

# **LANDMARKS and HISTORIC DISTRICTS BOARD**

Meeting Minutes August 20, 2019

Town Council Conference Room, Second Floor

Southampton Town Hall, 116 Hampton Road, Southampton

**Board Members Present** – Ed Wesnofske, Stephanie Davis, Susan Sherry Clark, Bill Heine, Tim Ganetis, Janice Jay Young, Vicki Kahn

**Absent** – Martha Green, Sarah Pleat, Jeffrey Gibbons

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

**Guests:**

- Kevin Cirincione – Owner representing 429 Montauk Hwy, East Quogue

## **MEETING AGENDA**

The meeting was called to order at 7:03 pm.

The agenda was changed to accommodate the guest in attendance.

## **CONSTRUCTION PERMIT APPLICATION**

**429 Montauk Hwy, East Quogue** - Member Davis drafted and circulated a report prior to the meeting. She described the structure and the area and noted that the property is listed in the Historic Resource Study and the East Quogue Hamlet Heritage Report. Guest Kevin Cirincione explained the auto accident that damaged part of this structure. The LHDB reached a consensus to not object to the proposed construction and is happy to see this structure preserved in a manner that will help retain the structure's historic integrity.

## **MINUTES**

There were changes made to the June and July minutes prior to the meeting. Member Clark motioned to approve the June minutes and Member Kahn seconded the motion and all were in favor. Member Kahn motioned to approve July minutes and Member Ganetis seconded the motion and all were in favor.

## **DEMOLITION PERMIT APPLICATIONS**

**117 Edgemere Dr. North Sea** – Member Wesnofske described the structure and Member Clark drafted a report. She spoke of the history and pointed out items from her report. It appears there is no historic significance and the house has been modified in the past. Member Davis shared a concern for the loss of mature trees on the property. The LHDB reached consensus to not object to the proposed demolition and to recommend preserving the mature trees on property.

**4 Cedar Dr. Hampton Bays** – Member Pleat drafted and circulated a report for this property prior to the meeting. Her report confirmed there was much vegetation surrounding the structure and the structure was set back from the driveway. She also confirmed that the structure does not possess any historic qualities and there is no new plan to rebuild at this time. Member Wesnofske confirmed that the structure had been modified. The LHDB reached a consensus to not object to the proposed demolition.

## **CONSTRUCTION PERMIT APPLICATIONS**

**19 Prospect Ave, Hampton Bays** – Member Pleat drafted and circulated a narrative and response for this property prior to the meeting. Member Wesnofske described the proposed work. Member Pleat's report confirmed that the addition of a deck will in no way affect the character of the house and there is no reference to this property in any historic resources survey. Therefore, the LHDB reached a consensus to not object to the proposed construction.

**80 Church Lane, Bridgehampton** – Member Wesnofske spoke of the application and what is proposed. He noted this was the third time reviewing this property. The LHDB reached a consensus to not object to the proposed construction.

**22 Dewey Lane, Hampton Bays** – Member Pleat drafted and circulated a narrative and response for this property prior to the meeting. She noted in the narrative that the bulkhead was installed in 2018 and the boathouse needs some repair and restoration because of this. Member Wesnofske explained the proposal and noted there was no historic integrity to the structure. The LHDB reached a consensus to not object to the proposed construction.

## **CERTIFICATES OF APPROPRIATENESS**

**Tuttle-Fordham Mill** – Members Davis and Heine will reach out regarding this COA.

**Lyzon Hat Shop** – No news

**Big Duck** – Member Wesnofske explained the task of reaching out to Friends of the Big Duck to apply for a general COA to cover all miscellaneous items on property. As per the LHDB consensus, there needs to be a discussion with the Parks & Recreation Department regarding the signage on property. Member Young spoke of a 2016 COA that was submitted for a park bench and picnic table on the Big Duck property. Member Young inquired about the plaque that was moved to the outside of the Victorian Barn. Member Wesnofske confirmed it was fine as long as it was on the outside of the Barn and the approval of the COA will be adjourned until the September meeting.

