HAMPTONS REAL ESTATE SHOWCASE

FALL 2016

MODERN SAGAPONACK SANCTUARY

PRESENTED BY MATTHEW BREITENBACH
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18 Gardiners Path - Listed by Douglas Elliman's Enzo Morabito team

GREEN WITH ENVY

SUSTAINABLE HOMES MAKE AN IMPACT IN THE HAMPTONS **BY GRACE ALEXANDER**

We live on one of the most exquisite spots on the planet, which should make us want to safeguard our environment. While some homeowners seem to care only for making a huge visual impact, others are concerned with not impacting the area's natural beauty. Here are some houses that have embraced an eco-friendly theme.

Good Enough to Eat

Nestled in the heart of Sag Harbor's Historic District, this hybrid old-new property abuts Cilli Farm, a 7-acre preserve that was once grazing land for the village's last dairy farm. Owned by foodie **Brian Halweil**, editor of *Edible East End*, and his wife, the couple not only planted a large vegetable garden and assorted fruit trees they also restored native Pine Barren plantings from pitch pine to bayberry.

When they renovated the 19th century farmhouse a few years ago, they replaced old materials such as insulation and paint with nontoxic alternatives. In 2011 they attached a modern light-filled box with a wall of glass to overlook the bucolic landscape. It was essential for them to build with state-of-the-art green features like, "super insulated windows, spray foam insulation, a five megawatt solar system," according to Brian. In summer their electric bills amount to zero. "Our annual bill is lowered by about 50 percent." And, of course, they refrain from treating their bounty of botanicals with pesticides or herbicide, all the better to eat their many native edibles such as blackberries and raspberries.

132 Glover Street
Listing by Chip Dineen of Sotheby's International Realty.
$1,995,000

Rain or Shine

This light-filled North Haven house on a nearly two-acre lot boasts LEED Silver certification. In a nutshell, it uses less energy and resources, creates less waste and is healthier to live in. Built by **Charles Rich**, now retired, the 8,200-square-foot home features solar panels on a south-facing roof, energy-performing insulation, an energy recovery ventilator, low flow faucets, dual-flow toilets, Low-E windows (which reflect heat back to its source) with a high-R value (resistance to heat flow).

Another major energy-saving feature is the home's naturally insulating stucco veneer. When the sun is hidden behind rainclouds the rainwater that runs off the roofs is harvested into cisterns and used in the high-efficiency irrigation system. Not only were no tropical woods used in construction, many of the structure's materials were sourced within 500 miles of the house. One of the reasons owner Emily Chu bought the house was the thought that went into creating a low carbon footprint.

18 Gardiners Path
Represented by Douglas Elliman's Enzo Morabito team.
$3,445,000

A Porch of One's Own

When building a green residence, the two main concerns of Modern Green Home's **Peter Sabbeth** are energy consumption and air quality. For the builder's trio of modern farmhouse-style houses in Amagansett (charmingly named Three Sisters), he embraced natural tree shade to "reduce heating and cooling loads." Each porch is between 2,500 and 3,000-square feet and ten feet deep. In summer, the porches "decrease solar gain on the first floor" by obstructing the sun's rays from entering the interior. "That's the reason they built porches before air-conditioning," he says. In winter, the lower angle of the sun's rays can enter under the porch roof. Spray foam insulation instead of fiberglass created an impenetrable wall cavity that suffers no leaks.

Sabbeth, who has built sustainable residences from Gin Lane in Southampton to Daniels Lane in Sagaponack, controlled air quality in the homes by using low-VOC paints and finishes and by making the foundation walls

at an upstate factory resulting in "waterproofing that is far greater than anything you can make on site." The benefits: better air quality, less humidity and lower chance of mold and mildew."

