

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes July 16, 2019

Town Council Conference Room, Second Floor

Southampton Town Hall, 116 Hampton Road, Southampton

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

Absent – Stephanie Davis

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

Guests:

- Tim Ivins – Contractor representing 4 Cedar Point Rd, Hampton Bays

Meeting Agenda

The meeting was called to order at 7:00 pm.

The agenda was changed to accommodate the guest in attendance

CONSTRUCTION PERMIT APPLICATIONS

4 Cedar Point Road, Hampton Bays – Member Pleat noted that this property had been reviewed in June of 2017 and the LHDB had no objection. She described the proposal. Guest Tim Ivins shared an aerial of the area and confirmed that you would not see the solar panels from the road. The LHDB reached a consensus to not object to the proposed construction.

DEMOLITION PERMIT APPLICATIONS

392 Mill Road, Westhampton – After an initial review, the LHDB (Members Heine & Davis) determined that further review is not warranted.

33 Seabreeze Avenue, Westhampton – Member Heine drafted and circulated a report prior to the meeting. He noted that the applicants claimed to have four sheds on the property but he found only two. He spoke of the structures, which were severely deteriorated and not salvagable, and noted that all windows and doors are boarded up. The LHDB reached a consensus to not object to the proposed demolition.

440 North Sea Mecox Road, North Sea – Member Gibbons made a site visit and noted the structure is small and the back of it was a disaster. He also noted the neighborhood is changing. Member Clark spoke of the history and the area surrounding the property. The LHDB reached a consensus to not object to the proposed demolition.

23 Foster Avenue, Hampton Bays – Member Pleat noted she it was not clear as to why this application was referred to the LHDB as the AYB was 1950. She was unable to find any historic information on this property and the LHDB reached a consensus to not object to the proposed demolition.

CONSTRUCTION PERMIT APPLICATIONS

87 Inlet Road West, Shinnecock Hills – Member Clark drafted and circulated a report prior to the meeting and spoke of the structure and its history. Most of the structures in the area have

been altered and this structure appeared to be of no historic significance. The LHDB reached a consensus to not object to the proposed construction.

328 Riverleigh Avenue, Riverside – After initial review, the LHDB (Members Ganetis, Young, & Davis) determined that further review of this application was not warranted.

430 Montauk Highway, East Quogue – Member Heine drafted and circulated a report prior to the meeting. No historic fabric was found. He noted this property was before the ZBA in the past to get a variance for an apartment; the ZBA noted that the bedrooms on second floor could only be used for storage. It is not listed in the Historic Resource Survey, but was in the East Quogue Hamlet Heritage Report. The LHDB reached a consensus to not object to the proposed construction.

83 Flanders Boulevard, Flanders – Members Ganetis & Young drafted and circulated a report prior to the meeting. Member Young noted that it appeared the structure was vacant for a long time and the property was overgrown. The proposed work was in progress, but there was a Stop Work Order. Member Young described the structure as very mis-matched with the windows and siding. The structure was very colorful and may have been an artist studio in the past. The LHDB reached a consensus to not object to the proposed construction and to recommend re-using elements of the original bungalow such as the stained glass windows and wood siding.

90 Inlet Road West, Shinnecock Hills – Member Clark made a site visit and drafted and circulated a report. She spoke of the property's history and what is proposed. The dwelling appears to have some of the original windows and a stone chimney, but the garage is deteriorating. The LHDB reached a consensus to not object to the demolition of the garage and proposed construction and to recommend restoring original windows.

32 Peconic Trail, Flanders – Members Ganetis & Young drafted and circulated a report. Member Young noted that the structure looks like an original bungalow; she spoke of the area and noted that the houses in the area look like this structure. Both Members confirmed it appeared work had started already. The LHDB reached consensus to not object to the proposed construction.

79 Jobs Lane, Bridgehampton – Member Wesnofske drafted and circulated a report and spoke of the property history and the area. He noted the architecture is distinctive. He spoke of the proposed work and noted there were prior additions to the structure. He noted that one of the oldest cemeteries in the Town is located across the street from this property. The LHDB reached a consensus to not object to the proposed construction and to recommend to keep the windows within the same characteristic style.

430 Main Street, Quogue – Member Heine drafted and circulated a report prior to the meeting. He noted that the property is not in the Historic Resource Survey but was noted in the Quogue Hamlet Heritage Report. He spoke of the proposed work and described the structure as it appeared to be in good condition. He noted the shed dormer and windows on the front are not in style with the rest of the house. The LHDB reached a consensus to not object to the proposed construction and to recommend reconsidering the roof line and window design to be more in keeping with the original style of the house.