**618 Sagaponack Main Street (Madoo)** – Discussion was adjourned until the September meeting.

## **REFERRALS**

**136 & 138 Montauk Hwy, East Quogue** – Member Heine noted that this property was reviewed in January 2018 and the consensus at that time was not to object to the proposed detached garage demolition. He described the remaining structure and explained that it was gut-renovated. The LHDB reached a consensus to not object to the subdivision and to note that this property remains of LHDB interest if a future application is made to the Building Department.

**225 & 251 Butter Lane, Bridgehampton** – Member Wesnofske explained that the structure on this property was demolished without a Building Permit in July 2018. The LHDB is concerned that they were unable to review this property prior to demolition and may have lost the structure's history and the possibility of preserving any items of historic significance. Member Wesnofske spoke of the e-mail confirming that Code Enforcement issued a Notice of Violation and since then Michael Benincasa consulted with Code Enforcement and a summons was to be issued. The LHDB reached a consensus that the four-lot subdivision is otherwise not of concern and any removal of the remaining barn structure is subject to LHDB review.

## **PENDING LANDMARKS**

121 South Rd, Westhampton – Suspended for now

8 Studio Lane, Art Village – No news

Bridgehampton Historic District – Member Wesnofske drafted and circulated a summary of the August 13<sup>th</sup> Bridgehampton Historic District meeting prior to this meeting. He explained concerns that were brought up at the meeting, which included:

- Limitations impeding future business
- Incentives from a deep-pocketed Town
- Irritating experiences with Town bureaucracy

The overall consensus from the attendees was to have a second outreach meeting and to continue the outreach meetings. Member Wesnofske is suggesting to the LHDB to brainstorm and draft a second stage for reaching out to Library parcels, representatives of churches, and out of town landlords.

Member Wesnofske noted that he has asked Member Greene to research a deconstructed barn from the Topping Rose Inn in Bridgehampton. Member Wesnofske also asked Member Kahn to research reduced tax assessment possibilities and options for landmarked buildings.

## **OTHER MATTERS**

**Demolition and Construction List Update** – In progress

**ZBA/PB/ARB/CB Pending Applications** -

- ZBA – Repeats
- PB – 52 Montauk Hwy, 551 Sag Harbor TPK, Bridgehampton, 225 & 251 Butter Lane, Bridgehampton, 45 Fanning Ave, Hampton Bays

**Draft Memo re: demolition without a permit** – Suspended

**What is an AYB date for the purpose of LHDB business** – Member Wesnofske suggested that the Historic Resource Study created by AKRF is imperfect. There is language in the 2014 code that states the study may be updated periodically. Member Wesnofske suggested that if there are properties in question or changes need to be made, then let him know. David Wilcox suggested to create addendums to submit for properties that need to be changed.

Maintenance Program for Landmarks owned by Non-profits – Member Young looked into it and noted there was very little wording that needed to be changed from program language used for Town or privately-owned Landmarks. Member Wesnofske suggested research on language for application to churches and their exterior character. The date on the application needs to be changed to the last Friday in December (27<sup>th</sup>) instead of November.

## **NEW BUSINESS**

Member Davis noted the Remsenburg Academy recently identified an older survey and realized the neighbor to the west of the Remsenburg Academy has an electric service panel and a driveway that are at least partly on Town property. David Wilcox asked if it was there when the Town acquired the property. After discussion it was decided to inquire with the Town Attorney's office.

David Wilcox explained how CPF was looking to acquire a property and needed an allocation letter for 75 Montauk Hwy, Westhampton (SCTM 900-356-2-9.2). After doing research and investigating it was obvious that an historic building on this property had recently been demolished without a permit or review by the LHDB. David circulated pictures and an e-mail pertaining to this situation prior to the meeting. This building had been Theophilus Brouwer's pottery studio and kiln (historic person responsible for multiple statues and unique pottery glazing).

Member Clark will update the contact list and circulate to the members. She also is working with James of the Town's IT staff to update the historic resource map in the GIS operation.

Member Clark noted there was an article in the Southampton Press regarding CPF using money for Maritime Heritage.

**Meeting Adjourned at 8:45 pm**

**NEXT MEETING: September 17, 2019**