

**BOARD OF ARCHITECTURAL REVIEW & HISTORIC PRESERVATION
VILLAGE OF NORTH HAVEN/REGULAR MEETING
Tuesday, April 13, 2021**

AGENDA

David Sherwood, Chairperson
Glenn Lawton
Susan Edwards
Kimberly Eads
Jane Babcook
Susan Steger, Alternate

George Butts, Building Inspector
Erika Gubitosi, Secretary

TO APPLICANTS: Construction shall not commence on any project until a building permit is issued by the Building Department of the Village of North Haven following approval from the North Haven Board of Architectural Review and when applicable, HOA approval.

REGULAR MEETING

1. Chairperson Opens the Meeting/Pledge of Allegiance
2. Approval of Minutes of March 9, 2021 Minutes
3. Applications

OLD BUSINESS:

Application #1: Beth Josephs Living Trust, Owner/Paul Ortega, Agent – the property is located at 11 Cedar Haven Lane, North Haven, NY, SCTM# 901-4-1-7.3. The applicant proposes a 28’x40’ detached garage.

Property Measures: 83,835sq. ft.
Total FAR Allowed: 8,050 sq. ft.
Total Existing FAR: 2,152 sq. ft.

Total Proposed FAR: 1,120 sq. ft.
Total FAR on Completion: 3,272 sq. ft.

NEW BUSINESS:

Application #2: Jane Babcook, Owner/Carlos DeLeon, Agent – the property is located at 30 Sunset Road, North Haven, NY, SCTM# 901-4-2-57. The applicant proposes a 15’x45’ swimming pool and fencing.

Application #3: Sebastian Lattuga, 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 proposes additions to an existing dwelling, an addition to an existing garage, a 12’x34’ swimming pool, terrace, the reconfiguration of a pervious driveway and revegetation.

Property Measures: 123,460 sq. ft. **Total Proposed FAR:** 2,688 sq. ft.
Total FAR Allowed: 9,674 sq. ft. **Total FAR on Completion:** 7,773 sq. ft.
Total Existing FAR: 5,085 sq. ft.

Application #4: Mark and Maria Fortner, Owners/Peter H. Cook AIA, Agent – the property is located at 5 Maunakea Street, North Haven, NY, SCTM# 901-6-2-8.1. The applicant proposes a 2-story, single-family residence with attached garage, swimming pool and spa, patio, covered terrace, pool house, outdoor shower, outdoor barbeque and fencing.

Property Measures: 45,957 sq. ft. **Total Proposed FAR:** 6,041 sq. ft.
Total FAR Allowed: 6,093 sq. ft. **Total FAR on Completion:** 6,041 sq. ft.
Total Existing FAR: n/a

Application #5: Thomas Everett, Owner – the property is located at 31 Stock Farm Lane, North Haven, NY, SCTM# 901-1-1-61. The applicant proposes a 4' stone wall.

Application #6: Sam/Seow, Owners/Brian J. DeSesa, Esq., Agent – the property is located at 16 N Harbor Drive, North Haven, NY, SCTM# 901-6-5-11. The applicant proposes a new single family, 2-story dwelling, 16'x45' swimming pool, outdoor kitchen, patio and wood retaining wall.

Property Measures: 15,000 sq. ft. **Total Proposed FAR:** 2,500 sq. ft.
Total FAR Allowed: 2,900 sq. ft. **Total FAR on Completion:** 2,500 sq. ft.
Total Existing FAR: 2,027 sq. ft.

Application #7: Shabnam and Greg Boettle, Owner/Declan Murray, Agent – the property is located at 32 Woodland Drive, North Haven, NY, SCTM# 901-3-2-13. The applicant proposes a one-story addition with basement and patio.

Property Measures: 28,608 sq. ft. **Total Proposed FAR:** 1,120 sq. ft.
Total FAR Allowed: 4,439 sq. ft. **Total FAR on Completion:** 3,822 sq. ft.
Total Existing FAR: 2,632 sq. ft.

Application #8: Three Baldwin LLC, Owner/ Bruce A.T. Siska, Architect, Agent – the property is located at 3 Baldwin Drive, North Haven, NY, SCTM# 901-4-3-24. The applicant proposes a 2-story, single family dwelling, 16'x40' swimming pool, spa, patio, pergolas and generator.

Property Measures: 20,800 sq. ft. **Total Proposed FAR:** 3,540 sq. ft.
Total FAR Allowed: 3,542 sq. ft. **Total FAR on Completion:** 3,540 sq. ft.
Total Existing FAR: n/a

Application #9: George Butts, Owner – the property is located at 15 Maunakea Street, North Haven, NY, SCTM# 901-6-3-4. The applicant proposes an 88 sq. ft. deck extension with roof.

Property Measures: 40,768 sq. ft. **Total Proposed FAR:** 547 sq. ft.
Total FAR Allowed: 5,794 sq. ft. **Total FAR on Completion:** 5,715 sq. ft.
Total Existing FAR: 5,168 sq. ft.

4. Other Business

The next meeting of the BARHP will be May 11, 2021.

5. Adjournment