

Inc. Village of Southampton  
Board of Architectural Review and  
Historic Preservation  
Monday, February 9, 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, February 9, 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 and N. Edwards-Anker were absent.

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

Village Planner, Alex Wallach, AICP was present.

Video-Conferencing was not available. All items will be left open.

**Motion** by Chair seconded by S. Stevenson  
To **open** the meeting of February 9, 2026  
On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

**Motion** by Chair seconded by S. Stevenson  
To **approve** the minutes of January 26, 2026  
On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

### **WRITTEN DECISIONS**

On the application of **Wooldon Manor LLC**, 16 Gin Lane, a written decision to approve the application was prepared and submitted to the file.

**Motion** by Chair seconded by S. Stevenson  
To **approve** the written decision for **Wooldon Manor, LLC**  
On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

On the application of **Hill 437 Street LLC**, a written decision to approve the application was prepared and submitted to the file.

**Motion** by Chair seconded by S. Stevenson  
To **approve** the application  
On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

### **ADJOURNMENT REQUESTS:**

On the application of **146 N Main St. LLC**, 146 North Main Street, the applicant requested an adjournment to March 9, 2026.

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**DEMOLITION EVALUATIONS:**

On the application of **Luther Projects LLC** 30 Little Plains Road, a Siyu Liu, architect was present for the applicant. The Village Historian prepared and submitted an evaluation to the file.

**Motion** by Chair seconded by S. Stevenson

To **not pursue the landmarking of the structures located at 30 Little Plains Road**

On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

**PUBLIC HEARINGS – HISTORIC:**

**CARRY OVER MATTERS:**

On the application of **the Village of Southampton and the Freeholders and Commonality of the Town of Southampton**, Joseph McLoughlin, Town Trustee was present. Light fixtures were selected and renderings were submitted to the file. Ms. Clare asked what was being planted on the site. Mr. \_\_\_\_\_, shared the list of native plantings proposed. The rendering did not depict the plantings included in that plan. Ms. Stevenson was concerned with the removal of the median and the safety hazard it would pose. Mr. McLoughlin asked if the guardrail would come under the purview of the Board; it is in disrepair and likely needs to be replaced. Mr. Wallach will review the with the building department.

**Motion** by Chair seconded by S. Stevenson

To **recess** the meeting until 7pm

On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

**Motion** by Chair seconded by S. Stevenson

To **re-open** the meeting of February 9, 2026

On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

On the application of **the Village of Southampton and the Freeholders and Commonality of the Town of Southampton**, the applicant reiterated their earlier presentation. A formal landscape plan was prepared.

**Motion** by Chair seconded by S. Stevenson

To **close** the application for written decision to approve

On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

On the application of **Village of Southampton**, 23 Main Street, Pete DePasqual, architect was present. The plans were revised in response to comments and concerns the Board shared at the last meeting. A small plaza with signage was introduced to the

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rear of the building along with windows. A recessed brick pattern was proposed where windows could not be installed. A 3' wide single bay front door was proposed where the existing was a two bay. The masonry around the door would not be changed. The Board was not in favor of the door as it was proposed. They would like to see an ADA compliant design that is somewhere between the existing door and the historic door. Mr. DePasqual stated they will bring brick samples to the Board. Chair stated that the added brick step moved away from the original intent of the building, he preferred the two step brick pattern throughout. Signage was to be submitted at the next hearing.

**Motion** by Chair seconded by S. Stevenson

To **adjourn** the application of **the Village of Southampton** to February 23, 2026

On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

**NEW MATTERS:**

On the application of **Susan H. Bates**, John Bennett, Esq., Oliver Cope, architect, and Jean Marie Hazelton, Esq. were present for the applicant. This was an application to demolish a single-family dwelling and detached garage. The subject lot is irregularly shaped. Mr. Bennett stated that the structures are not contributing structures and that there is no inventory form. Zach Studenroth prepared an evaluation and did not note it meeting any of the criteria to landmark a structure. Ms. Clare felt that the applicant hiring Zach Studenroth to prepare a report was a conflict. Ms. Stevenson stated that the report was filled with facts. It would be the Boards preference that Mr. Studenroth not be retained by the applicant.

**Motion** by Chair seconded S. Stevenson

To **close** the application for written decision to allow the demolition of 262 Pond Lane, as it does not qualify as a contributing structure

Vote in Favor: Chair, S. Stevenson, Q. Pofahl

Vote Against: J. Clare

On the application of **SVP SH 70 Main LLC**, 70 Main Street, the applicant requested an application to March 9, 2026.

