



Historic Preservation & Architectural Review Board
Thursday, August 24, 2017
Regular Meeting – 5:00 PM
AGENDA

Flag Salute

5:00 PM Meeting called to order on August 24, 2017 at Municipal Building, 55 Main Street, Sag Harbor, NY.

I. Minutes

1. Motion to approve the Minutes taken on August 10, 2017.

II. Public Hearing

1. 16 Lincoln Street Sag Harbor, LLC, 17 Milton Avenue, SCTM No. 302-6-3-15
Application for Certificate of Appropriateness is for interior renovations; new
2-story addition with 2nd fl. balcony off master bedroom; remove existing deck
and install new deck; Second floor front balcony; and attached garage.

Motion Made By _____

Motion Seconded By _____

III. Decisions

1. James McGinniss, 84 Main Street, SCTM No. 903-2-2-36
Application for Certificate of Appropriateness is for proposed 3 story mixed use
building with unfinished flood proofed storage area located below the Base Flood
Elevation. 1st and 2nd floors to be business use and 3rd floor to be apartment
(residential). Provide drywells for on-site storm water management. Provide 2nd
and 3rd floor rear deck/raise grade by approximately 5' and provide retaining
walls as required. Rear yard to be provided with fences, gates and concrete
pavers.

Motion Made By _____

Motion Seconded By _____

IV. Old Business

1. 31 Prime House, LLC, c/o Moises Cerdas, 31 Madison Street, SCTM No. 903-3-4-11: Egress window
Application for Certificate of Appropriateness is for a new egress window.

Motion Made By _____

Motion Seconded By _____

2. Michelle Clark (Chester Nosal), 11 Oakland Avenue, SCTM No. 903-3-3-3: Landscape renovation, retaining walls and swimming pool
Application for Certificate of Appropriateness is for landscape renovation to include transplanting existing specimen Lagerstroemia, renovation of front perimeter planting, construction of new Bluestone terraces, construction of new gravel areas surrounded with black steel edging, construction on new stone veneer retaining walls finished with Bluestone cap, maintenance and refinish of some existing railroad tie walls and new ornamental planting, along with proposed 25' by 19' swimming pool to be finished with Bluestone coping.

Also, applicant seeks to amend the approved Certificate of Appropriateness approved on May 11, 2017 by the BHPAR. Three new sets of architectural plans and three new survey plans for 11 Oakland Avenue have been submitted.

Motion Made By _____

Motion Seconded By _____

3. Neil Miritello, c/o Christian Lipp, 54 High Street, SCTM No. 302-2-4-9: Renovation and addition
Application for Certificate of Appropriateness is for renovation and new addition.

Motion Made By _____

Motion Seconded By _____

V. New Business

1. Richard Alitza Trumpler, 50 Terry Drive, SCMT No. 302-3-5-3: fence and trees
Application for Certificate of Appropriateness is for proposed wood fence in
side and rear yard with 2 entry gates and proposed planting of 16+ trees.

Motion Made By _____
Motion Seconded By _____

2. Sagabon Inc., 281 Main Street, SCTM No. 903-6-1-9.2: fence, partial demo, landscaping, alterations
Application for Certificate of Appropriateness is for residing of existing garage
and adding new structure as required internally to shore up. Demolish existing shed
Landscape area behind garage. Proposed deck attached to existing garage within
current setbacks. Replace existing dilapidated picket fence with wire mesh
fence 3'-0" high.

Motion Made By _____
Motion Seconded By _____

3. Carolyn Beegan, 15 Union Street, SCTM No. 903-3-2-51: Planting
Application for Certificate of Appropriateness is for proposed transplanting
existing plants at north property line, proposed new plants (Bamboo) at north
property line, proposed existing (transplanted plants) re-planted in front of
Bamboo. Planting intended to screen.

Motion Made By _____
Motion Seconded By _____

VI. Discussion Items

1. Greg Baker and Anthony Cappa, 130 Madison Street, SCTM No. 903-3-3-44: Discussion
item application is for proposed renovation of existing home. Convert to single family.
Remove existing rear additions. Reduce overall footprint. Remove second floor deck and
apartment entry and convert to interior space (pending ZBA review for pyramid on 8/15).
Review ARB recommended changes to exterior plans. Removed cupola. Removed
shutters. Changed window sizes. Simplified dormers. Increase size of corner posts.
Proposed lap pool and possible shed.

2. Richard Kudlak, 115 Franklin Avenue, SCTM No. 302-3-7-6: Discussion item application is for proposed demolition of existing house and proposed new construction.

3. Randolph R. Croxton, 48 Lincoln Street, SCTM No. 302-4-3-14: Discussion item application is for proposed construction of a new 2-story, 3790 sf single family residence, with a finished cellar, a detached 2-car garage, an 18' by 38' pool and associated terracing, decking, and driveway.

VII. Adjournment