



Board of Architectural Review & Historic Preservation

Erika Gubitosi
Secretary

Tuesday, December 12, 2023

Regular Meeting – 10:00 AM MINUTES

I. Flag Salute

Open Meeting

10:00 AM Meeting called to order on December 12, 2023 at Village Hall, 335 Ferry Road, Sag Harbor, NY.

Attendee Name	Title	Status	Arrived
David Sherwood	Chair	Present	
Kimberly Eads	Deputy Chair	Present	
Glenn Lawton	Member	Present	
Jane Babcook	Member	Present	
Carol Ahlers	Member	Present	
George Butts	Building Inspector	Present	
Erika Gubitosi	Secretary	Present	

II. Minutes – Motion to approve the Minutes of the November 14, 2023 Meeting:

Motion Made By: Glenn Lawton Seconded by: Jane Babcook , All in favor.

III. Applications

NEW BUSINESS

- 5 Widow Coopers LLC, Owner** – the property is located at 5 Widow Coopers Path, North Haven, NY, SCTM# 901-2-4-36. Applicant proposes to construct a 2-story single-family dwelling with attached garage, swimming pool, patios, pool pavilion, installation of a pervious gravel driveway and I/A septic system

Property Measures: 80,187 sq. ft.

Total Proposed FAR: 8,043 sq. ft.

Total FAR Allowed: 8,057 sq. ft.

Total FAR on Completion: 8,043 sq. ft.

Total Existing FAR: - sq. ft.

RESULT:	APPROVED (UNANIMOUS)
CONDITIONS (IF ANY):	OWNER TO NOTE MATERIAL CHANGE ON SUBMITTED PLANS
MOVER:	Glenn Lawton, Member
SECONDER:	Jane Babcook, Member
AYES:	D. Sherwood, K. Eads, G. Lawton, J. Babcook, C. Ahlers

2. **Stilwell Holding II LLC, Owner/Fleetwood, McMullen & Sanabria Architects, Agent** – the property is located at 10 West Drive, North Have, NY, SCTM# 901-1-1-8. The applicant proposes an addition, connecting the existing house to the detached garage.

Property Measures: 62,354 sq. ft.

Total Proposed FAR: 1,968 sq. ft.

Total FAR Allowed: 7,034sq. ft.

Total FAR on Completion: 7,031 sq. ft.

Total Existing FAR: 5,063 sq. ft.

RESULT:	APPROVED (UNANIMOUS)
CONDITIONS (IF ANY):	Dormer on one side, reduced by 1'
MOVER:	Glenn Lawton, Member
SECONDER:	Carol Ahlers, Member
AYES:	D. Sherwood, K. Eads, G. Lawton, J. Babcook, C. Ahlers

3. **Application #3: Bay View Drive LLC, Owner/Mark C. Matthews Architect, Agent** – the property is located at 5 Bay View Drive, North Haven, NY, SCTM# 901-3-1-14. The applicant proposes to expand the existing pool house, new terrace, bilco door, generator and to repair the existing swimming pool.

RESULT:	APPROVED (UNANIMOUS)
CONDITIONS (IF ANY):	Improvements are to be within the allowable FAR, TBD by Mr. Butts
MOVER:	David Sherwood, Chair
SECONDER:	Kimberly Eads, Deputy Chair
AYES:	D. Sherwood, K. Eads, G. Lawton, J. Babcook, C. Ahlers

IV. Other Business

- Informal Discussion re: 11 S Harbor Drive, SCTM#901-6-5-20. Katy Frank of Kriegsman PC present for discussion.
- New format of meeting minutes.
- The next meeting of the BARHP will be Tuesday January 9, 2024.

V. BARHP Zoom Recording

https://us02web.zoom.us/rec/share/yiOD_CrGlxdpCtn_6nrYhVdiZ3cEZbV2Lm3TMQnMIH187RE0_GV2i7Ht-tVRwGbc.TU6A-Jd_w8XajJMx?startTime=1702393368000

Passcode: p5=dtjMW

VI. Adjournment

Motion Made By: David Sherwood, Chair

Seconded By: Glenn Lawton, Member

Time Noted: 11:30am