

# LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes June 15, 2021

Virtual Zoom Meeting

Southampton Town Hall, 116 Hampton Road, Southampton

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

**Absent** – Jeffrey Gibbons

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

## **Guests:**

- Amy Paradise – Constituent interested in the vacancy on the Landmarks Board
- Sheila Comparetto – Owner representing 1889 North Sea Rd, North Sea
- Siamak Samii – Architect representing 41 Eastway Dr, Shinnecock Hills
- Kitty McCoy – Architect representing Madoo

## **MEETING AGENDA**

The meeting was called to order at 7:02 pm. The order of the agenda was changed to accommodate guests in attendance. There were changes made to the May minutes prior to the meeting. Member Wesnofske motioned to approve the May minutes, Member Clark seconded, and all members present were in favor.

## **CONSTRUCTION PERMIT APPLICATIONS**

**1889 North Sea Rd, North Sea (NS-48)** – Member Wesnofske noted that Member Gibbons made a site visit and sent comments. Member Gibbons commented that the proposed could not be seen from the road, therefore he had no concerns. Guest Sheila Comparetto described the structure and the proposed work, which she noted is very simple and in keeping with the farmhouse look of the structure. The LHDB reached a consensus to not object to the proposed construction.

**41 Eastway Dr, Shinnecock Hills (SH-13)** – Members Clark and Kahn made a site visit and drafted and circulated a report prior to the meeting. Member Clark spoke of the history and noted the house was beautiful and the property is listed in the Historic Resource Study. Guest Siamak Samii noted this home was constructed in 1911 and there had been some additions. This was a summer cottage and is now occupied year-round. He confirmed owner will be sympathetic to the house history and the changes are in keeping with the original structure. He spoke of the materials that will be used and the shapes will be replicated. The LHDB reached a consensus to not object to the proposed work and is impressed with the integration of the old and new. The LHDB suggested the owner consider landmarking the property even with the new addition.

## **DEMOLITION PERMIT APPLICATIONS**

**4 Cove Rd, North Sea** – Member Gibbons made a site visit and sent comments. Member Wesnofske spoke of the area, noted that most of the parcels are small, and the proposed new home is double in size and the existing cottage is not structured for an addition. The LHDB reached a consensus to not object to the proposed demolition.

## CONSTRUCTION PERMIT APPLICATIONS

**8 Bishop Ave, Westhampton** – Member Heine drafted and circulated a report prior to the meeting. The property is not listed in the Historic Resource Survey. Member Heine spoke of the structure and noted there was a circular brick cellar and prior additions. There is a brick foundation, hinges are decorative, and the door appears to be from the 1900s. He noted the two modest additions proposed will be in keeping with the original and the original mass will still be visible. The LHDB reached a consensus to not object to the proposed construction, and to recommend reconsidering window design to reflect two-over-two lights to be in keeping with original windows.

**19 Prospect Ave, Hampton Bays** – After an initial review, the LHDB (Members Clark, Davis and Wesnofske) determined that this application does not warrant further review.

**22 Clairedale Dr, Hampton Bays** – Member Wesnofske noted that this property is in a remote area. He spoke of the proposed work, which is already in progress. He noted the structure does not appear to have historic significance. The LHDB reached a consensus to not object to the construction.

**45 Mill Rd, Noyac** – Member Wesnofske noted the sunroom has been there since 2001 and this application was to legalize it. The LHDB reached a consensus to not object to the proposed legalization.

**14 & 12 Rampasture Rd, Hampton Bays** – Member Wesnofske noted the property has two dwellings. He spoke of the history and noted the owner was well known and a fishing captain. He spoke of the proposed work and confirmed there had been renovations. The LHDB reached a consensus to not object to the proposed construction and to recommend using divided light window replacements.

**162 Hildreth Lane, Bridgehampton (BHHD-17)** – Member Wesnofske noted this property was previously reviewed due to water leak damage. He spoke of the property history and the proposed work, which will be in keeping with the original structure. The LHDB reached a consensus to not object to the proposed construction.

