

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes May 21, 2019

Town Council Conference Room, Second Floor

Southampton Town Hall, 116 Hampton Road, Southampton

Board Members Present: Ed Wesnofske, Susan Sherry Clark, Stephanie Davis, Janice Jay Young, Vicki Kahn, Bill Heine, Sarah Pleat, Jeffrey Gibbons, Tim Ganetis, Martha Greene

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

Guests:

- Bridget Healy – Owner representing 113 Strongs Lane, Water Mill
- Rich Sandler – Owner of 113 Strongs Lane, Water Mill
- Julie Green – Town Historian
- Emma Field – Representing 13 Norton Place, North Sea & 25 Quimby Lane, Bridgehampton
- Pilar Guzman – Owner representing 25 Quimby Lane, Bridgehampton
- Brian Brady – Architect representing 132 & 128 Newtown Rd, Hampton Bays
- Anne Sherry – Architect representing 25 Quimby Lane, Bridgehampton

MEETING AGENDA

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

The agenda was changed to accommodate guests in attendance.

CONSTRUCTION PERMIT APPLICATION

113 Strongs Lane, Water Mill – Member Clark drafted and circulated a report and Member Wesnofske described the proposed work. Guest Rich Sandler described the deck and noted that it was falling apart and the mud room is separating from the house. The deck will be widened in the renovation. The LHDB reached a consensus to not object to the proposed construction.

DEMOLITION PERMIT APPLICATION

13 Norton Place, North Sea – Member Wesnofske noted that work was already done. Member Gibbons did a site visit and noted there was nothing left of the original structure. Guest Emma Field shared a picture of the original structure and then one of the new structure. She confirmed work was completed four years ago, explained how they were trying to finalize paperwork for demolition as the Building Department had lost original file, and this was a part of rebuilding the file. The LHDB reached a consensus to object to the already completed demolition.

CONSTRUCTION PERMIT APPLICATIONS

25 Quimby Lane, Bridgehampton – Member Wesnofske described the proposed work and spoke of the property's history. Guest Pilar Guzman explained that they were moving the existing dormer and repositioning it to balance the structure. Pilar confirmed their intention was to restore and would try to keep any original fabric but there was not much left. Member Clark inquired about the chimney and Pilar confirmed it was not original. Pilar continued to explain that the first floor was totally renovated, the house was lifted, and a foundation was added. Windows will be changed but it still has not been decided where they will go. Pilar noted they would repurpose any historic fabric found. Julie Greene will do a site visit to get more details of the house as this structure has historic value. The LHDB reached consensus to not object to the proposed construction.

132 Newtown Rd, Hampton Bays – Member Pleat spoke of the area and noted that the property was very secluded. She spoke of the history and described the structure and that it appeared to be in need of a renovation. Member Pleat was concerned with the footprint but confirmed that the structure located at 128 Newtown would still have a view. Member Wesnofske spoke of the history and noted that the enlargement of the structure takes away from the historic character of the area. Member Clark inquired about the garage and guest Brian Brady confirmed it was of cement block with no historic significance. The LHDB reached a consensus to not object to the proposed construction.

128 Newtown Rd, Hampton Bays – Member Pleat noted this property is listed in the Historic Resource Survey and is eligible for landmark designation. Once renovation has taken place, it may no longer be eligible for landmark designation even though additions will be modest. The LHDB reached a consensus to not object to the proposed construction.

Member Wesnofske introduced the two new members on the Board, who are Vicki Kahn and Martha Greene. All Board Members introduced themselves and there was a brief discussion on the Member's duties and responsibilities.

CERTIFICATE OF APPROPRIATENESS

Tiana Lifesaving Station – Member Davis described the chain of events that have taken place for this landmarked structure. A COA was approved for the demolition, but no COA had been sought for the subsequent construction. The exterior construction was described and it was noted that they saved as much exterior fabric as they could. Member Davis noted there is no steward as of yet and the boat bay doors are still to be installed. Member Wesnofske shared his concern for vandalism of the structure while there is no steward. Member Gibbons motioned to approve the COA for the exterior construction, Member Wesnofske seconded, and all members present were in favor.

