

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes February 16, 2021

Virtual Zoom Meeting

Southampton Town Hall, 116 Hampton Road, Southampton

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

Absent – Sarah Pleat

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

Guests:

- Julie Greene – Town Historian
- Joel Perlman – Owner representing 109 Upper Seven Ponds Rd, Water Mill
- Carmine Gibaldi – Owner representing 206 Lumber Lane, Bridgehampton
- Hope Sandrow – Agent representing 659 E. Montauk Hwy, Shinnecock Hills

MEETING AGENDA

The meeting was called to order at 7:04 pm. The agenda was changed due to guests in attendance. Some changes were made to the December 2020 minutes prior to the meeting, Member Clark motioned to approve the minutes, Member Kahn seconded and all members present were in favor.

Bridgehampton Historic District – Guest Julie Green spoke about drafting and compiling information to support the proposed Bridgehampton Historic District. She did a brief presentation using Powerpoint to share potential guidelines for property owners, advantages of making the historic district, the benefits and criteria for making the historic district, and the contemplated contributing properties. There was also a list of design guidelines for historic districts. She confirmed this information will be presented to the Town Board on March 4 at the work session. After the presentation, there was discussion and the LHD Board shared their thoughts.

CONSTRUCTION PERMIT APPLICATIONS

109 Upper Seven Ponds Rd, Water Mill (WM-45) – Members Clark and Kahn made a site visit and Member Clark drafted and circulated a report prior to the meeting. She spoke of the age and history of the structure and shared items from her report. The biggest concern was the cupola and the building height. The proposed shows that the owner will be getting new windows, six over six to match the original, but Member Clark recommended that they preserve any remaining original windows. The LHDB reached a consensus to not object to the proposed construction.

206 Lumber Lane, Bridgehampton – Member Greene made a site visit prior to the meeting. She spoke of the proposed work and noted that the structure was totally renovated in 2015. Guest Carmine Gibaldi noted that they are not rebuilding a deck, they will be extending the structure 12 ft out to gain extra space, and it will be in keeping with the neighbors. Member Wesnofske noted the façade will be kept and the increase is located on the back side of the structure. The LHDB reached a consensus to not object to the proposed construction.

DEMOLITION PERMIT APPLICATIONS

10 Baycrest Ave, Westhampton – (WH-13) Member Heine drafted and circulated a report prior to the meeting. He also made a site visit and met with the contractor. He noted that there was a question as to the AYB of the structure. The TOS appraisal states the AYB is 1913, but historic maps, newspaper records, and inspection of the dwelling indicate that the structure was most likely built in 1940. He spoke of structure and its history and noted that the owner has someone that will relocate the center portion of the structure. Member Heine noted that once the center portion is moved, he did not know how it will be used, whether as an accessory structure or a main structure or an addition. The foundation is in poor condition and there are fractures in the walls. The LHDB reached a consensus to not object to the proposed demolition.

800 Montauk Hwy, Water Mill – Member Clark made a site visit and drafted and circulated a report prior to the meeting. She spoke of the history and noted the AYBs are 1920 and 1935. Member Clark requested interior photos and noted that both structures are deteriorating and in bad condition. The LHDB reached a consensus to not object to the proposed demolition.

44 East Street, North Sea – Member Gibbons noted this structure is located in the North Sea Beach Colony and Member Clark noted that she heard that the structure is in deteriorated condition. There is no historic character in the neighborhood. The LHDB reached a consensus to not object to the proposed demolition.

CONSTRUCTION PERMIT APPLICATIONS

4 Wickatuck Dr, Sag Harbor – Member Wesnofske noted this property was reviewed in 2017. There are no historic resources and the structure has been modified. The LHDB reached a consensus to not object to the proposed construction.

2434 Montauk Hwy, Bridgehampton (BHHD-172) – After an initial review the LHDB (Members Clark, Wesnofske and Davis) has determined that this application does not warrant further review.

71 Scotts Landing Rd, North Sea – Member Gibbons did a site visit; he spoke of the proposed work and noted the front of structure has already been remodeled. The LHDB reached a consensus to not object to the proposed construction.

