

LANDMARKS and HISTORIC DISTRICTS BOARD

Minutes for January 11, 2022 Special Meeting

Virtual Zoom Meeting

Southampton Town Hall, 116 Hampton Road, Southampton

Board Members Present: Ed Wesnofske, Stephanie Davis, Susan Sherry Clark, Tim Ganetis, Vicki Kahn, Bill Heine, Martha Greene

Absent – Jeffrey Gibbons

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

Guests:

- Kelly Doyle – Assistant Town Attorney
- Scott Kocis – Owner representing 189 Lumber Lane, Bridgehampton
- Michael Kocis – Representing 189 Lumber Lane, Bridgehampton
- Julie Greene – Town Historian
- Jack Flack – Owner representing 248 Newlight Lane, Water Mill

Member Wesnofske inquired if there was an objection to convening the Special Meeting. All members present were in favor of having the meeting.

The Landmarks Board went into executive session at 7:03 pm.

MEETING AGENDA

The special meeting was called to order at 7:20 pm; the purpose of the special meeting was to discuss 189 Lumber Lane, Bridgehampton.

Guest Jack Flack noted he was very happy to see the Town Board moving forward with Landmark Designation on 248 Newlight Lane, Bridgehampton and was very appreciative of the Landmarks Board and their efforts.

Member Wesnofske explained the chain of events that has taken place regarding 189 Lumber Lane, Bridgehampton prior to the meeting and noted that the LHD Board received additional information to review prior to the meeting. David drafted and circulated a comparison of what was approved for the original COA and the proposed COA amendment for everyone to look at. Pictures of the current status of the structure were shared. Member Wesnofske explained the different elements of the proposed elevations and there was much discussion.

Member Wesnofske spoke of and described the “The Secretary of the Interior’s Standards for the Treatment of Historic Properties”, which includes guidelines for Preserving, Rehabilitating, Restoring and Reconstructing historic buildings. Member Heine noted the size of the addition is larger than the original historic volume. The LHD Board viewed and discussed the three proposed elevations and made suggestions for further changes.

Guest Scott Kocis explained that the chimney was extremely unsafe and needed to be removed. He also noted the round louver in the submitted design sketches will not be kept and noted that it would be most efficient if the LHD Board could draft a list of requested changes for guidance.

He pointed out the pictures of the building he submitted in December and discussed with the LHD Board.

Member Heine inquired if the Landmark Designation spoke to the landscaping? Member Wesnofske responded that there was no suggestion for the landscaping in the Landmark Designation. Member Davis noted that although the new addition might not be as visible now because of the landscaping, it may become visible later if the landscaping is altered. Scott noted that in the summer the existing trees leaf out and reduce the visibility of the structure.

Dave inquired if the pitch of the roof was same on both the new and old volumes? Scott will confirm with architect. Member Davis noted the window details need to be listed on the plans. Dave inquired with the LHD Board if the applicant could continue some work (for example the mechanicals, the fireplace, and roofing on rear extension) while the COA was pending? It was suggested to have the Building Department issue a limited Stop Work Order and the LHD Board will need to identify items that can continue. Member Davis suggested to put a tarp on the roof in question.

Member Wesnofske suggested postponing further consideration as the applicant needs to submit additional details and modifications for the hipped roof version. Member Heine will draft some items to give the applicant guidance. Dave suggested that the LHD Board be very detailed with descriptions when approving the amended COA.

After much discussion, the LHD Board reached a consensus to postpone further review until they receive revised construction plans from the applicant.

Meeting Adjourned at 8:27 pm.

Next Meeting: January 18, 2022 at 7:00 pm