

Inc. Village of Southampton
Board of Architectural Review and
Historic Preservation
Monday, January 12, 2026

DRAFT

Due notice has been given, for the public hearing of the Board of Architectural Review and Historic Preservation of the Village of Southampton was held in person, at 23 Main Street, Southampton, NY and via video conferencing on Monday, January 12, 2026, at 6:00p.m.

Chairman McIntire and Board Members, J. Clare, S. Stevenson were present. Alternate member, Quinn Pofahl was present. Board members C. Buxton was absent.

Council for the Board, Alice Cooley, Esq. was present.

Village Planner, Alex Wallach, AICP was present.

Motion by Chair seconded by S. Stevenson

To **open** the meeting of January 12, 2026

On Vote: Chair, J. Clare, N. Edwards-Anker, S. Stevenson, and Q. Pofahl

Chair addressed the potential expansion of the Southampton Village Historic District, explaining that there is a pending code amendment that would shift the responsibility of adopting the expansion from the ARB to the Board of Trustees. He reviewed the expected timeline, noting that the Architectural Review Board's goal is to provide their feedback to the Board of Trustees for their consideration of adoption by April of 2026.

Motion by Chair seconded by S. Stevenson

To **approve** the minutes of December 8, 2025

On Vote: Chair, J. Clare, N. Edwards-Anker, S. Stevenson, and Q. Pofahl

ADJOURNMENT REQUESTS:

On the application of the **Village of Southampton**, 23 Main Street, the applicant requested an adjournment to January 26, 2026.

On the application of the **Village of Southampton**, Gin Lane Lake Agawam Project, the applicant requested an adjournment to January 26, 2026.

Motion by Chair seconded by S. Stevenson

To **adjourn** the applications of the **Village of Southampton** to January 26, 2026

On Vote: Chair, J. Clare, N. Edwards-Anker, S. Stevenson, and Q. Pofahl

DEMOLITION EVALUATIONS:

On the application of **146 N Main St. LLC**, 146 North Main Street, Robert Fichette, Esq., was present. The dwelling was constructed prior to 1902, however, Mr. Fischette demonstrated how the dwelling did not meet any of the criteria for landmarking. Chair stated that the dwelling has

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an Inventory Form and so the Board has engaged the Village Historian, Zach Studenroth to prepare an evaluation.

Motion by Chair seconded by

To **adjourn** the application of **146 N. Main St., LLC** to January 26, 2026

On Vote: Chair, J. Clare, N. Edwards-Anker, S. Stevenson, and Q. Pofahl

On the application of **Luther Projects LLC**, 30 Little Plains Road, Siyu Liu, Architect was present. The application was to demolish the existing funeral home. Chair stated that the structure is listed on both State and National registers. The Board will refer this to the Historic Consultant for an evaluation.

Motion by Chair seconded by S. Stevenson

To **adjourn** the application of **Luther Projects LLC** to January 26, 2026

On Vote: Chair, J. Clare, N. Edwards-Anker, S. Stevenson, and Q. Pofahl

CARRY-OVER MATTERS: HISTORIC

On the application of **Wooldon Manor, LLC**, 16 Gin Lane, Melissa Dedovitch and Kirk Lehman were present. Aerial photos were provided, showing the relationship of the new building to the surrounded properties. Letters of support were submitted to the file. S. Stevenson stated that while she appreciates the structure, it is important that any building placed on a property within the historic district, be consistent with the existing and historic structures on the site. Ms. Dedovitch stated that the all glass structure was consistent with other all glass greenhouses of that era and was similar to the original pool house that was destroyed in 1938. Chair reviewed the code and the criteria the Board is required to consider. He stated that the structure would not cause a detriment to the historic significance of the property or to the District as a whole. Mr. Wallach read the Historic District Guidelines related to out buildings within the historic district.

Motion by Chair seconded by Q. Pofahl

To **close** the application of **Wooldon Manor, LLC**, for written decision to approve the application

Vote in Favor: Chair, J. Clare, N. Edwards-Anker, Q. Pofahl

Vote Against: S. Stevenson

On the application of **Vanessa and Daniel Henriques**, 251 Pond Lane, Pablo Jendretzki, architect, was present. Mr. Henriques reviewed the changes made with the Board. The balcony on the east elevation was removed and replaced with an open pergola, and the skylight was replaced with a roof window. On the north elevation the bay window was changed to a regular window configuration, reducing the amount of glass. The windows on the west elevation were reduced and the secondary balcony stepped in. N. Edwards-Anker stated the changes were an improvement but felt the north elevation could be more rhythmic. S. Stevenson stated that the large balcony across the center of the house on the rear elevation was still a concern. One of the balconies on the west elevation could be removed. She also expressed concern with how the structures are placed on the site,