27 Lockwood Ave, Bridgehampton (BHHD-159) – Member Wesnofske spoke of the proposed work and the property's history. This area was supposed to be part of a subdivision in 1930s, but the Bridgehampton School was built instead. The LHDB reached a consensus to not object to the proposed construction.

24 Rampasture Rd, Hampton Bays – Member Wesnofske spoke of the proposed work and the LHDB reached a consensus to not object to the proposed construction.

659 E. Montauk Hwy, Shinnecock Hills – Member Clark drafted and circulated a report prior to the meeting. She observed the structure from the road. The area of the property has historic significance and the property was mentioned in the Historic Resource Survey. Guest Hope Sandrow described significant aspects of the structure and shared some of its history. The LHDB reached a consensus to not object to the completed construction.

23 Rose Ave, North Sea – Member Gibbons did a site visit. He noted that in 2017 the structure was deteriorating and now it appears to have been renovated. He confirmed there is no historic significance. The LHDB reached a consensus to not object to the completed construction.

22 Squiretown Road, Hampton Bays (GG-12) – Member Wesnofske noted that this property was subdivided in 2016. He spoke of the proposed work and noted that the structures in the area are similar and have historic significance. Member Wesnofske noted the garage is out of scale and is too large. It appears the applicant may need a variance due to the pyramid law. Also, the façade of the garage is out of keeping with the character of the neighborhood. The LHDB reached a consensus to object as the proposed work has excessive volume and will have an industrial look in residential area, the existing structures in the area are of similar architectural design as the existing structure, and the proposed work would destroy the high degree of original historic integrity in neighborhood.

141 Mecox Rd, Water Mill – Member Clark noted the proposed work is to add a new structure, and the current barn and house are not being touched. Member Wesnofske spoke of the structure and property and noted this was a farm house that had been added onto. He spoke of the property history and noted that the proposed building is not out of character and this property was not listed in the Historic Resource Survey. The LHDB reached a consensus to not object to the proposed construction.

CERTIFICATE OF APPROPRIATENESS

Nathanial Rogers House, Bridgehampton – No news.

REFERRALS –

Camp Jerome, LLC Subdivision - 607 Main St. Quiogue – Member Davis reviewed this referral, then drafted and circulated a response for the LHDB to review prior to the meeting. Member Davis briefly described the proposed subdivision and the historic resources located on the proposed Lot 4. The LHDB reached a consensus and have no concerns for the proposed subdivision, but any future changes to the proposed Lot 4 containing the historic resources would warrant review by the LHDB. The LHDB acknowledged that the pre-app form proposes a 3-lot subdivision, but the map shows a 4-lot subdivision.

PENDING LANDMARK & HISTORIC DISTRICT APPLICATIONS & OUTREACH

149 South Country Rd, Remsenburg – Member Davis submitted the LHDB report/recommendation to the Town Board to have this property designated. Member Wesnofske noted that it will take at least a month for the Town Board to review and respond. Member Davis confirmed that CPF received the report/recommendation as well.

146 South Country Rd, Westhampton – No news

680 Ocean Rd, Bridgehampton – No news

173 David Whites Lane, Water Mill – No news

OTHER MATTERS

LHDB Application Process Issue – No news

Engineering Report Discussion – No changes yet

Demolition and Construction List Update – Member Clark continues to update list.

ZBA/PB/ARB/CB Pending Applications –

- ZBA – Feb 18 - 1828 Flanders Rd – legalize second floor
- PB – Jan 28 – 376 Main St. Eastport & 607 Main St. Quiogue

2021 Landmarks Maintenance Grant Program – No news

Landmarks Maintenance Grants for non-profits – On hold

Coordinate with CPF on future Easements – No discussion

NEW BUSINESS

Certified Local Government – Member Kahn has drafted a report/presentation to be presented to the Town Board, but needs to review with Member Wesnofske first.

Meeting Adjourned at 9:46 pm.

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