natural cedar. She noted that the AHRB has approved both white and natural gates, but for some time, they have not look kindly on white gates. The question would be are we willing to make the exception.

Barbara Slifka noted that they could paint it grey in a pinch.

Nick Martin stated that he would prefer that they strip the gate and Chairperson Sandford agreed. Nick Martin noted that it is not difficult to strip a gate. It is a \$30,000.00 gate without connection to electrical, but if it is a hardship we should find out and make a reply.

Tom White asked that Ms. Romeo get a response from the owner regarding stripping the gates or toning down the color.

Robert Barandes noted that the gates are very close to the road to which Ms. Romeo responded that they are 20' off of the road.

Chairperson Sandford asked for a motion to table the application and stated that the applicant is required to strip the gates down to natural cedar. A motion was offered by Tom White and seconded by Robert Barandes. It was unanimously approved.

III. OLD BUSINESS

IV. NEW BUSINESS

A. Signs

B. Amendments

B. Additions/Renovations

D. Demolitions

E. New Construction

1. WLB Family Holdings LLC Architect: Thomas Talmage
57 Jareds Lane
908-4-3-34
 - Applicant proposes construction of a single family, two story dwelling with pool house, pergola and garbage shed

Jeffrey Colle, contractor, and Jon Venetos, owner, were present. Mr. Colle apologized for the coloring of the renderings noting they were not good. He showed a rendering of another house he has done with better coloring that shows the same natural cedar siding silvered up as will be on this house. He noted that he prefers to let the shingles naturally silver up.

Chairperson Sandford asked that they walk us through the site plan. Mr. Venetos stated that the lot is in the middle of Jareds Lane, which is a cul de sac and there is a house diagonally across the street, a vacant lot on either side of that house and there are two houses that are fronting Parsonage Lane.

Barbara Slifka asked what the square footage was to which Mr. Colle responded that the house is approximately 7,100 sq. ft. and there are 1,500 sq. ft. of accessory structures - pool house, porch and garage.

Chairperson Sandford asked if they are proposing two curb cuts to which Mr. Colle responded yes. Chairperson Sandford responded that the AHRB would like only one curb cut to which Mr. Colle agreed.

Mr. Collee stated that they are proposing a traditional gambrel house. He noted that he has been building here for 35 years and lives in Wainscott.

Barbara Slifka asked what material will be used for the roof to which Mr. Colle responded cedar.

Chairperson Sandford stated that the AHRB requires three perspective with one view from the street and they should show the relationships from a distance among the main buildings in their totality to which Mr. Collee responded that he misunderstood.

Chairperson Sandford noted that we see no next door neighbors and yet we know that it is built up to which Tom White responded that there is one neighbor at #42 directly across the street and then there is a neighbor in the back that is on a different street to which Mr. Venetos added that the house Tom White is referring to is owned by Mr. Einhorn and is at 542 Parsonage Lane. He noted that Mr. Einhorn's home is set way back with apple trees in front. He noted that there is another empty field and a farm house on the corner of Parsonage that, with the build up of all of the hedges, will not be visible from his house. He stated that Mr. Einhorn's house would be visible from the rear corner of his house.

Tom White stated that from the upstairs other homes will also be visible to which Mr. Venetos responded yes, from the northeast corner.

Mr. Colle added that if you look at the landscape plan, we are planting very large trees in that corner that will block the view from other homes. He also noted that there are existing trees in the front of the house that belong to Parsonage Pond Homeowner's Association and they will be adding more trees in front of the house as well. Everyone is going to be pretty much blocked from the road and from each other.

Tom White stated that will be good in the summer, but not in the winter to which Mr. Colle responded that the trees in the back and the side are evergreen and that will be permanent and year round.

Chairperson Sandford noted that you will not see open farm fields to which Mr. Colle responded that this is what the renderer had in his computer. Unfortunately when he first moved out here that is what it looked like.

Robert Barandes added that if we had our choice, that is what it would be now. An application that says we are going to hide a house behind trees is not an application for us. The house is what we are looking at. The trees, unless you post a bond, may not always be there. People should be entitled to see something beautiful.

Chairperson Sandford asked if the shingles will be left to weather to which Mr. Colle responded yes.