75A Baycrest Avenue, Westhampton – Member Heine drafted and circulated a report prior to the meeting. He spoke of the structure and noted the house had been gutted out and there was a Stop Work Order. It appeared that the windows, doors and siding had all been updated in the

past. The property is not listed in the Historic Resource Survey. The LHDB reached consensus to not object to the proposed construction.

615 Flying Point Road, Water Mill – This property was reviewed previously in 2013 and Member Clark drafted and circulated a report at that time. She noted the property was in the Historic Resource Survey (WM-56) and she spoke of the structure's history and good maintenance. She explained what was proposed in 2013 and that the LHDB did not object. She spoke of what is presently proposed and noted that the new construction would match existing materials. The LHDB reached a consensus to not object to the proposed construction and to recommend re-use of any original materials.

4 Old Squires Road, Hampton Bays – Member Pleat spoke of the structure and noted that the work was done in 2005 and this application was to legalize the renovation. The structure appeared to have no historical significance. The LHDB reached a consensus to not object to the completed construction.

REFERRALS

9 & 11 Jackson Avenue, East Quogue – Member Davis drafted and circulated her review and comments prior to the meeting. The LHDB had a brief discussion and noted that this property had been reviewed before in 2017. The LHDB reached consensus to not object to the proposed changes as there was no impact with respect to the Town's Historic Resources. The LHDB remains interested in the opportunity to review any application made to the Building Department in relation to 9 Jackson Avenue.

PENDING LANDMARK & HISTORIC DISTRICT APPLICATIONS & OUTREACH

121 South Rd, Westhampton – No news.

1193 Flanders Rd, Flanders – Member Young confirmed that the owner will not give consent.

8 Studio Lane, Art Village – No news

Bridgehampton Historic District – Member Wesnofske noted the application and consent form were both posted on the website. There will be a meeting with the owners on August 13, 2019. Dave and Janet will assist Member Wesnofske in sending the letters out to the owners.

NEW BUSINESS

Member Wesnofske brought up a suggestion to the LHDB to draft a new policy and program for maintenance on properties of non-profit organizations that are landmarked. The LHDB held a discussion and Member Wesnofske asked Member Young if she would take on the project of drafting a policy for the LHDB to review.

CERTIFICATE OF APPROPRIATENESS DISCUSSION

Tuttle-Fordham Mill – No news

Lyzon Hat Shop – No news.

Big Duck – Member Young gave the LHDB a COA application for the plaque on the Victorian Barn, where the plaque was placed to the right side of the entry door. The LHDB had a discussion and shared concerns of the new position of the plaque. Member Wesnofske tabled the discussion and postponed approval of the COA until next meeting as there needs to be more discussion on the position of the plaque. Member Clark inquired about needing a COA for the

bench that is on the property. The Parks & Recreation Department placed a sign on the property of the Big Duck Ranch advertising summer concerts at Good Ground Park. The sign is positioned in an odd place and is difficult to read. Member Wesnofske suggested negotiating a COA for seasonal signs on the property. He asked Member Young to draft an agreement with Parks and Recreation Department regarding seasonal signage.

OTHER MATTERS

Demolition and Construction List Update – Member Clark circulated an updated list on June 26, 2019. She spoke of a few properties from past reviews, where the demolition or construction had taken place.

ZBA/PB/ARB/CB Pending Applications –

- ZBA – repeats
- Planning – On July 11, 138 Old Country Road, East Quogue was on agenda.

Draft memo re. demolition without a permit - Suspended

What is an AYB date for the purpose of LHDB business – Member Clark brought up a concern regarding the AYB on a structure that has been moved or altered. Some of the concerns are, should you change the AYB in the records when there has been modernization of a structure? Is it reconstruction with the old AYB retained? Do you remove the flag in Town records? Is the structure still considered historical if it is not at its original location? In the past, how these issues were addressed has been inconsistent and, therefore, these issues need to be resolved. The LHDB had much discussion and is considering drafting a policy.

What is the extent of COA requirements on Town Landmarks – This matter was discussed above under the Big Duck issue under Certificates of Appropriateness.

NEW BUSINESS

Dave explained that the Building Department was revising the current Landmarks Application. They wanted to be more specific on what Assessor records were needed to review the application as sometimes there are unnecessary documents. There were expressions of support for continuing the current practice.

Member Pleat noted that Richard Casabianca has completed the work needed for the Landmarks Maintenance Award and she made a site visit to confirm. Richard was inquiring about the next steps to be taken. The LHDB advised her to inform Richard to submit pictures of the completed work, with receipts of money spent and a cover letter explaining work done. Member Pleat also noted that Richard Casabianca's mother was interested in landmarking her house and obtaining an easement.

Member Young announced that she will be presenting at the Riverhead Town Landmarks Board regarding the roadside historic marker at original site of the Big Duck.

Meeting Adjourned at 10:05 pm.

NEXT MEETING: August 20, 2019