

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes May 5, 2020

Virtual Meeting on Zoom

Board Members Present: Ed Wesnofske, Stephanie Davis, Susan Sherry Clark, Martha Greene, Vicki Kahn, Tim Ganetis, Sarah Pleat, Bill Heine

Absent: Jeffery Gibbons

Liaisons – David Wilcox, Planning Director; Janet Johnson, Administrative Support

Guests: None

Meeting Agenda

The meeting was called to order at 1:05 PM.

Member Wesnofske motioned to approve the February 2020 minutes and all members present were in favor.

CERTIFICATES OF APPROPRIATENESS

17 Huntington Lane, Flanders – Member Ganetis explained the reason the applicant was filing a COA and gave details. Member Wesnofske drafted a resolution and discussed specifics of the resolution with the board. Member Green motioned to approve resolution supporting the COA, Member Kahn seconded, and all members present were in favor.

Madoo – Member Wesnofske shared the drafted resolution and described reason for COA. He noted there was a Public Hearing scheduled for June 9th. Member Kahn motioned to approve the resolution supporting the COA, Member Pleat seconded, and all members present were in favor.

DEMOLITION PERMIT APPLICATIONS

85 Eastway Drive, Shinnecock Hills – Member Clark drafted a report and circulated prior to meeting. She noted that this property has been reviewed several times and described what the property was reviewed for each time. Member Clark recommends to object to the demolition and to reinforce the structure. There was discussion and members are concerned about the demolition. Member Wesnofske noted that there is a commitment from the applicant to replicate the original building and character. After discussion, the LHDB decided to postpone the decision until Member Heine has contacted the architect for more information.

CONSTRUCTION PERMIT APPLICATIONS

828 Flanders Road, Flanders – After an initial review, the LHDB determined that further review of this application is not warranted.

54 Fanning Ave, Hampton Bays – Member Pleat drafted and circulated a report and Member Wesnofske explained the proposed work. Member Pleat noted there was no change to the structure or footprint. The LHDB reached a consensus to not object to the proposed construction.

33 Rampasture Rd, Hampton Bays – Member Pleat drafted and circulated a report and noted there was water leakage. The applicant is proposing no changes, just maintaining and securing the building. The LHDB reached a consensus to not object to the proposed construction.

358 Montauk Hwy, Eastport – Members Davis and Heine drafted and circulated a report. Member Heine explained this application is for solar panels and there are locations to place the solar panels other than what is proposed, which is in the front of the house. The structure has lost a lot of historic integrity, but is in an historic area and can be seen from Montauk Highway. The LHDB reached consensus to object to the proposed installation and to recommend adjusting the locations of the solar panels.

8 Baycrest Ave, Westhampton – Member Heine drafted and circulated a report. He noted this property is listed in the Historic Resource Survey (WH-57), which dates the house as 1920. He described the history of the property and structure and what is proposed. The LHDB reached a consensus to not object to the proposed construction.

142 Marys Lane, North Sea – Member Gibbons had recently made a site visit and Member Wesnofske described the proposed work. The LHDB reached a consensus to not object to the proposed construction.

75 Narod Blvd, Water Mill – Member Kahn took pictures of property and Member Clark drafted and circulated a report and described the structure and what is proposed. The LHDB reached a consensus to not object to the proposed construction.

97 Towd Point Road, North Sea – Member Clark noted this property has been reviewed in the past and is not identified in the Historic Resource Survey. The LHDB reached consensus to not object to the construction permit application and noted that the work has already been done.

478 Montauk Hwy, East Quogue – Member Heine drafted and circulated a report. He noted this property is not listed in the Historic Resource Study but was listed in the Hamlet Heritage Report. He spoke of the history and structure, the proposed work, and noted extensive work has been done. The LHDB reached consensus to not object, but to recommend to change the design of the casement windows.

431 Magee St., Tuckahoe – Member Clark drafted and circulated a report prior to the meeting. She described the area and history and noted the structure had alterations. The property was listed in the Historic Resource Study, which noted nearby structures listed as resources. The LHDB reached a consensus to not object to the proposed construction of the new foundation/basement.

CERTIFICATE OF APPROPRIATENESS

Lyzon Hat Shop – Still pending for a sign. Member Pleat will inquire.

REFERRALS

94 Dune Rd, East Quogue – Member Davis explained that the LHDB reached out to the Zoning Board of Appeals secretary regarding the Site Redevelopment application for this property and, after research, could find no information to support a potential historic value of the reported former sail loft on the property.

85 North Phillips Ave, Speonk – Member Davis noted this property had been reviewed last year and the consensus was to not object, but to make recommendations. She explained this referral was for the same 9-lot subdivision, which was now recognized as located in an archeological sensitive area. The LHDB reached a consensus to not object, but to recommend an archeological study be performed.

PENDING

146 South Country Rd, Westhampton – Member Davis noted the owners are not ready to move forward at this time but will keep considering.

680 Ocean Rd, Bridgehampton – Pending

Bridgehampton Historic District – Member Wesnofske noted Julie Greene has drafted information for the hamlet and in progress working on it.

OTHER MATTERS

189 Lumber Lane, Bridgehampton – Member Wesnofske noted that he has not heard back from broker and the “for sale” sign was taken down. There have been no property transactions reflected in Town records.

Demolition and Construction List Update – Member Clark drafted and circulated an updated list prior to the meeting.

ZBA/PB/ARB/CB Pending Applications – Repeats

Draft memo Re: demolition without a permit – In progress

Maintenance Program for landmarks owned by non-profits – Member Wesnofske noted that the Town Board approved this revision to the Program and now it can be advertised. The Old Mill in Watermill and Goodwill AME church in Flanders both qualify. The Town needs to set up the procedure and start the program.

NEW BUSINESS

Member Wesnofske explained there was discussion regarding the easement acquisition process and that CPF recently executed an easement without LHDB input. What will be the role of the LHDB? Member Wesnofske communicated with Lisa Kombrink and a process will be discussed in the future.

Member Wesnofske noted he has not heard anything regarding the William Caldwell House renovation, but he did send a note to the architect and does not know outcome of the controversy over window size.

Member Heine reported on a Building Department inquiry for a COA for the Landmark Josiah Foster House, 556 Montauk Highway, East Quogue. It was determined that the project plan was within the scope of maintenance and repair when reviewed for a Maintenance Award without the need for a COA and Member Heine so communicated to the Building Department.

Meeting Adjourned at 2:45 pm

NEXT MEETING: June 16, 2020 at 1:00 pm – Zoom Meeting