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stating that everything is jammed into one area. J. Clare agreed. Mr. Jendretzki explained that zoning regulations and the path of the sun dictated the locations. Ms. Cooley explained that the site is outside of the Board's jurisdiction. J. Clare stated that the smaller balcony on the west elevation was not in keeping and felt it should be eliminated. She also noted that the new pergola added over the garage was too busy. Q. Pofahl agreed with N. Edwards-Anker, stating that the rhythm of the north elevation could be improved. Chair stated that having the columns on the front elevation placed at the end of the porch would be more typical. The Board expressed concern with the window configuration, and felt more consistency would be appropriate. Chair stated that the change to the rear balconies was more successful than originally proposed. S. Stevenson and J. Clare stated that the balcony to the left was unnecessary and redundant. Q. Pofahl agreed with the Chair and did not have an issue with secondary balcony. Chair suggested bringing the rail down so it was more consistent overall, softening the master balcony area.

Motion by Chair seconded by Q. Pofahl

To **adjourn** the application to January 26, 2026

On Vote: Chair, J. Clare, N. Edwards-Anker, S. Stevenson, and Q. Pofahl

CARRY OVER MATTERS: NON HISTORIC:

On the application of **Jen Lobo and George Plamondon**, 15 Anns Lane, George Plamondon, owner was present. This was an application to demolish the existing dwelling and construct a two story single family dwelling and pool house. The dwelling was natural cedar shingle with white board and batten. The roofline was reconfigured, and the shutters were removed. The Board was in favor of the changes.

Motion by Chair seconded by S. Stevenson

To **approve** the application of **Jen Lobo and George Plamondon**

On Vote: Chair, J. Clare, N. Edwards-Anker, S. Stevenson, and Q. Pofahl

DRIVEWAY GATES:

On the application of **Hill 437 Street LLC**, Ramon Chavez was present. Affidavits of mailing and posting were submitted to the file. This was an application for a white azek gate on natural red brick columns with blue stone caps. They are set back 35' from the property line, with the call box on the column and the gates met the 40% transparency requirements.

Motion by Chair seconded by S. Stevenson

To **close for written decision** to approve the application of **Hill 437 Street, LLC**

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On Vote: Chair, J. Clare, N. Edwards-Anker, S. Stevenson, and Q. Pofahl

NEW MATTERS: NON HISTORIC

On the application of **Jeff Farnath and Paulo Lemgruber**, 96 Edward Lane, Brian Brady was present via Zoom. Affidavits of mailing and posting were submitted to the file. The application was for a small one story addition and a front porch addition. The front door and shutters were navy blue, and the addition is natural cedar with white trim. S. Stevenson and J. Clare stated that the portico was not in keeping with the rest of the house. S. Stevenson stated it was too high; J. Clare and N. Edwards-Anker felt the reduction of the columns would reduce the concern. Mr. Brady suggested removing the arch as a solution.

Motion by Chair seconded by S. Stevenson

To **adjourn** the application to January 26, 2026

On Vote: Chair, J. Clare, N. Edwards-Anker, S. Stevenson, and Q. Pofahl

On the application of **8 Duck Pond Lane, LLC**, 8 Duck Pond Lane, affidavits of mailing and posting were submitted to the file. Charles Kuhn, architect was present. This was an application for the demolition of the existing home and construction of a two story single family dwelling with attached garage and pool house. The existing home was constructed in 1985 with additions and alterations over time.

Motion by Chair seconded by S. Stevenson

To **not pursue landmarking** of the structures located at 8 Duck Pond Lane

On Vote: Chair, J. Clare, N. Edwards-Anker, S. Stevenson, and Q. Pofahl

Mr. Kuhn shared the elevations of the proposed home. There was a two story window on the rear of the elevation to provide light to the family room. The dwelling was natural cedar shingle, with a cedar roof and white trim. A landscape plan was provided that included screening. Driveway gates were proposed with stone columns and a stone cap with the call pad on the column. S. Stevenson stated that the front elevation is busy and the rear elevation to be a lot of glass. The fenestrations on the front elevation needed to be simplified; there were too many window types. Q. Pofahl was in agreement and stated that the architecture was not consistent throughout. The windows are too contemporary for the traditional design and the dormers weigh the design down. Removing the brackets and simplifying the details and reducing the amount of glass would be a step in the right direction.

