

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes February 20, 2018
Town Council Conference Room, Second Floor
Southampton Town Hall, 116 Hampton Road, Southampton

Board Members Present: Ed Wesnofske, Susan Sherry Clark, Sheila Comparetto, Sarah Pleat Eilenberg, Bill Heine, Tim Ganetis, Jeffrey Gibbons

Absent: Janice Jay Young, Stephanie Davis

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

Guests:

- Linda Riley – Attorney representing 5 Ochre Lane, Shinnecock Hills
- Christine Brophy – Architect representing 326 Cobb Rd, Water Mill
- Robert Lund – Architect representing 326 Cobb Rd, Water Mill
- Richard Casabianca – Constituent representing 10 Wakeman Rd, Hampton Bays (LMAP)

MEETING AGENDA

The December minutes were approved with a few minor changes. Member Gibbons motioned to approve the December minutes, Member Comparetto seconded and all members present were in favor.

The January minutes were approved with a few minor changes. Member Clark motioned to approve the January minutes, Member Comparetto seconded and all members present were in favor.

The order of the agenda was changed to accommodate guests in attendance.

CONSTRUCTION PERMIT APPLICATIONS

5 Ochre Lane, Shinnecock Hills – Member Clark drafted and circulated an overview of the application with a brief history of the property. Guest Linda Riley described the structure and what was proposed. All changes will be located to the rear of the house and no changes will be made to the exterior. Member Gibbons noted that the kitchen was located in the basement area, but Linda confirmed that the kitchen is now located on the main level. Linda noted that the applicant will match the proposed work to the original structure as best as they can. Member Gibbons confirmed that there were extensive renovations done in the past. The LHDB reached consensus to not object to the proposed construction.

326 Cobb Rd, Water Mill – Member Clark drafted and circulated a report and explained and encouraged land mark designation to the guest. Guest Robert Lund noted that the Town is requiring the applicant to get solar panels. David Wilcox inquired why the Town would be requiring the applicant to get solar panels and Robert responded that the energy code was changed such that the large house must be more efficient. It was stated that any homes that are more than 5,500 sq. ft. would require both geo-thermal and solar. The LHDB reached a consensus to not object to the two proposed roof solar panels.

DEMOLITION PERMIT APPLICATIONS

129 South Country Rd, Remsenburg – Pending

55 Pine Neck Ave, Noyac – Member Gibbons made a site visit. He described the structure and the surroundings and noted that the structure does not seem to be original. The LHDB reached consensus to not object to the proposed demolition.

60 Butter Lane, Bridgehampton - Member Wesnofske described the structure and noted that this property was reviewed in January 2015 and the LHDB had no objection. He noted this property was subdivided from 64

Butter Lane and spoke of the history. The LHDB reached a consensus to not object and to recommend preserving the unique structural elements.

122 Henry Rd, North Sea – Member Clark drafted and circulated a report and spoke of the property’s history. Members Clark, Comparetto, and Gibbons made site visits and noted that the main house is in poor condition and lacks historic significance. The property is not listed in the Historic Resource Survey. The LHDB reached a consensus to not object to the proposed demolition of the main house.

CONSTRUCTION PERMIT APPLICATIONS

64 Butter Lane, Bridgehampton – Member Wesnofske circulated a prior report from January 2015 and described what is proposed. Member Comparetto inquired about the siding and the LHDB responded that the siding is cedar. Member Ganetis suggested to add windows so as not to give the building an industrial appearance. The LHDB reached consensus to not object to the proposed construction and to recommend rethinking some of the proposed features.

The following construction permit applications received an initial review, but did not warrant further review during this meeting: **978 Montauk Highway, Water Mill** (Members Clark, Davis & Wesnofske); **162 Hildreth Lane, Bridgehampton** (Members Davis & Wesnofske); **9 Briar Lane, Shinnecock Hills** (Members Clark & Davis); **99 Old Country Road, East Quogue** (Members Davis, Heine, & Wesnofske); **4 East Montauk Highway, Hampton Bays** (Members Davis, Pleat & Wesnofske); **2385 Montauk Highway, Bridgehampton** (Members Davis & Wesnofske); **1051 Head of Pond Road, Water Mill** (Members Clark & Wesnofske); and **459 Scuttle Hole Road, Water Mill** (Members Clark & Davis).

CERTIFICATE OF APPROPRIATENESS APPLICATIONS

None at this time

REFERRALS

None at this time

PENDING LANDMARKS

371 Montauk Hwy, Water Mill (White Fences Inn) – Member Clark reviewed the application and compiled it into a more organized document. Member Wesnofske then reformatted the information. Member Gibbons and Clark made a site visit. Member Clark circulated suggestions for guidelines in answering Section G questions on the application. Member Wesnofske described the area and spoke of the history. Member Gibbons described the structure and pointed out the historic material. Member Wesnofske is concerned that there is no signature on the application and suggests revising the application to have a signature area. Sheila suggested to bring back the landscaped look to the front. Member Wesnofske will prepare a resolution and complete the report.

OTHER MATTERS

Demolition and Construction List Update – In progress

ZBA/PB/ARB/CB Pending Applications – None at this time.

Landmark Outreach – Pending

Historic Resource evaluation program discussion – No progress

Landmark Maintenance Program – Member Wesnofske inquired about the resolution and Dave agreed to have resolution completed. Guest Richard Casabianca requested an extension for the 2017 maintenance award application he submitted, as he was unsuccessful in getting the work completed due to unfortunate circumstances. Richard described what he was proposing. Member Wesnofske gave an extension until December 1, 2018 and Richard agreed. Member Pleat motioned to approve this LMAP Award extension and

Member Ganetis seconded, all members present were in favor. Member Pleat will make a site visit to confirm the work is completed.

Meeting Adjourned at 9:10 pm.

NEXT MEETING: March 20, 2018 at 7:00 pm.