Chairperson Sandford asked how many chimneys there are to which Nick Martin responded that there appears to be three large chimneys. Mr. Colle confirmed that there are three chimneys which are 3' above the ridge. Mr. Venetos added that they are in the rear of the house.

Chairperson Sandford asked if the chimneys will be red brick to which Mr. Colle responded no, it is a white brick. It is a Glen Gery brick. It is not painted white brick. It is like a stain on the red brick so that the red brick comes through. It will look like an old white brick that has weathered.

Nick Martin and Chairperson Sandford noted that they went to the site and think that it is an interesting shaped lot.

Chairperson Sandford noted that the house is very wide...it is striking how wide the front façade was to which Mr. Colle responded that with the width of the house it is pretty much the size of a 7,000 sq. ft. house, it was not purposely made wide.

Mr. Venetos responded that as the owner, he and his wife plan on having kids and he wants the kids to be able to run around in the back yard. He doesn't want them in the side yard running around because it would be easier for his wife and him to see the kids from the kitchen. That is why they put the pool on the side of the house. He felt like every house he has seen in the Hamptons everyone has their pool jetting out of the back of the house. He wanted to look at green. He stated that the lot is 2.2 acres and this is why he bought this size lot. He grew up in the Midwest and grew up looking out on trees. They thought about building a partial "h" shaped home, but architecturally it did not speak to them. They also wanted to make sure they are far enough from the both of their neighbors so they tried to build in the middle of the building envelope if they could.

Mr. Colle stated that if the house gets wider, you lose light in the central parts of the house and they do not want to put in skylights. It is a pretty wide house at almost 60'.

Chairperson Sandford asked what the front yard set back was to which Mr. Colle responded that it is 92' from Jareds Lane.

Robert Barandes noted that one of the things the Board hoped to do was to keep trim down as small as possible. He noted that the white underbelly of the overhang is quite wide to which Mr. Colle responded that the trim was exaggerated by the rendering. It will be painted but will be much smaller. He noted that the overhangs are approximately 20" and will be painted white and the rest of the house will be natural cedar.

Barbara Slifka asked about the railings to which Mr. Colle responded that they will be painted white.

Mr. Colle stated that they use a 2 piece molding so it jets out another 4" or so. The underbody or the soffit is about 20".

Nick Martin noted that this is atypical for any traditional Sagaponack home.

Chairperson Sandford commented that 2' is a lot of white especially since the house is substantial. You can have focus on the central entranceway without having that depth, but not white or not the depth and white.

Tom White suggested they use a softer white.

Mr. Venetos explained that the rendering does not depict the true color.

Chairperson Sandford stated that she cannot imagine that the width on the rendering is the same as the width on the rendering of the other house that was presented for comparison to which Mr. Colle responded that the current rendering is a mistake and noted that it is more like the comparison rendering. He stated that the soffit itself is approximately 20". From the cedar, what you are going to see exposed is approximately 20" and it is all wainscoting.

Nick Martin stated that it is up to Chairperson Sandford as to whether or not we will make the exception about not having the correct number of perspectives, but I think we should look at the elevations and either way we should be able to see those renderings in different perspectives. His general comment is about scale. He stated that it seems that there are some pieces that have an accurate scale and other pieces that are in conflict. In other words there are five majors and some pieces seem to argue with others. Perhaps if the ridge drops or a piece itself is in a different scale, it may read better. Our issue as a Board is to keep the vernacular of the Sagaponack farmscape and we are working within the community trying to improve the fabric of the architectural statement and part of that seems to be in scale, finish and color. With those tools, we have to try and reduce the scale. We have had some applicants come to us two or three times and in the end even the architect would agree that it is a better product. It is a more pleasing and more interesting façade. In this project, somehow the pool house has been left out as the step child and the father and mother...perhaps some balance...unless this is not seen from people along the road and it is all landscaped to which Mr. Venetos responded that there is going to be landscaping.

Nick Martin suggested they bring down the scale of the house to which Mr. Colle responded that it would then compromise the ceilings. He noted that the ridge height is only 6' 8". He noted that the renderings are not accurate.

