



**BOARD OF ARCHITECTURAL REVIEW
& HISTORIC PRESERVATION AGENDA
Monday, February 23, 2026 – 6:00pm
HYBRID MEETING**

**The Board meets in person, in the Municipal Board Room of Village Hall at 23 Main Street,
Southampton, NY 11968**

To view the meeting LIVE go to:

<https://www.youtube.com/channel/UCwDidTdHkHXbspR0hkoxH4g>

To submit comments for Public Record or in relation to Public Hearing:

Send your comments via e-mail to buildingdept@southamptonvillage.gov by 12 Noon
February 23, 2026

Please click the link below to join the webinar

<https://us02web.zoom.us/j/83126360909>

You will be joining as an “attendee” so you will be able to see and hear but will not be on camera. If you wish to speak or address the board regarding a particular application, you need to “raise your hand” and then your status will be changed to allow you to be on screen and heard.

***ALL APPLICANTS MUST BE PREPARED TO PRESENT THEIR PLANS *
DIGITALLY AT THE MEETING USING THE SCREEN SHARING FEATURE ON ZOOM
IF PRESENTING FROM THE BOARDROOM, THE WIFI PASSWORD IS AVAILABLE ON
THE UPPER LEFT CORNER OF THE AGENDA**

**REQUIRED DOCUMENTS AND RECORDS ARE AVAILABLE FOR REVIEW IN THE
BUILDING DEPARTMENT AT VILLAGE HALL, 23 MAIN ST., SOUTHAMPTON NY,
AS WELL AS AT THE FOLLOWING LINK:**

<https://www.dropbox.com/sh/erm8peowtsecu5q/AADdrADqVsRYfOessYvxEdKJa?dl=0>

MINUTE APPROVAL:

February 9, 2026

WRITTEN DECISIONS:

- 1. VILLAGE OF SOUTHAMPTON AND THE FREEHOLDERS AND COMMONALITY
OF THE TOWN OF SOUTHAMPTON - GIN LANE LAKE AGAWAM**
- 2. SUSAN H. BATES – 262 POND LANE**
- 3. VILLAGE OF SOUTHAMPTON – SOUTHAMPTON ARTS CENTER – 25 JOBS LANE**
- 4. MARC FENICHEL & ALISON LIVELY – 393 HILL STREET**

ADJOURNMENT REQUESTS:

- 1. VILLAGE OF SOUTHAMPTON – 23 MAIN STREET**
- 2. JEFF FARNATH & PAULO LEMGRUBER – 96 EDWARD LANE**
- 3. EVELYN B TAYLOR – 166 PULASKI STREET**
- 4. TINA AND KARIM SAMII – 80 WYANDANCH LANE**

SIGN PERMITS:

CARRY OVER MATTERS

NONE

NEW MATTERS

1. CHABAD JEWISH CENTER OF SOUTHAMPTON – 214 HILL STREET – GROUND SIGN
2. SALTWATER – 87 MAIN STREET – WALL SIGN

DEMOLITION EVALUATION:

1. 146 N MAIN ST. LLC – 146 NORTH MAIN STREET – *Historic Report*
Adjourned to March 9, 2026

PUBLIC HEARINGS – HISTORIC:

CARRY OVER MATTERS

1. VANESSA AND DANIEL HENRIQUES – 251 POND LANE – COA TO CONSTRUCT A TWO-STORY SINGLE-FAMILY DWELLING WITH ATTACHED GARAGE, POOL HOUSE WITH ATTACHED PERGOLA
Adjourned to March 9, 2026
2. VILLAGE OF SOUTHAMPTON – 23 MAIN STREET – COA FOR REAR ADDITION TO INCLUDE EGRESS STAIR AND ENTRY PORCH
Applicant request adjournment to March 9, 2026

NEW MATTERS

1. TINA AND KARIM SAMII – 80 WYANDANCH LANE – RECLASSIFICATION OF CONTRIBUTING BUILDING (H P ROBBINS ESTATE BARN also known as the CONDON / ALPERN HOUSE) AS A NON-CONTRIBUTING BUILDING AND FOR A COA FOR DEMOLITION OF THE EXISTING RESIDENCE
Applicant requests adjournment to March 23, 2026
2. ANTHONY STILLITANO – 456 OLD TOWN ROAD – COA ON CONTRIBUTING BUILDING TO REPLACE EXISTING PERGOLA WITH SCREENED-IN PORCH
3. SVP SH 70 MAIN LLC – 70 MAIN STREET – COA FOR EXTERIOR ALTERATIONS
Adjourned to March 9, 2026

PUBLIC HEARINGS – NON-HISTORIC:

CARRY OVER MATTERS

1. JEFF FARNATH & PAULO LEMGRUBER – 96 EDWARD LANE – ONE STORY ADDITION AND NEW FRONT PORCH
Applicant requests adjournment to March 9, 2026
2. COOPERS NECK FAMILY LLC – 283 COOPERS NECK LANE – AMEND PREVIOUSLY APPROVED PLANS OF FRONT PORCH AND TO CONSTRUCT ATTACHED GARAGE

- 3. EVELYN B. TAYLOR – 166 PULASKI STREET – DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF TWO-STORY SINGLE-FAMILY DWELLING WITH DETACHED GARAGE**

Applicant requests adjournment to March 9, 2026

- 4. SAKURA REALTY LLC – 131 FLYING POINT ROAD – AS BUILT REAR PORCH**
Adjourned to March 9, 2026

NEW MATTERS:

- 1. THE 1010 MEADOW LANE TRUST – 1010 MEADOW LANE – RENOVATION AND EXTERIOR ALTERATIONS TO EXISTING DWELLING**
- 2. JERRY AND LYNN LEHOCKY – 37 TERRY COURT – TO CONSTRUCT A SECOND STORY ADDITION, FRONT AND REAR PORCHES**
- 3. 121 POST LANE LLC – 121 POST LANE – DEMOLITION OF ACCESSORY STRUCTURE AND FOR ADDITION AND ALTERATIONS TO EXISTING DWELLING**
- 4. ALEX MANVELOV – 111 MAGEE STREET – DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF TWO-STORY SINGLE-FAMILY DWELLING WITH ATTACHED GARAGE**

DRIVEWAY GATES – HISTORIC:

CARRY OVER MATTERS

NONE

NEW MATTERS:

NONE

DRIVEWAY GATES – NON-HISTORIC:

CARRY OVER MATTERS

- 1. 3 PHEASANT CLOSE LLC – 3 PHEASANT CLOSE SOUTH – DRIVEWAY GATE**

NEW MATTERS

NONE

UPCOMING MEETINGS:

March 9, 2026

March 23, 2026

April 13, 2026

April 27, 2026

SUBMISSIONS FOR CARRY OVER CASES ARE DUE THE TUESDAY BEFORE THE HEARING BY NOON