

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes January 18, 2022

Virtual Zoom Meeting

Southampton Town Hall, 116 Hampton Road, Southampton

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

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

Guests:

- Kelly Doyle – Assistant Town Attorney
- Maria Moore – Westhampton Beach Mayor representing Dix Windmill Project
- Kyle Collins – With Westhampton Historical Society representing Dix Windmill Project
- Larry Jones – Historic preservation consultant representing Dix Windmill Project
- Scott Kocis – Owner representing 189 Lumber Lane, Bridgehampton
- Christian McClean – Owner representing 25 Carroll Street, Noyac

MEETING AGENDA

The meeting was called to order at 7:03 pm. The agenda order was changed to accommodate guests in attendance. Member Kahn motioned to approve the December 21 minutes, Member Wesnofske seconded, all members present were in favor.

PENDING LANDMARK & HISTORIC DISTRICT APPLICATIONS & OUTREACH

Dix Windmill, Westhampton Beach – Member Wesnofske described the application and guest Kyle Collins described the current location and property (89 Seafield Lane) of the windmill. He explained that there was a two story house attached to windmill but has been demolished. He presented pictures of the windmill, pointing out items in his report circulated prior to the meeting. He explained there is an interest to move the windmill to 35 Main Street, Westhampton Beach (the Great Lawn); although the exact location has not been determined, the corner is ideal as it will be best for visibility. He spoke of the windmill history and its details, noting there was hardware found from the blades and that the windmill withstood the 1938 Hurricane.

Guest Mayor Moore spoke and expressed that she is very interested in moving the windmill as she would not want to see it demolished. She noted that she communicated with Lisa Kombrink of the CPF and Lisa encouraged Mayor Moore to landmark the windmill first. She explained that this project needs to be done in steps as it will be costly.

Member Wesnofske drafted a resolution prior to the meeting for the LHDB to review and vote on. Member Davis asked Kyle to speak about the inter-municipal agreement. Kyle explained that the windmill is planned to be moved to 35 Main St, Westhampton Beach which is jointly owned by Town of Southampton and the Village of Westhampton Beach. Landmarking of the windmill would also require action by the Town. Therefore, the Town and Village would need to enter into an inter-municipal Agreement to facilitate these activities. Member Kahn inquired if there was a time pressure? Mayor Moore responded that there is as the homeowner has demolished the surrounding house and constructing a new home adjacent to the windmill and it is risky to leave the windmill onsite while that is taking place. Kyle noted time is of the essence and this action needs to be expedited. Mayor Moore noted that the Village needs to go out to bid for structural

engineer. Guest Larry Jones spoke and noted that the windmill is a very stout building and there is no evidence of leakage. He described the structure in detail and noted it has been well maintained and will be fairly easy to restore. Member Heine inquired if it was possible to recreate the water pump for educational purposes. Mayor Moore responded yes and Larry responded that they would love to have the water pump working if possible. There is a need to move the structure in as few pieces as possible.

Member Wesnofske inquired if CPF was involved with the financial part and it was noted that CPF will be providing funding for restoration and the Village will spend their own funds to move the windmill.

Member Wesnofske spoke of the history of former owner John Adams Dix who was the 21st Governor of New York. Kyle explained that once the LHD Board passes a resolution recommending landmarking the next action will be for the Southampton Town Board to pass a resolution for a Public Hearing. Member Ganetis motioned to approve the resolution to Landmark the windmill, Member Wesnofske seconded, Member Davis abstained, and the rest of the members present were in favor.

CERTIFICATE OF APPROPRIATENESS

189 Lumber Lane, Bridgehampton – Member Wesnofske spoke of the prior review that took place at the January 11 special meeting. Scott Kocis spoke and shared his response to Member Heine’s recommendations. He noted there are three options:

- Opt 1 - New roof with hipped back design to northern extension
- Opt 2 – Retain existing gabled design
- Opt 3 - Retain existing gabled design and include a front porch

He continued to explain Member Heine’s recommendations and shared a revised set of plans with his responses that was circulated prior to the meeting. He explained his revised plans and there was much discussion. Member Heine explained that he prefers the hipped roof design (option one). He has no concerns about the shutters on addition. He inquired if there was a color picked for the proposed flower boxes. Scott noted the flower boxes would be wood and a color has not been decided on yet for shutters, but may be between black, navy, or green. There was additional discussion.

The Board is very concerned with the windows as the proposed windows do not match the original windows and there is too much space between them. Scott explained that the flower boxes will visually elongate the windows. He continued to share pictures of homes in the immediate area and compared the houses to his structure. After discussion Scott agreed to make the top windows larger to match the original. Member Davis commented on maintaining the window boxes. Each board member expressed their concerns and comments regarding the hip roof, windows, window boxes, colors, and other design features. A consensus was reached in favor of the larger windows, hipped roof design, and removal of window boxes.

Scott expressed to the LHD Board that he was disappointed regarding the roof. He appreciates the feedback, but continued speaking about the issue he had with the prior design and noted that the new windows will be very costly. He then inquired what the next steps were.