Chairperson Sandford asked if we do not take heed of the colors, are the lines accurate to which Mr. Colle responded that these do no project as far as they are shown on the renderings. This is a very low profile. Again if you look at the sections, it is a shed dormer. They are all over Sagaponack.

Nick Martin stated that in this house you have two and a half majors and the roof is doing its job as basically a background while this one has these pieces that seem disjointed, I am only speaking architecturally in terms of scale. If the overhangs were not as dramatic it would make a difference. It is hard for us to make the conversation because this is what we are using as the tools for review. In general the statement of trying to keep the architecture of a simple vernacular, he is suggesting that if it were toned down a bit and the pool house brought to some balance, it would bring us closer to our goal.

Mr. Colle asked what he meant by toning it down to which Nick Martin responded that you have a certain flare going on. We have a hipped piece, we have a curved piece, we have a gable piece, we have a flare and we have an exposed shed dormer. Whenever you do that there are interesting details, but that increases the conflict. The scale of the muntions in one area is very different than those in another. It is important in the

architecture here. I am thinking that one further review may bring this house to closer proximity to what the architecture of Sagaponack is about.

Chairperson Sandford stated that she would like to add that in terms of scale, we are mainly interested with the front façade that the public would see. On the comparison house, there are distinguishing features on the windows between the 2nd Fl to the 1st Fl. On this house you basically have the same size window, which seems to add mass to it. You also removed the 2nd story transoms. She noted that change itself would bring it down.

Chairperson Sandford stated that the applicant has gotten some feedback from the Board and she proposes that the application be tabled. The applicant can come back with renderings that he can tell us are accurate and that take into account the context of the project in terms of neighbors.

Mr. Venetos stated that he had questions on the pool house. He noted that they are obviously struggling with the height because of restrictions on the overall height and they actually kept it smaller so that we can have this to which Nick Martin responded that the roof line is actually quite simple and elegant. He noted that the pool house is missing the simple sweeps, detailing or columns from the main house to just somehow bring them closer together.

Robert Barandes asked if the basement floor was visible from anywhere to which Mr. Colle responded no, it is hidden.

Barbara Slifka asked if there is a chimney in the pool house to which Mr. Colle responded yes, it is a gas outdoor fireplace.

Chairperson Sandford suggested they drive around and look at chimneys. There are some very tall and large chimneys, fluted chimneys like yours. She asked that they please revisit the chimneys. She commented that they look like a funnel.

Nick Martin asked the applicant to see if there is a way to combine the barn piece fitting inside the gambrel so they seem more related. It can be the scale of openings and the muttons.

Chairperson Sandford asked for a motion to table the application to construct a single family, two story dwelling with pool house, pergola and garbage shed. A motion was offered by Robert Barandes and seconded by Tom White. It was unanimously approved.

2. Stephen Robert

832 Sagg Main Street

- Applicant proposes construction of a single family, single story dwelling with attached garage, covered porch, pergola, generator & fencing

Melissa Dedovich, environmental planner, and Steve Harris, architect, presented the application.

Mr. Harris stated that 832 Sagg Main Street is a flag lot opposite the cemetery. He stated that no part of this house is visible from any public roadway. He noted that there is a new house on one side, a tennis court and a hedge on the other.

Chairperson Sandford asked what the lot size was to which Mr. Harris responded that it is 2.7 acres without the flag. It is a little over 300' in each direction. There are a couple of bushes on it and it is very flat. What they are trying to do is to build a collection of agricultural out buildings which are common to Sagg. The roof and walls are cedar shakes with a 4" exposure on both the wall and the roof. They are pre-aging all of the walls and they have been outside for approximately a year so they will not have to stain them and it starts off being grey. He showed samples. He stated that his inspiration for this project is the old DeMenille on Further Lane which is now the East Hampton Town Hall to which Barbara Slifka commented that is wonderful.

Mr. Harris continued that they have the same blunt, prismatic integrity that is uncomplicated. There is an opening on both sides of the house and you can see straight through the house and there are large barn doors to close it up. The tallest ridge is 26' – 27' and everything is one story. The square footage is significantly under the total allowable square footage.