## CERTIFICATES OF APPROPRIATENESS

**Nathaniel Rodgers House, Bridgehampton** – Member Wesnofske noted the fence is finished and the house renovation is done. He suggested that there be a project leader to communicate and correspond on getting the COA. Member Kahn volunteered to take on this task. Member Wesnofske has connections and serves as a steward so would like to recuse himself from project.

**Madoo, 618 Sagaponack Main St., Sagaponack** – Member Wesnofske spoke of the proposal, which includes replacing and adding windows and removing a chimney. Dave asked “If structure is historic then why change buildings?” The easement is for the entire site and in February 2021 the easement was amended. Member Wesnofske shared the amended easement. Dave noted that the building to be renovated is on the back side and had been added on, but is historic. Guest Kitty McCoy spoke of the history and structure and confirmed the portions of the building to be worked on were there. She continued that the owner wants to renovate, but not change the use. The door and window replacements will be in kind and windows will be added to let more light in. She noted that the windows do not meet egress requirements and the chimney is not needed as they are changing to gas. Member Davis inquired why replacing windows. Kitty McCoy responded that the windows are from the 1970s and they are not high quality or maintained. Need to tighten them up for the future because of the weather. Member Greene feels the change will not affect the

appearance of the building. Kitty McCoy noted the roof is shallow and cannot be seen. Member Davis asked if there will be any changes in the framing for the proposed new skylights? Kitty responded there would be changes as the proposed skylights do not fit between the rafters. She also noted there are no problems with the chimney. Member Wesnofske asked if the chimney has maintenance issues and Kitty responded not that she is aware of. Member Davis wanted to know details of the windows and how old are the skylights. Kitty noted the windows will be wood frame and in kind and she did not know the age of the skylights. Adjourned to next meeting.

## **REFERRALS**

**360 Montauk Hwy, Eastport (EP-19)** – Member Davis explained there were concerns due to over clearing on the property to the lot line and a lot of commercial activity. She spoke of the history and believes there is are gravesites there, but not sure of the location on property. David will investigate and try to locate the gravesites on property. This property will go to Planning for a site plan review and then be referred to the LHDB.

## **PENDING LANDMARK & HISTORIC DISTRICT APPLICATIONS & OUTREACH**

**62 Red Creek Rd, Hampton Bays** – Recommendation was sent to the Town Board. Pending.

**149 South Country Rd, Remsenburg** – No news

**173 David's Lane, Water Mill** – No news

**Bridghampton Historic District** - No news, in progress.

## **OTHER MATTERS**

**Demolition and Construction List Update** – Member Clark will have updates before next meeting.

### **ZBA/PB/ARB/CB Pending Applications –**

- Planning – Repeats. On June 10 there was a Public Hearing on 2252 Montauk Hwy and Atlantic Golf Course -1040 Scuttle Hole Rd
- ZBA – Repeats.

The LHDB continued to discuss Atlantic Golf Course (1040 Scuttle Hole Rd). Member Wesnofske spoke of the proposed construction for a new building and noted it will be a dormitory which may block the view of the pond. He noted the code for the Landmark Board includes preserving historic landscapes. There was more discussion and the LHDB consensus was to request a referral from Planning and advise them of the LHDB code.

**2020 Landmarks Maintenance Grant Program** – Resolution was approved. In Progress.

**Cultural Resource Committee** – Pending

**Landmarks Maintenance Grants for non-profits** - Pending

**Coordinate with CPF on future Easements** - Pending

**Certified Local Government (CLG) status** – Member Wesnofske inquired if there was any news. David forwarded proposed amendments to the Town Board and has not heard back from them yet.

## **NEW BUSINESS**

David explained that Julie Greene is considered an ex-officio member. Janice Scherer has asked that Julie attend the Landmarks meetings while also providing a quarterly report to the board.

Member Ganetis announced that the Brewster House has been scheduled to be demolished after several decades of people trying to preserve and save it.

At 9:30 pm the LHDB went into Executive Session.

**Meeting was adjourned at 9:51 pm**

**NEXT MEETING: July 20, 2021**