**Motion** by Chair seconded by S. Stevenson

To adjourn the application to March 9, 2026

On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

On the application of **Village of Southampton**, 25 Jobs Lane, Siamak Samii, architect was present. The linden trees on the northwest portion of the property that were proposed to be moved were no longer moving. The driveway width was increased to 20' in response to Fire

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Marshal comments, with piers proposed at the entry. A three step amphitheater, changes to the fountain coping were proposed. The fountain coping was stone with three steps up to the brick terrace. The posts were inspired by the Jobs Lane brick wall. The posts around the courtyard are 3' tall while the pillars at the street will be 6'. There will be a sculpture garden – they are trying to match the columns that Ceaser is on. Two types of brick will be used to mimic the old brick on site.

**Motion** by Chair seconded by S. Stevenson

To **close** the application of the **village of Southampton**

On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

On the application of **Marc Fenichel and Alison Lively**, 393 Hill Street, Marc Fenichel and Alison Lively, owners were present. Meg Nurre Mayell, architect was present via Zoom. Affidavits of mailing and posting were submitted to the file. This was an application for an addition and renovations to an existing single-family dwelling as well as a driveway gate. The footprint of the home wasn't changing; the addition was for a dormer. The driveway gates complied with the 40% transparency. The columns will be white painted shingle and have dark sky compliant lanterns. The gate itself will also be painted white.

**Motion** by Chair seconded by J. Clare

To **close** the application for written decision to approve

On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

**PUBLIC HEARINGS – NON-HISTORIC:**  
**CARRY OVER:**

On the application of **Jeff Farnath and Paulo Lemgruber**, 96 Edwards Lane, Brian Brady was present Via Zoom. At the last meeting the Board expressed concern with the height of the pediment over the front door. S. Stevenson stated the new entry did not fit the rest of the house. Chair stated a bracket solution might be more appropriate. The columns were too busy for the house.

**Motion** by Chair seconded by S. Stevenson

To **adjourn** the application to February 23, 2026

On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

On the application of **8 Duck Pond Lane, LLC**, 8 Duck Pond Lane, Charles Kuhn, architect was present. The Board was concerned with the business of the previous submission. Mr. Kuhn eliminated a shed dormer and the bracket work around the windows to simplify the design. The amount of glass was reduced by nearly 30% on the

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rear elevation. There was a Juliette balcony on the second floor. The lighting fixtures along the rear elevation were dark sky compliant. White paneling was proposed in the pediments. Chair is unsure of the panel detail and agreed that the lighting on the second floor should be removed.

**Motion** by Chair seconded by S. Stevenson

To approve the application of **8 Duck Pond Lane, LLC**, with the conditions that the triangle panel detail be removed from the front and rear and that all light fixtures on the second floor be removed.

On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

On the application of **258 White Street, LLC**, 258 White Street, John Wines was present. The siding was changed to natural cedar left to weather grey. The parking area was reduced by 30% and additional plantings were proposed to soften the look from the street. A landscaping plan was submitted to the file. Green giants were added to the rear yard for additional screening. Mr. Wines explained that the intent was to create a home that was harmonious with the neighborhood. The bay window was replaced with a double window that matched the rest of the home. The sliding glass doors were reduced in width by 20% and divided light was added. The outdoor fireplace was changed to brick to match that on the house. Ms. Clare noted that the landscape plan did not call out the species of plants to be installed. \_\_\_\_ Wines was also present. He walked the Board through the landscaping plan and the intent of the plantings. They have been working on layered gardens that would produce interesting landscaping all during all seasons. Jeff Brodlieb was present via Zoom. He would like to see a more detailed landscape plan. Mr. Wines pointed out that the only plantings not specified were the low flowering planting beds.

**Motion** by Chair seconded by J. Clare

To **approve** the application based on drawings presented February 9, 2026

On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

On the application of **Anand Marathe**, 29 Corrigan Street, Zach Clanahan, architect, was present. He confirmed with the building department that the pool location was code compliant.

**Motion** by Chair seconded by S. Stevenson

To **approve** the application based on drawings presented February 9th

On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

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On the application of **Summit Trust**, 234 Wickapogue Road, Lori Fontana, architect was present. The double columns were removed, and the railings were simplified. The corbels in the gambrels were removed, and the siding was changed to natural cedar. Mr. Pofahl stated the shutters were out of scale with the windows. Ms. Fontana explained that the shutters were approved previously. Justine Reed, owner was present via Zoom. Chair explained that the shutters were only the first floor and the bay window. The current proposal included smaller windows in the gambrels on either side. The shutters on the second floor windows are not harmonious with the rest of the house and while operable, they would not cover the full window.