Motion by Chair seconded by S. Stevenson

To **adjourn** the application to January 26, 2026

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On Vote: Chair, J. Clare, N. Edwards-Anker, S. Stevenson, and Q. Pofahl

On the application of **258 White Street, LLC**, affidavits of mailing and posting were submitted to the file. Dan Kissinger, architect was present. This was an application for the demolition of an existing dwelling and the construction of a two story single family dwelling with detached garage. The original home was built in the 1960's and did not meet any criteria for landmarking.

Motion by Chair seconded by S. Stevenson

To **Not pursue landmarking** of the structures located at 258 White Street

On Vote: Chair, J. Clare, N. Edwards-Anker, S. Stevenson, and Q. Pofahl

Mr. Kissinger went through the proposed elevations with the Board. The roof is Alaskan Cedar left natural, siding was white shingle with
The dwelling was two story with white cedar shingles, an Alaskan cedar roof left natural, and white azek trim; the front door was solid wood painted "Swimmingly Blue". A rear porch was proposed that was very contemporary on an otherwise traditional home. The Board was in favor of the front elevation and stated that it was in keeping with other homes within the Village. The bay window on the rear elevation dated the design and was not consistent with the rest of the home. John Wines, agent for the applicant was also present. He explained that the proposed landscape plan was designed to provide privacy while not being overwhelming. Chair noted that changing the color from white to natural cedar could reduce the massing. He agreed with the other Board members that the bay window was not successful and should be reconsidered.
Jeff Brodlieb, owner of 161 Halsey Street was present and spoke in connection with the application. The applicant provided a landscape plan which was added to the file. Mr. Wallach stated that the use of geoblocking in the driveway area would increase the greenspace and may soften the

Motion by Chair seconded by S. Stevenson

To **adjourn** the application to January 26, 2026

On Vote: Chair, J. Clare, N. Edwards-Anker, S. Stevenson, and Q. Pofahl

On the application of **Anand Marathe**, 29 Corrigan Street, affidavits of mailing and posting were submitted to the file. Zach Clanahan was present for the applicant. The application was for the renovation of the accessory structure; shutters and a pergola were added. A wading pool was proposed. Chair stated the sliders facing the pool are too large and reducing them by 20% would be in keeping with other structures in the Village.

Motion by Chair seconded by S. Stevenson

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To **adjourn** the application of **Anand Marathe** to January 26, 2026

On Vote: Chair, J. Clare, N. Edwards-Anker, S. Stevenson, and Q. Pofahl

On the application of **Summit Trust**, 234 Wickapogue Road, Lori Fontana, architect was present. Affidavits of mailing and posting were submitted to the file. The application was to amend a prior decision to include an addition to the front porch and alterations to the front façade, reducing the number of windows, changing the columns to square, and changing the color to white with black shutters from natural. The railings were changed and dental detailing added. The columns on the rear elevation were also changed from round to square. S. Stevenson preferred the prior approval. The changes made the house too grand and less cohesive with the neighborhood. The Board felt that the understated design previously approved stood on its own. N. Edwards-Anker stated the columns were excessive. The Board was not in favor of changing the color to white.

Motion by Chair seconded by S. Stevenson

To **adjourn** the application to January 26, 2026

On Vote: Chair, J. Clare, N. Edwards-Anker, S. Stevenson, and Q. Pofahl

On the application of **Special Wickapogue LLC**, 145 Wickapogue Road, John Tabet, Esq. was present. This was an application to amend an existing approval to install two windows and two out swinging doors to the historic Barn. Jeffrey Fine, architect was present via Zoom. Two windows were proposed on the south elevation, folding glass doors on the north and east elevations. Mr. Fine shared with the Board photos of a similar historic structure in Bridgehampton, showing the inspiration for the current design. The application also included the expansion of the one-story covered reach porch on the main dwelling, nearly doubling it in size. This would also extend the second story balcony off of the master bedroom. The Chair would like a site visit and also requested sight lines from the second floor balcony. In 2022 Jeff Brodlieb, resident and former Chairman of the ARB was present and stated that Sally Spamburgh had previously gone to the site and prepared a report.

Motion by Chair seconded by S. Stevenson

To **adjourn** the application to January 26, 2026

On Vote: Chair, J. Clare, N. Edwards-Anker, S. Stevenson, and Q. Pofahl

Motion by Chair seconded by S. Stevenson

To **adjourn** the January 12, 2026, meeting

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Respectfully submitted by Jacqueline Allen, January 12, 2026.

Village Clerk

Date