Chairperson Sandford asked how many bedrooms to which Mr. Harris responded three. There are two not terribly comfortable guest rooms and a fabulous master bedroom. In some ways it is a very big one bedroom house. There is a sitting room, a series of closets, a room that is called the snoring room and a master bedroom. There is a place to make a BBQ adjacent to the pool, a dining room, a kitchen, an exercise room and two rooms that are the caretaker quarters. There is a garage and a room to wash the dogs.

Barbara Slifka asked if they are connected to which Mr. Harris responded yes, they the dining room and the other portions of the house are connected by glassed hallways. The chimneys are stone and we are integrating the plumbing vents into the chimneys so they will not be sticking out of other places.

Barbara Slifka asked about the stone to which Mr. Harris responded that it is green, colonial snapstone and the source is to be determined, but it is presumed that they will be coming from within 200 miles. He noted that the base of the house will also be the same stone in a stacked version. There will be a generator that will be buried with a grill over the top of it.

Chairperson Sandford asked if the windows are casements to which Mr. Harris responded that some windows are casements and some are awnings. They are going with steel windows because you can get finer muttons in steel. At least in silhouette and from a distance you can not distinguish steel from wood because it has a very similar profile.

He thinks that the other thing that is very beautiful about the older houses is how fine the muttons are in the windows. But like most barns all of the windows are either too big or too small.

Robert Barandes noted that it looks like you did a renovation of a barn rather than built one. Mr. Harris explained that it will be a little sparer than that and it will be a little more taut in terms of how the wall meets the terrain and the kind of precision of that detail. The exposure is a little tighter than it would be on a real barn, but they are scaled similarly and they are all different sizes.

Chairperson Sandford noted that they picked up the pitch on most of it.

Barbara Slifka commented it that it is very nice.

Mr. Harris stated that there is a fabulous book, which is a catalog of American agricultural buildings called “Wood, Brick, and Stone: The North American Settlement Landscape: Barns and Other Farm Structures” and it was probably written 30 years ago. It catalogs every single kind of barn from a tobacco barn to a potato barn and it shows exactly how they are detailed. I am a little obsessed with it.

Chairperson Sandford commented that she likes their stone but it traditionally was brick. Most stone was brought in from New England to which Mr. Harris responded that geologically, Long Island is also a terminal terrain....when the ice age stopped and everything melted. There is not natural rock on Long Island and Nick Martin noted that it is very erratic.

Nick Martin asked what the square footage was to which Mr. Harris responded that if you count the footprint of the house and you get rid of the garage, it is just under 7,000 sq. ft. If you include the garage and add the penalty for the center of the building, which exceeds 15', it works out to be approximately 8,100 sq. ft.

Robert Barandes asked if any variances were need to construct this house to which Mr. Harris responded no.

Mr. Harris stated that the house was configured in order to define spaces outside of itself. It has all been created from a landscape perspective as well. There is a wildflower meadow, some grass and low growth and shaggy stuff.

Robert Barandes commented that it is an astonishing choice and Barbara Slifka commented it is great.

Chairperson Sandford asked if there is any conservation land around this property to which Melissa Dedovich responded that she did not believe so.

Nick Martin noted that on the application it states that the square footage is 12, 203 to which Ms. Dedovich responded that figure is all of the lot coverage including the man made pond and the driveway.

Chairperson Sandford asked for a motion to approve the application for the construction of a single family, single story dwelling with attached garage, covered porch, pergola, generator & fencing. A motion was offered by Barbara Slifka and seconded by Robert Barandes. It was unanimously approved.

V. RESOLUTION TO HOLD A WORK SESSION ON OCTOBER 15TH @ 9:30 AM @ VILLAGE HALL

After much discussion it was decided that the Work Session would be held on October 11 @ 9:30 AM.

Chairperson Sandford asked for a resolution to hold a Work Session on October 11, 2013 at 9:30 AM. A motion was offered by Nick Martin and seconded by Tom White. It was unanimously approved.

VI. MOTION TO ADJOURN MEETING

Chairperson Sandford asked for a motion to adjourn the meeting. A motion was offered by Tom White and was seconded by Robert Barandes. It was unanimously approved.

Time noted: 4:40 PM

PATRICIA ARANCIO-REMKUS
Secretary to Board