Three Sisters Lane
Represented by Melissa Green of Saunders Associates and Randi Ball of The Corcoran Group.
$4.5 to $5.25 million

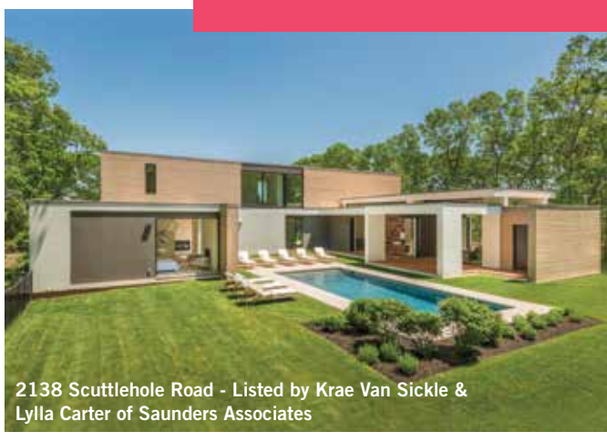
Reduce Energy Consumption

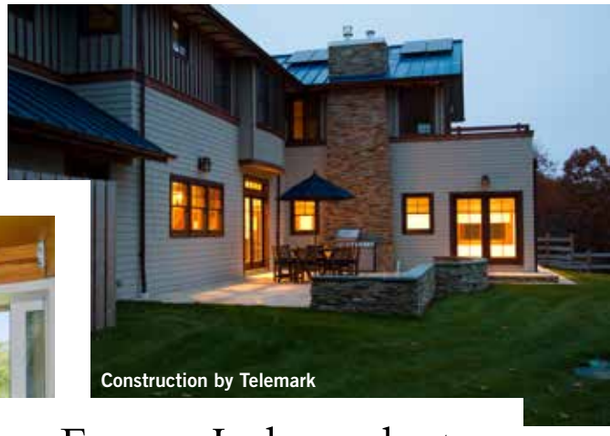
Design and build firm LABhaus creates technologically advanced and environmentally sensitive spaces by focusing on "reducing energy consumption, utilizing organic, low-impact materials and techniques, and selecting materials and systems that promote healthy interior spaces." Their latest project, a sleek modern Bridgehampton house with pastoral views, features sustainably harvested hardwoods, a super efficient HVAC system, solid core insulation and a 6kw hidden solar rooftop array.

Many of the home's features are ideal for the second homeowner, according to listing agent Krae Van Sickle.

The on-demand water system heats water only when it's needed, so that it's not being heated nonstop. Ditto for the net metered solar panels. When the electricity generated is not needed, it is directed back into the utility company's grid, making the meter run backward. "Then when you use the energy the meter runs forward." The substantial savings work well for a primary homeowner too.

2138 Scuttlehole Road
Listed by Krae Van Sickle and Lylla Carter of Saunders Associates.
$6,700,000


2138 Scuttlehole Road - Listed by Krae Van Sickle & Lylla Carter of Saunders Associates


Construction by Telemark


132 Glover Street - Listed by Chip Dineen of Sotheby's International Realty


101 Three Sisters Lane
Listed by Melissa Green of Saunders Associates & Randi Ball of The Corcoran Group

Energy Independent

One of the greenest of Hamptons builders, Telemark head Frank Dalene, has been ruminating for several years about building the ultimate eco-friendly house – ever since he collaborated on construction of the Hamptons Green Alliance (HGA) home in Southampton, the largest LEED Platinum house in the country. It was also the first time a home's carbon footprint was measured throughout the construction phase. While that residence was net-zero energy and carbon neutral, Dalene wanted to go further. In 2017 that dream will finally come true when he breaks ground on a 1,200-square-foot energy independent addition to his own Sag Harbor home.

Also the founder of HGA, Dalene says his project, which he has designed down to the nth degree, "has never been done before." In effect the thermal mass of the concrete building itself will become an "energy battery" that will store hot and cool air. The complex system calls for a special frost protective slab and air system tubes. Logix, a company that produces insulated concrete forms, "totally redesigned the use of [a particular] form for my application, which they will introduce in January at the International Builders Show." He is also working with scientists at Stony Brook "to create homeostasis in the building using bio-mimicry – how the body maintains its temperature by circulating fluids." Once he has perfected his green tour de force, you can bet Dalene will share the technology with the rest of us.