

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes January 15, 2019

Town Council Conference Room, Second Floor

Southampton Town Hall, 116 Hampton Road, Southampton

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

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

Guests:

- David DiSunno – Contractor representing 94 Ocean Rd, Bridgehampton
- Tim McCulley – Attorney representing 86 Chester Ave, Bridgehampton
- Louis Puccio – Expediter representing 143 East Ave, Flanders
- Britton Bistran – Agent representing 94 Ocean Rd, Bridgehampton
- Vicki Kahn – Interested community member for vacant position on LHDB

MEETING AGENDA

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

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

DEMOLITON PERMIT APPLICATION

94 Ocean Rd, Bridgehampton – Member Wesnofske noted that this was the 3rd time reviewing this property and spoke of the previous reviews. He noted that he and Julie Green made a site visit and explained that they are putting in new barn with same dimensions. Guest David DiSunno noted that he had a strategy for lifting the barn but the Chief Building Inspector requested a structure in conformance to modern building code. Member Davis inquired about the amount of historic fabric left. The LHDB reached consensus to not object to the proposed demolition and to recommend to salvage or re-use any historic fabric.

CONSTRUCTION PERMIT APPLICATION

86 Chester Ave, Bridgehampton – Member Wesnofske spoke of the proposed work and explained that the neighborhood has had a lot of demolitions with replacements by very large homes. This property is not listed in the Historic Resources Survey. Guest Tim McCulley had a title list from 1982 and read the prior owners and also noted there were numerous renovations already done. Member Davis inquired if there were any historic resources in the area. The Board reviewed the plans and spoke of their concerns of not wanting the change as there are nice architectural details that will be lost. Tim McCulley noted most changes will be on the back and they will try to keep some of the porch and he will express to the owner the Board's concerns. The LHDB reached a consensus to not object to the proposed construction and to recommend preserving the porch and style of the roof.

DEMOLITON PERMIT APPLICATION

143 East Ave, Flanders – Members Ganetis and Young drafted and circulated a report. Member Ganetis spoke of the property and history. It appears that the structure was already modified. The LHDB reached consensus to not object to the proposed demolition.

MINUTES

Member Clark motioned to approve the November 2018 minutes and Member Davis seconded; all members present were in favor of approval.

63 Jagger Lane, Westhampton – Member Davis drafted and circulated a report and spoke of the structures on the property. It was noted that there were holes in the roofs of all of the structures and they appeared to be neglected. There was no historic significance associated with the property or in the area. Member Davis explained that there is a ditch-and-mound feature located on the eastern side of the property, which is an interesting historic artifact that should be preserved. The LHDB reached a consensus to not object to the proposed demolition and to recommend preservation of the ditch-and-mound structure.

CONSTRUCTION PERMIT APPLICATIONS

45 South Bay Ave, Eastport – Member Heine drafted and circulated a report. He spoke of the structure and noted it was in disrepair. He spoke of what is proposed and noted that it was hard to tell what was original and what had been added to the structure. It is not listed in the Historic Resources Study. The structure does have a round cellar that will remain. The LHDB reached a consensus to not object to the proposed construction.

203 East Montauk Hwy, Hampton Bays – Member Pleat spoke of the garage and described the fire damage. She also spoke of what was proposed. The LHDB reached a consensus to not object to the proposed construction.

163 Shore Rd, North Sea – Members Gibbons and Clark spoke of what was proposed, which includes removing the front door, adding windows with large panes of glass, and removing the fireplace and chimney. They will also be taking asbestos shingles off and replacing with cedar shingles. There are large houses on both sides and it appears the neighborhood includes mixed structures. The LHDB reached a consensus to not object to the proposed construction.

80 Church Lane, Bridgehampton – Member Wesnofske drafted and prepared a report. He noted the structure was built in 1927 and spoke of its history. He described the structure and noted garage is not original; it appears the structure lost its original character. The LHDB reached a consensus to not object to the proposed construction.

CERTIFICATES OF APPROPRIATENESS

Tupper Boathouse, North Sea – No news

Tiana Lifesaving Station – No news

Tuttle-Fordham Mill – No news

Lyzon Hat Shop – No news

REFERRALS

None at this time.

PENDING LANDMARKS & HISTORIC DISTRICT APPLICATIONS & OUTREACH

121 South Rd, Westhampton – No news

1193 Flanders Rd, Flanders – No news

8 Studio Lane, Art Village – Continues to percolate, owner has had conversations with the Supervisor

Bridgehampton Historic District – Member Wesnofske explained that the Supervisor encouraged Member Wesnofske and Julie Green (Town Historian) to move forward. The plan involves reaching out to property owners with letters describing the historic integrity and significance of the property. He continued to explain the process. There was conversation of land marking in the incorporated villages. Member Wesnofske spoke of some examples. Member Davis explained that you cannot land mark in incorporated villages under Town Code; there has to be a village code which there often is not. There can be historic designation through the NY State & national registers. David noted there are no town codes that apply to the villages and consultation should be made with the Town Attorney.

OTHER MATTERS

Demolition and Construction List Update – Member Clark updated the lists and circulated prior to meeting. David Wilcox asked GIS to remove the flag for 80 East Montauk Highway in Hampton Bays because it was demolished in 2014. The lists will continue to be updated.

ZBA/PB/ARB/CB Pending Applications –

- Planning Board – 437 North Sea
- ZBA – Repeats

LMAP Applications – Member Wesnofske spoke of the two applications that were submitted.

- Richard Casabianca – 10 Wakeman Rd, Hampton Bays
- Linda Euell – 84 Montauk Hwy, Water Mill

Member Wesnofske noted that the Linda Euell needs to provide more detail as to what windows will be replaced. After discussion, it was decided to grant \$12,000 to replace damaged windows first and also replicate the windows on the façade. Need contractor to give drawings of windows on façade. David mentioned that the Board needs to advise applicant to get a COA. All members agreed to grant Richard Casabianca \$4,000 and there is no need for a COA.

Draft memo re. demolition without a permit – In progress

Meeting Adjourned at 9:55 pm

NEXT MEETING: February 19, 2019