

BOARD OF ARCHITECTURAL REVIEW & HISTORIC PRESERVATION

VILLAGE OF NORTH HAVEN/REGULAR MEETING/November 14, 2023

Present:

David Sherwood, Chairperson  
Kimberly Eads, Deputy Chairperson  
Glen Lawton  
Jane Babcook  
Carol Ahler

Absent:

Susan Steger, Alternate

George Butts, Building Inspector  
Erika Gubitosi, Secretary

The November meeting of the North Haven Village Architectural Review Board was called to order at 10:00 AM on Tuesday, November 14, 2023 by Chairperson David Sherwood and the Board proceeded to recite the Pledge of Allegiance.

Chairperson Sherwood made a motion to approve the October 10, 2023 minutes as written. Mr. Lawton seconded and all voted in favor.

OLD BUSINESS:

**Application #1: Alexander Forden & Jessica Soffer, Owners/Sal Cicarelli, Agent** – the property is located at 33 Seely Lane, North Haven, NY, SCTM# 901-4-3-3.2. The applicant proposes a detached garage.

**Property Measures:** 46,710 sq. ft.

**Total Proposed FAR:** 600 sq. ft.

**Total FAR Allowed:** 6,135 sq. ft.

**Total FAR on Completion:** 3,842 sq. ft.

**Total Existing FAR:** 3,242 sq. ft.

Revisions had been made to the proposed detached garage, including the removal of the chimney and change to the roof pitch. The board noted that the pitch of the roof & the eave detail is more in line with that of the existing house and that their concerns had been addressed.

Chairperson Sherwood called for a motion to approve the application as submitted. Ms. Eads made a motion to approve the application. Ms. Ahlers seconded and all voted in favor.

**Application #2: 11 Robertson LLC, Owner/Peter H. Cook AIA, Agent** – the property is located at 11 Robertson Drive, North Haven, NY, SCTM# 901-4-1-26.2. The applicant requests approval for the as-built location of the septic controls.

Peter Cook was present for the application, along with the owner's attorney Alice Cooley. The septic controls and blower were initially presented to be up against the house. Per the applicant, there was limited space there and the control & blower have been installed a few feet off of the side property line. The as-built survey was presented to the board along with pictures. The board was conflicted with this application as many board members were not sure that this decision was for the BARHP to make.

After much discussion, Chairperson Sherwood called for a motion to approve the request subject to a 4' solid fence enclosure around the controls and blower, and the reaffirmation from the Village Attorney that this decision is required of the BARHP. Mr. Lawton made the motion to approve the application. Ms. Ahlers seconded. All voted in favor with Ms. Eads opposed.

#### **NEW BUSINESS:**

**Application #3: 11 Fox Crossing LLC, Owner/Due East Planning Inc., Agent** - the property is located at 11 Fox Crossing, North Haven, NY, SCTM# 901-4-5-9. The applicant proposes to demolish the existing sunroom and second floor deck, construct a 286 sf. first floor addition, a 455 sf. second story addition, 162 sf. second story deck, relocate the previously approved pool pavilion and hot tub, and to construct a 423sf. patio.

**Property Measures:** 62,812 sq. ft.

**Total Proposed FAR:** 741 sq. ft.

**Total FAR Allowed:** 7,061 sq. ft.

**Total FAR on Completion:** 5,000 sq. ft.

**Total Existing FAR:** 4,751 sq. ft.

Shannen McCaffery of Due East Planning was present along with owners Katie & Michael Kelter. The board had previously approved an application for this property which included a pool pavilion, hot tub and smaller addition. The board reviewed the new plans and elevations and did not have any objection to the proposed application.

Chairperson Sherwood called for a motion to approve the application as submitted with the stipulation that the pool equipment is fenced on three sides. Mr. Lawton made a motion to approve the application. Ms. Babcook seconded and all voted in favor.

**Application #4: Brian Pinnola, Owner** – the property is located at 273 Ferry Road, North Haven, NY, SCTM# 901-3-2-5. The applicant proposes interior and exterior alterations.

Mr. Pinnola presented his application to the board which includes the replacement of the siding, trim, roof and windows. The roof will be replaced with new asphalt shingles. The siding will be cedar shake. All windows will be replaced with Andersons, to match the existing. Bay windows will be added to the front and rear elevations and per the plans and Building Inspector's comments, egress windows will be installed as required.

Chairperson Sherwood made a motion to approve the application. Ms. Eads seconded and all voted in favor.

#### **OTHER BUSINESS:**

- There was continued informal discussion regarding 32 Coves End Lane, SCTM# 901-6-2-68.1 with architect Pete DePasquale. Mr. DePasquale presented the changes via Zoom. Efforts were made to make the old and new parts of the house more cohesive, including new windows throughout. The board felt that the design was headed in the right direction and was in favor of changes to the existing windows on the front elevation. Mr. DePasquale hopes to submit an application in the near future.
- Katy Frank presented a preliminary plan for a new dwelling and tennis court at 59 Ferry Road, SCTM# 901-6-4-10, along with architect Marcus Ziemke. The property is currently vacant and will be developed with a new residence and tennis court. The board reviewed the preliminary plans and did not have any objections or concerns with what was being presented. The applicant will verify the tennis court setbacks before submitting a formal application.

- Board members discussed the issue of septic controls as this may be a reoccurring issue. The board agreed that they should meet the same setbacks as any structure and would reach out to the Board of Trustees to have this added to the Village Code.
- The next meeting of the BARHP will be Tuesday, December 12, 2023 and is scheduled to be in-person with the option to ZOOM.

Chairperson Sherwood made a motion to adjourn the meeting at 12:00pm. Ms. Eads seconded and all voted in favor.