Member Wesnofske explained and noted the modifications that need to put in the COA. David asked Member Wesnofske to put specifics in all areas discussed into the COA.

CONSTRUCTION PERMIT APPLICATION

25 Carroll Street, Noyac – Guest Christian McClean noted that his family has been living at this residence for nine years and has outgrown it. Member Wesnofske spoke of the proposed work and that the garage is proposed to be demolished. Member Wesnofske spoke of the area and Member Davis noted the proposed work does not appear to impact any historic resource. The LHDB reached a consensus to **not object** to the proposed construction.

DEMOLITION PERMIT APPLICATIONS

201 Jobs Lane, Bridgehampton (BH-47) - Member Wesnofske spoke of the proposed demolition and noted that the application was incomplete until exterior and interior photos are received. He spoke of the history and noted there are two barns on the property from 1940 & 1950. He noted work is being done on the property as trees and shrubs are gone already. The LHDB reached a consensus to deem the application incomplete and adjourn review to next meeting after receiving missing photos.

2297 Montauk Hwy, Bridgehampton (BHHD-23) – Member Wesnofske spoke of the history and the proposed demolition. The building is an historic structure in the proposed Bridgehampton Historic District. Member Wesnofske wants input from Julie Greene. The LHDB reached a consensus to deem the application incomplete and adjourn review to next meeting after receiving missing photos for all structures on property.

8 Nickerson Lane, Remsenburg – Members Heine & Davis drafted and circulated a report prior to the meeting. Member Heine spoke of the structures on the property; the main house is being demolished, but the accessory structures will remain. The windows, doors and hardware are original. The AYB is 1894 but it appears from the maps and affidavit that the correct date is 1909. Member Heine described the house and its deteriorated condition, particularly its foundation, which is heavily decayed. He spoke of the history and noted there are four historic resources in area, but none is visible from this property. The LHDB reached a consensus to **not object** to the proposed demolition.

CONSTRUCTION PERMIT APPLICATIONS

89 Cobb Rd, Water Mill (WM-11) – Member Clark drafted and circulated a report prior to the meeting. She spoke of the history and structure, noted the property was listed in the historic resource survey and that an addition was made prior to this review. She noted there is not much of the original material left. The LHDB reached a consensus to **not object** to the construction.

67 Norris Lane, Bridgehampton – Member Wesnofske spoke of the proposed work and noted the area has similar houses and there are numerous new homes going up. There is no major historic character remaining. The LHDB reached a consensus to **not object** to the proposed construction.

2803 Noyack Rd, Noyac – Member Gibbons made a site visit and noted that it appears the work was done and the interior appears to be gutted. Member Wesnofske noted there is no historic value to the house and the LHDB reached a consensus to **not object** to the proposed construction.

60 Lynn Ave, Hampton Bays – Member Clark spoke of the proposed work, noted the footprint was expanded, and pointed out interesting aspects of the structure. The LHDB reached a consensus to **not object** to the proposed construction.

22 Lakewood Ave, East Quogue – Member Davis drafted and circulated a report prior to the meeting. She spoke of the area and noted the cottage was modest, the property is not listed in any

historic survey or report, and the property and structure do not have any historic significance or criteria to be a landmark. There are no historic resources in the area. The LHDB reached a consensus to **not object** to the proposed construction.

191 Bridgehampton-Sag Harbor Tpke, Bridgehampton – Member Wesnofske explained proposed work, spoke of the property history, and noted there is not much historic significance. The LHDB reached a consensus to **not object** to the proposed construction.

CERTIFICATE OF APPROPRIATENESS

Nathanial Rogers House, Bridgehampton - Pending

REFERRALS –

360 Montauk Highway, Eastport - Pending

PENDING LANDMARK & HISTORIC DISTRICT APPLICATIONS & OUTREACH

Bridgehampton Historic District – Pending

248 Newlight Lane, Water Mill – Public Hearing was 1/11. Waiting for Town Board to pass resolution to landmark.

OTHER MATTERS

Demolition and Construction List Update – Member Clark circulated the demo list and will circulate the others shortly.

ZBA/PB/ARB/CB Pending Applications –

- Planning – 248 Newlight Lane & Repeats
- ZBA - Repeats

Annual Landmark Inspections – Pending

Landmarks Maintenance Program – In process. Will extend application deadline to Feb. 14, for the 2022 award.

Member Heine circulated an e-mail from Eleanor Kobel prior to the meeting asking for an extension for the 2021 LMAP award for the Topping-Raynor House at 121 South Rd, Westhampton on the 2021 LMAP as she has not completed the work yet. After consideration, the LHDB reached a consensus to extend funding for this award until December 31, 2022.

Landmarks Maintenance Grants for non-profits - Pending

Coordinate with CPF on future Easements – No news

Certified Local Government (CLG) status – No news. Need resolution to schedule hearing.

NEW BUSINESS – Member Heine noted that information about recently-landmarked properties needs to be added to the LHDB webpage and Historic Resources Map.

Meeting Adjourned at 10:33 pm

NEXT MEETING: February 15, 2022 at 7:00 pm