

**BOARD OF ARCHITECTURAL REVIEW & HISTORIC PRESERVATION  
VILLAGE OF NORTH HAVEN/REGULAR MEETING  
Tuesday, December 14, 2021**

**AGENDA**

David Sherwood, Chairperson  
Glenn Lawton  
Susan Edwards  
Kimberly Eads  
Jane Babcock  
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 November 9, 2021 Minutes
3. Applications

**NEW BUSINESS:**

**Application #1: Fernando Pacheco, Owner/Due East Planning Inc, Agent** - the property is located at 9 Bayberry Lane, North Haven, NY, SCTM# 901-4-2-46. The applicant proposes to install a 16'x30' gunite swimming pool, patio, deck, to convert driveway from asphalt to gravel, and to legalize a 100 linear ft. retaining wall.

**Application #2: Lawrence Neher, Owner** – the property is located at 93 Fresh Pond Road, North Haven, NY, SCTM# 901-5-1-26. The applicant proposes a 1-story addition and the installation of an I/A sanitary system.

**Property Measures:** 35,487 sq. ft.  
**Total FAR Allowed:** 5,231 sq. ft.  
**Total Existing FAR:** 1,957 sq. ft.

**Total Proposed FAR:** 496 sq. ft.  
**Total FAR on Completion:** 2,453 sq. ft.

**Application #3: David Caputo, Owner/Steve Caputo, Agent**– the property is located 5 South Drive, North Haven, NY, SCTM# 901-1-1-56.3. The applicant proposes to renovate the front façade and add a pergola.

**Application #4: Loren Chidoni & Brian Naylor, Owners/Plum Builders Inc., Agent** – the property is located at 3 North Haven Way, North Haven, NY, SCTM# 901-2-4-5. The applicant proposes to construct a single-family 2-story dwelling, including a deck over the first story, a screened porch, 20’x60’ swimming pool, pool house & spa, and the installation of an I/A sanitary system.

**Property Measures:** 80,136 sq. ft.

**Total FAR Allowed:** 8,054 sq. ft.

**Total Existing FAR:** - sq. ft.

**Total Proposed FAR:** 6,783 sq. ft.

**Total FAR on Completion:** 6,783 sq. ft.

**Application #5: 27 Mashomuck LLC, Owner/Jason Poremba, Agent** – the property is located at 27 Mashomuck Drive, North Haven, NY, SCTM# 901-3-2-64. The applicant proposes to demolish the existing dwelling and construct a single-family, 1-story dwelling with attached garage, swimming pool, spa, & patios, and to install an I/A sanitary system.

**Property Measures:** 73,757 sq. ft.

**Total FAR Allowed:** 7,691 sq. ft.

**Total Existing FAR:** 3,043 sq. ft.

**Total Proposed FAR:** 5,935 sq. ft.

**Total FAR on Completion:** 7,105 sq. ft.

#### **4. Other Business**

- Discussion regarding 25& 27 Fresh Pond Road, SCTM# 901-6-3-50.1 & 50.2
- Community Survey Results
- The next meeting of the BARHP will be January 11, 2022.

#### **5. Adjournment**