**Motion** by Chair seconded by S. Stevenson

To approve the application with the condition that the shutters be removed

On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

On the application of **Special Wickapogue LLC**, 145 Wickapogue Road, Jon Tarbet, Esq. was present via Zoom. Heavy landscaping was proposed. Jeffrey Fine, architect was present via Zoom. The Barn is approximately 200 years old and was in extreme disrepair. Two windows to the left of the barn door were proposed to match windows on the right side. On the east elevation three French door panels were proposed in place of one window. The west elevation was to remain, and the north elevation also included a three bay door. There was a porch extension proposed that would widen it. The columns, trim and railing will match. Mr. Tarbet shared photos of the neighbor's porch, pointing out similarities between it and the proposed porch. Mr. Wallach read a portion of a letter that was submitted to the file detailing the history of the barn. Chair said he was concerned with changing the historic openings of the barn by changing the windows to doors. Ms. Clare understands the desire to make those doors but is hesitant. Ms. Stevenson wasn't opposed to the changes. John Reese, owner was present via Zoom. The addition of the window on the front façade created a symmetry that the Chair stated contemporized the barn.

**Motion** by Chair seconded by S. Stevenson

To approve the application based on drawings presented February 9, 2026

Vote in Favor: J. Clare, S. Stevenson, and Q. Pofahl

Vote Against: Chair

### **NEW MATTERS**

On the application of **Coopers Neck Family LLC**, 283 Coopers Neck Lane, John Bennett, Esq. and Sal Cicerello, architect, were present. Affidavits of mailing and posting were submitted to the

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file. This was an amendment to an approval granted in 2021. The new design simplified the design. This proposal included operable shutters. The existing garage was converted to a mudroom and the garage pushed further north. The light patterns were changed to 2 over 2. Ms. Clare stated the current proposal was much improved from the 2021 approval. The Board would like to see renderings given the scope of the project. Mr. Pofahl preferred that the garage not face forward.

**Motion** by Chair seconded by

To **adjourn** the application of **Coopers Neck Family, LLC** to February 23, 2026

On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

On the application of **Olivia Lyons and David Endres**, 107 Dale Street, Mr. Miller, architect was present. Affidavits of mailing and posting were submitted to the file. This was an application for the demolition of the existing structure and the construction of a two-story single-family dwelling. Mr. Miller explained that the home was brought to the site in the 90's. Ms. Clare would prefer to see the house renovated rather than demolition. She would like to know more about the existing home. Olivia Lyons was present. She stated they purchased the home in 2004 and explained that a previous owner would live in the shed and rent the house out during the summer.

**Motion** by Chair seconded by S. Stevenson

That the Board will **not pursue landmarking** of the structures located at 107 Dale Street.

On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

The new dwelling was two stories with a screened porch. The house was grey with white trim and synthetic shingle roof. The downspouts and gutters were copper. The front door was dark blue (Benjamin moore – New York State of Mind). Chair felt the doors on the garage were not harmonious with the design, Ms. Stevenson disagreed. Mr. Pofahl stated it was harmonious with the neighborhood.

**Motion** by Chair seconded by S. Stevenson

To **approve** the application of **Olivia Lyons and David Endres**

On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

On the application of **Evelyn B. Taylor**, 166 Pulaski Street, Charles Kuhn, architect was present. Affidavits of mailing and posting were submitted to the file. The application as for the demolition of the existing dwelling and construction of a new two-story dwelling with a detached garage. The original house was constructed in the 90's.

**Motion** by Chair seconded by S. Stevenson

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To **not pursue landmarking of the structures located at 166 Pulaski St.**  
On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

The new house had a metal roof. An alternative rendering with a cedar roof was prepared. The back of the home had a second floor deck with two sets of sliding doors that provided access. The pool house was designed to match the house. The Chair stated the roof over the front door was too heavy and the glass door was not typical of the Village. Light pollution was a concern as the lot was small, and a large amount of glass was proposed.

**Motion** by Chair seconded by

To **adjourn** the application of **Evelyn B. Taylor** to February 23, 2026.

On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

On the application of **3 Pheasant Close LLC**, 3 Pheasant Close, affidavits of mailing and posting were submitted to the file. Mark Cirello of Autogate Systems was present. The application proposed to use existing columns to be moved back. The gate proposed exceeded the 40% transparency requirement. Ms. Clare stated the gate was modern for the house. This design matched two other gates in the area. The Board felt it was too repetitive and having three of the same gate on one street was inappropriate. The gate should be designed to the house.

**Motion** by Chair seconded by J. Clare

To **adjourn** the application to February 23, 2026

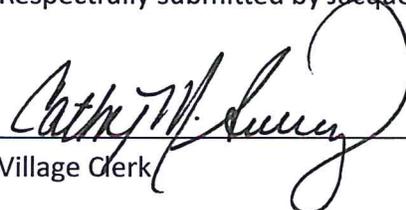
On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

**Motion** by Chair seconded by S. Stevenson

To **adjourn** the February 9, 2026 meeting

On Vote: Chair, J. Clare, S. Stevenson, and Q. Pofahl

Respectfully submitted by Jacqueline Allen, February 9, 2026.

  
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Village Clerk

  
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Date