HISTORIC DISTRICT APPLICATION FORM

Member Wesnofske noted that an application form had never been created and made available. Member Wesnofske drafted an application form and circulated it to the LHDB for discussion. He also forwarded the drafted application form to the Town Attorney's office for review. Member Wesnofske went over the draft application form with the Board.

DEMOLITION PERMIT APPLICATIONS

264 Magee Street, North Sea – Member Clark drafted and circulated a report. She spoke of the history of property and some discrepancies. She noted there were solar panels on the structure without permit, but the solar panels were not noticeable from the street. She spoke of the area and surroundings and noted the structure was in good condition but altered. The LHDB reached consensus to not object to the proposed demolition due to lack of integrity and historical significance.

163 Church Street, Bridgehampton – Member Wesnofske drafted and circulated a report and spoke of the property's history. The LHDB reached a consensus to object to the proposed demolition and to recommend to preserving the original portion and consider using the carriage house option under landmark designation.

CONSTRUCTION PERMIT APPLICATIONS

46A Old Country Rd, Westhampton – Member Heine drafted and circulated a report. He described structure and noted that it was small. The LHDB reached consensus to not object to the proposed construction but to recommend changing the design to be sensitive to the original structure.

97 Towd Point Rd, North Sea – Member Gibbons did a site visit and noted that the structure included many additions. The LHDB reached consensus to not object to the proposed construction.

14 Carter Lane, East Quogue – After an initial review the LHDB (Members Davis, Heine & Wesnofske) determined that this application does not warrant further review.

25 Baycrest Ave, East Quogue – After an initial review the LHDB (Members Davis, Heine & Wesnofske) determined that this application does not warrant further review.

22 Bay Ave, East Quogue – Member Heine drafted and circulated a report. He described the structure and what's proposed. He noted the property meets criteria for Landmark designation. The LHDB reached a consensus to not object to the proposed construction.

83 Bay Ave West, Hampton Bays – After initial review the LHDB (Members Davis & Pleat) determined that this application does not warrant further review.

85 Eastway Drive, Shinnecock Hills – Member Clark noted this property was reviewed in July 2018 by the LHDB and a report was done at that time. She spoke of the property's history and noted that the structure was most likely not original to its location. Although several windows are replacements, most appear to be vintage windows, likely from when the carriage house was moved and converted into a residence circa 1930/1940. She also spoke of the proposed work and the LHDB reached a consensus to not object and to recommend adaptive re-use or donation of the historic materials and preservation/restoration of windows where possible.

CERTIFICATE OF APPROPRIATENESS

Tuttle-Fordam Mill – A COA is needed for the new sanitary system and proposed sign. Members Davis and Heine will work on this.

Lyzon Hat Shop – No news

REFERRALS

2899 Noyack Rd, Noyac – Referral was briefly discussed and the LHDB reached a consensus of no comment.

PENDING LANDMARK & HISTORIC DISTRICT APPLICATIONS OUTREACH

121 South Rd, Westhampton – No news

1193 Flanders Rd, Flanders – No news

8 Studio Lane, Art Village – No news

Bridgelyampton Historic District – In progress

OTHER MATTERS

Demolition and Construction List Update – In progress

ZBA/PB/ARB/CB Pending Applications –

- ZBA – Repeats

- Planning – 125 West Montauk Hwy (Pre-application) – convert theater to CVS. AYB 1950. 607 Main Street, Quogue, AYB 1910 (QI-29) 3-lot subdivision.

MINUTES

There were minor changes made to the April minutes, Member Clark motioned to approve the minutes, Member Young seconded and all members present were in favor.

Meeting Adjourned at 10:15 pm.

NEXT MEETING: June 18, 2019 at 7:00 pm.