

# LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes May 15, 2018  
Town Council Conference Room, Second Floor  
Southampton Town Hall, 116 Hampton Road, Southampton

## DRAFT

**Board Members Present** – Ed Wesnofske, Stephanie Davis, Sheila Comparetto, Bill Heine, Tim Ganetis, Susan Sherry Clark, Sarah Pleat, Jeffrey Gibbons, Janice Jay Young

**Liaisons:** Janet Johnson, Administrative Support

### Guests:

- Henry W. and Barbara Moeller – Community members with inquiries regarding Ellis Squires house.
- John & Michele Micheli – Owners representing 35 North Bay Ave., Eastport

### MEETING AGENDA

The meeting was called to order at 7:05 pm.

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

### CONSTRUCTION PERMIT APPLICATIONS

**35 North Bay Ave, Eastport** – Member Heine drafted and circulated a report and gave a description of the house. He noted the property is listed in the Historic Resources Survey and the Town Records show an AYB of 1935. Guest Micheli wants to repair barn at a later date to resemble the house (not included in this application). Member Davis inquired about keeping the roof line on the north end as it is unique. Guest Micheli noted that it will not be possible to keep roof line due to the bathroom that will be installed in this area. The LHDB reached consensus to not object to the proposed construction and to recommend landmark designation and a façade easement. Member Heine will make the LHDB response.

The minutes were discussed and changes were made. Member Clark motioned to approve the April minutes, Member Wesnofske seconded, and all members present were in favor.

### DEMOLITION PERMIT APPLICATIONS

**129 South Country Rd, Rensenburg** – This application has been pending since June 2017 due to not receiving an engineer's report. Member Heine drafted and circulated a report when the application was originally submitted and provided an updated report for this meeting. Member Heine discussed the report and pointed out all the historic significance of this property, which is listed in the Historic Resources Survey. Numerous other historic resources were noted in the property vicinity. Member Heine reported that the engineer's report appeared to contain inconsistencies relative to what was seen at the recent site visit. Member Davis explained that if a significant portion of the original structure could be incorporated into the new house, then there is a possibility that the structure could be landmarked. The LHDB reached consensus to object to the proposed demolition and to recommend adaptive re-use, relocation, or re-use of materials.

**14 Park Ave, Noyac** – Member Wesnofske drafted and circulated a report. He described the area and noted that most houses in area are larger. He spoke of the history of the Noyac area and noted that this house has been vacant and neglected. According to his research, this structure was not the former Noyac Cottage Association Clubhouse that was destroyed by fire c1916. The LHDB reached consensus to not object to the proposed demolition. Member Wesnofske will make the LHDB Response.

**503 Noyack Rd, North Sea** – Member Gibbons made a site visit and circulated photos he had taken. He noted that CPF purchased the property and wants to demolish the structure. The LHDB reached consensus to not object to the proposed demolition. Member Gibbons will make the LHDB Response.

### **CONSTRUCTION PERMIT APPLICATIONS**

**135 Sebonac Rd, Tuckahoe** – After an initial Article 8 review, Members Clark and Comparetto determined that this application does not warrant further review.

**15 Argonne Rd, Hampton Bays** – After an initial Article 8 review, Members Pleat, Davis & Wesnofske determined that this application does not warrant further review.

**407 North Sea Mecox Rd, North Sea** – Members Comparetto and Clark drafted and circulated a report and also did site visit. Member Clark spoke briefly about the property history and noted that the structure, which is listed in a table in the Historic Resources Survey, had been previously renovated and altered. She described the completed projects on the structure as this application was for an “as built”. The LHDB reached a consensus to not object to the completed construction.

**2385 Montauk Hwy, Bridgehampton** – After an initial review, Members Wesnofske and Davis determined that this application does not warrant further review.

### **REFERRALS**

**151 Ocean Rd, Bridgehampton** – Member Wesnofske noted this property had been reviewed and commented upon previously and was a historic resource known as 'Minden'. He described the buildings on the property and noted the property was subdivided. The LHDB has no further comment.

**437 North Sea Mecox Rd, North Sea** – Member Clark noted this was the second review for this property and there was not much changed. One plan shows the house and stable on the same lot and the other plan shows these buildings on different lots with a notation that the main house was to be removed. Member Comparetto noted the stable is referred to as a garage. Member Comparetto also noted that different plans were submitted to the North Sea CAC. This property was identified in the Historic Resources Survey. The LHDB recommends for the house and stable (garage) to remain on the same lot and not be separated and also that these buildings be preserved rather than demolished. Member Wesnofske will make the LHDB Planning Board Comment.

### **PENDING LANDMARK**

**189 Lumber Lane, Bridgehampton** – Member Wesnofske drafted a report for review and noted the house was modest in size. He spoke of its history, described the structure, and noted the house was used for agricultural labor housing at some time. The dormer was added in 1960. The owner is interested in landmarking the property before selling it. Member Comparetto

motioned to recommend to the Town Board approval for landmarking this property and Member Davis seconded; all members present were in favor.

**121 South Rd, Westhampton** – Member Davis will notify the property owner of the current status of the contemplated landmarking and easement process. Have Mary Wilson proceed with procedures for granting an easement and get CPF to give recommendations before land marking is completed. Member Wesnofske will draft a letter to the parties regarding the process.

## **OTHER MATTERS**

**1. Demolition and Construction List Update** – Member Clark noted that it has been updated but not circulated; 89 Whites Lane, North Sea and 186 Crescent Avenue in Water Mill have been demolished and 34 Dumar Dr., Noyac had a SWO posted due to construction activity already in progress.

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

- Planning – 56 Ridge Rd, Shinnecock Hills (Lot line modification)  
437 North Sea Mecox Rd (Public Hearing)
- ZBA – 152 Montauk Hwy, Westhampton (Accessory Apt)

**3. Landmark Outreach** – Member Young forwarded a draft letter to Member Wesnofske for review.

**4. Historic resources evaluation program discussion** – Progress is on hold.

**5. Ellis Squire, Jr. residence** – Henry and Barbara Moeller planned to attend the meeting but received answers to their questions beforehand and, therefore, left before meeting started.

## **NEW BUSINESS**

1. The LHDB discussed ideas and incentives for avoiding demolitions, including can homes be saved by relocation or code modification? One idea would be to change the code to allow constituents to move a house under “umbrella of forgiveness” and acquire a building right from the ZBA to facilitate house relocation. Member Davis will inquire with the Town Board to see what the possibilities are. Member Ganetis agreed to research this issue to see if there are ways to rescue properties from demolition; he will provide future reports.

2. Member Young noted that the Brewster House has had positive activity on the property - the trees near the house have been cleared and the property has been cleaned up.

**Meeting Adjourned at 9:34 pm.**

**NEXT MEETING: June 19, 2018 at 7:00 pm.**