

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes April 17, 2018

Town Council Conference Room, Second Floor

Southampton Town Hall, 116 Hampton Road, Southampton

Board Members Present – Ed Wesnofske, Stephanie Davis, Sheila Comparetto, Bill Heine, Tim Ganetis, Susan Clark

Absent: Sarah Pleat, Jeffery Gibbons, Janice Jay Young

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

Guests:

- Thomas Gibbon – Attorney representing applicant for 593 Flying Pt Rd, Water Mill
- Heather Wright – Attorney representing 593 Flying Pt Rd, Water Mill

MEETING AGENDA

The meeting was called to order at 7:04 pm.

Member Comparetto motioned to approve the minutes and Member Ganetis seconded, all members present were in favor.

DEMOLITION PERMIT APPLICATIONS

593 Flying Pt Rd, Water Mill – Member Clark drafted and circulated a report, spoke of the history of the property, and pointed out key points from her report. She noted the house was moved from 675 Flying Pt Rd and it appears to be older than 1940. The property is listed in the Historic Resource Survey. Guest Thomas Gibbon had additional photos and circulated them to the board members. Member Clark noted the cottage on property had been altered and, therefore, does not object to it being renovated. The LHDB reached consensus to not object to the proposed demolition of the garage and construction work on the cottage. The LHDB objected to the demolition of the main house and recommended adaptive re-use on the property, perhaps as a guest house.

66 Lewis Rd, East Quogue – Member Heine drafted and circulated a report. He noted this property is in an agricultural area and was previously farmed. He pointed out that the barn does not appear to retain exterior historic fabric due to previous renovations and that the work proposed in the construction application was already underway. He noted the property was listed in the Historic Resource Survey and does meet criteria for landmark designation. The LHDB reached a consensus to not object to the proposed construction on the barn.

107 North Phillips Ave, Speonk – Member Davis drafted and circulated a report. She noted that the property did not have a lot of history and had been neglected for years prior to the recent renovation work. The LHDB reached consensus to not object to the rear deck and railing, which were already completed.

34 Dumar Dr, Noyac – Member Wesnofske spoke of the property's history and previous ownership. The LHDB reached a consensus to not object to the proposed construction.

173 South Country Rd, Remsenburg – Member Heine drafted and circulated a report. He noted that the property was listed in the Historic Resource Report and appears to meet sufficient criteria for a potential Town landmark. He spoke of the property's history and proposed construction. The LHDB reached consensus to not object to the proposed construction.

76 Fanning Ave, Hampton Bays – As per Member Pleat’s e-mail prior to the meeting, most of the construction is complete and was to repair damage from an auto accident. Repairs were made in kind on the same building footprint. The LHDB reached consensus to not object to the proposed construction.

73 Ponquogue Ave, Hampton Bays – As per Member Pleat’s e-mail prior to the meeting, this home already had a previous addition and they are looking to make a small addition to accommodate an ADA-compliant bath tub. The LHDB reached consensus to not object to the proposed construction.

26 Oceanview Rd, Hampton Bays – As per Member Pleat’s e-mail prior to the meeting, this is a modest structure and she did not feel that the addition will detract from any remaining historical significance. The LHDB reached consensus to not object to the proposed construction.

366 North Sea Rd, North Sea – After an initial review, Board Members Clark, Comparetto, and Gibbons determined that this application does not warrant further review.

2424 Montauk Hwy, Bridgehampton – After an initial review, Board Members Davis and Wesnofske determined that this application does not warrant further review.

CERTIFICATE OF APPROPRIATENESS APPLICATIONS – None at this time.

REFERRALS – None at this time.

PENDING LANDMARK APPLICATIONS

189 Lumber Lane, Bridgehampton – Member Wesnofske spoke of the property’s history and noted the house had been rented out for many years. He confirmed that the owner is interested in landmark designation and then will be selling the house. Member Wesnofske is preparing the supporting materials for landmark designation.

OTHER MATTERS

1. Demolition and Construction List Update – Member Clark circulated an updated list.

2. ZBA/PB/ARB/CB Pending Applications –

- ZBA – April 5th – 834 North Sea (Rosko House)
- March 22 – 56 Ridge Rd
- April 12 – 2510 Montauk Highway (B&B Ventures)

3. Landmark Outreach – In progress

4. Historic resources evaluation program discussion – In progress

5. Landmark Maintenance Program – The disbursement of money was authorized for the 2017 recipients who have completed their work. There was a public announcement for the approval of the 2018 recipient.

6. Form review of Application for Historic District Designation – Member Wesnofske noted he attended a meeting on April 10, 2018 with Julie Green, Jay Schneiderman, and David Wilcox. He circulated a sample application to be reviewed. He confirmed Julie Green will work on material for the form and the Town Board will set condition for the town code. Town Board has 45 days before the Public Hearing. Member Davis suggested to add a column in order to list other documents that support historic significance. The LHDB continued to discuss and review application.

NEW BUSINESS

- 1.** Member Comparetto spoke about the request for rebuilding of the south wing of the North Sea Maritime Center and noted that the COA was not submitted yet. There was a meeting with the Town Board and there is major concern that there is no plan to rebuild at the same time the main structure is rebuilt. She also added the CPF funds are being reduced by what is allowable within their guidelines. Member Comparetto will draft a letter for the LHDB to send to the Town Board requesting to rebuild the south wing.
- 2.** Easements & Landmarking – Member Wesnofske discussed the concept for easements and landmarking. It appears CPF does not want to grant an easement unless property is landmarked first. It was suggested that there could be an approach that could avoid this sequencing if there were two separate applications, one for landmarking and one for easements. It was also suggested that the LHD Board might prepare a recommendation regarding landmarking to send to the Town Board for a determination. The determination could then be forwarded to CPF in support of moving forward with the easement and negotiation process. CPF could then make an easement evaluation and report back to LHDB.
- 3.** Member Clark inquired about File Sharing. David Wilcox confirmed that this is being reviewed by Information Technology. Also, it was confirmed that landmark applications, responses and reports are all entered in the Govern System and, therefore, can be viewed on the GIS System.
- 4.** An inquiry was received from the CPF regarding possible acquisition of a property at 1680 North Sea Road as "open space". Member Wesnofske offered to research the house on the property (NS-22) and circulate a draft response letter.

Meeting Adjourned at 9:40 pm.

NEXT MEETING: May 15, 2018 at 7:00 pm.