

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes January 19, 2021

Virtual Zoom Meeting

Southampton Town Hall, 116 Hampton Road, Southampton

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

Absent – Sarah Pleat, Jeffrey Gibbons

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

Guests:

- Daniel Tomlinson – Owner representing 149 South Country Rd, Remsenburg
- Kyle Collins – Representing 149 South Country Rd, Remsenburg
- Robert Strada – Architect representing 235 East Montauk Hwy, Hampton Bays
- Blair Mezibov – Owner representing 8 Jagger Lane, Westhampton
- Agena Rigdon – Agent representing 8 Jagger Lane, Westhampton
- Jason Papa – Architect representing 18 Halsey St, Bridgehampton
- Julie Burmeister – Interested Community Member

MEETING AGENDA

The meeting was called to order at 7:05 pm. There were a few changes to the minutes prior to the meeting. Member Kahn motioned to approve the minutes, Member Wesnofske seconded and all members present were in favor. The order of the agenda was changed to accommodate guests in attendance.

DEMOLITION PERMIT APPLICATIONS

235 East Montauk Hwy, Hampton Bays – Guest Robert Strada explained the application and noted that they have been involved in this process since 2016. He described and shared pictures of the cottages from 2017 to now to show their deterioration. Rechler will be replicating the cottages. There will be new foundations as the old ones are deteriorated. Member Wesnofske inquired if there will be a sign placed on the cottages to acknowledge their replication as cottages from the past and guest Strada responded yes. Robert Strada assured the Board the building envelopes will not be changed. The LHDB reached a consensus to not object to the proposed demolition of the cottages and foundations.

PENDING LANDMARK & HISTORIC DISTRICT APPLICATIONS & OUTREACH

149 South Country Rd, Remsenburg – Member Davis explained this application and that the owner is interested in a façade easement along with landmarking property. Members Davis and Heine did a site visit to get a better understanding of the property condition and the proposed plans. Member Davis drafted and circulated a report documenting historic information to support a landmarking recommendation. NYS SHPPO and the Historic Resource Study both document that the property meets criteria for landmarking. Member Davis spoke of the property history and structures. She noted the windows are all original, the dwelling has additions, and there is a round brick cellar. An historic shed with wood shingles and original doors with hardware is also present. Member Davis noted that the owners do not plan any additions and their renovations will enhance the historic character. A two-car garage will be built in keeping with the house. Member Wesnofske inquired about a name for the home if landmarked and Member Davis suggested “Tuthill Family House”. It was suggested to communicate with CPF so the LHDB will be included in negotiation of the terms for the façade easement. Member Heine motioned to recommend that

the Town Board find the property worthy of landmark designation, Member Ganetis seconded, all members present were in favor.

DEMOLITION PERMIT APPLICATION

8 Jagger Lane, Westhampton – Member Heine noted that this property was reviewed last year and confirmed everything is the same. He drafted and circulated a report in 2020 and has revised it for this review. Guest Aena Rigdon noted that the construction application to the Building Department was denied due to not saving enough of the structure and the Building Department recommended that this structure be demolished. The LHDB reached a consensus to not object to the proposed demolition.

CONSTRUCTION PERMIT APPLICATIONS

431 Magee St, Tuckahoe – Member Clark noted this property was reviewed in May 2020. She did a site visit, took pictures, described the structure, spoke of its history, and prepared a report that was circulated before the meeting. Member Clark recommends to object to the proposed construction as the resulting structure will be unrecognizable. Member Wesnofske noted the mass is incompatible with the original architecture. Also, the owner is not making an attempt to preserve the original structure, which was noted as a potential resource in the Historic Resource Survey and is one of a group of Dutch gambrel roofed houses, and several nearby structures are listed as resources. The LHDB reached a consensus to object and to recommend design alterations to show the gambrel roof and adaptive re-use, donate, and/or preserve materials, especially the oval staircase window.

38 Far Pond Rd, Shinnecock Hills – Member Wesnofske spoke of the proposed work, which is to elevate house due to its being close to the water. The property is not listed in the Historic Resource Survey and there are no homes in the neighborhood with historic significance. The LHDB reached a consensus to not object to the proposed construction.

91 East Tiana Rd, Hampton Bays – Member Wesnofske spoke of the proposed work, which will be in keeping with the original. The LHDB reached a consensus to not object to the proposed construction.

18 Halsey St, Bridgehampton (BHHD-37) – Member Wesnofske drafted and circulated a report prior to the meeting. He explained this structure was moved from Main Street in Bridgehampton to this property and was altered with additions. The garage was made into a pool house. The LHDB reached a consensus to not object to the proposed construction.

CERTIFICATE OF APPROPRIATENESS

Nathanial Rogers House, Bridgehampton – Member Wesnofske noted the construction is still ongoing.

REFERRALS – None at this time

PENDING LANDMARK & HISTORIC DISTRICT APPLICATIONS & OUTREACH

146 South Country Rd, Westhampton – No news

680 Ocean Rd, Bridgehampton – No news

Bridgehampton Historic District – Put on hold

173 David's Lane, Water Mill – No news

OTHER MATTERS

LHDB Application Process Issue – Member Wesnofske explained there had been an inquiry made to a board member regarding the process for submitting Building Department construction and demolition applications to the Landmarks Board. The process requires the applicant to submit both the building application and landmarks application at the same time. There is some concern that the applicant will not take into consideration LHDB recommendations, as in most cases this would cause the applicant to submit new plans. David suggested for the Board to draft their concerns, ideas, and recommendations in a report for Janice Scherer to review.

Engineering Report discussion – Adjourn until next meeting

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

ZBA/PB/ARB/CB Pending Applications –

- **ZBA** – on Dec. 17, 703 Flying Pt. Rd – 2 Historic Resources, 1 proposed for demolition
Jan. 21, 376 Main St. Eastport – 2 lot subdivision
- **PB** – on Jan. 14, 401 Montauk Hwy, Quogue

2020 Landmarks Maintenance Grant – Member Wesnofske noted the applications we received and explained each one and what they are proposing.

- Linda Euell – 84 Montauk Hwy, Water Mill
- Eleanor & James Kobel – Topping/Raynor House – 121 South Rd, Westhampton

There was much discussion by the Board. Some of the concerns are applicants that repeatedly submit applications every year and also applicants requesting large grants. One suggestion was to grant a sum of money and recommend applicant to also pay the same sum or do as much as they can. After discussion, the LHDB reached a consensus to not grant funding to Linda Euell – 84 Montauk Hwy, Water Mill at this time.

Landmarks Maintenance Grants for non-profits – Member Wesnofske noted the rules are being drafted.

Coordinate with CPF on future Easements – Member Wesnofske noted there has been no conversation. The Madoo COA has not been issued because of CPF and easements. David will set up a zoom meeting with CPF.

NEW BUSINESS:

Member Clark shared a website that would be a helpful tool in researching and revisions to the Landmarks code. [Introducing our Local Landmark Law Locator! – Preservation Long Island](#)

Member Wesnofske noted that additional conversation needs to take place to alert the Town Board of the knowledge and opportunities through the Certified Local Government Program to provide stronger code development for better preservation. Guest Julie Burmeister noted that the community will be in support of this idea. Member Kahn will initiate presentation to the Town Board to explain the idea.

Meeting Adjourned at 9:50 pm

NEXT MEETING: February 16, 2021 at 7:00 pm via Zoom.