

# LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes February 15, 2022

Virtual Zoom Meeting

Southampton Town Hall, 116 Hampton Road, Southampton

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

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

## **Guests:**

- Julie Burmeister – Interested community member
- Kelly Doyle – Assistant Town Attorney
- Pamela Harwood – Interested community member from Bridgehampton Civic Assoc.
- Scott Kocis – Owner representing 189 Lumber Lane, Bridgehampton

## **MEETING AGENDA**

The meeting was called to order at 7:03 pm. The order of the agenda was changed to accommodate guests in attendance. Changes were made to the January 18, 2022 minutes prior to the meeting. Member Wesnofske motioned to approve the January 11 and January 18, 2022 minutes; all members present were in favor.

## **DEMOLITION PERMIT APPLICATIONS**

**201 Jobs Lane, Bridgehampton (BH-47)** – Member Wesnofske described the proposed demolition and explained that this application was held over from last meeting due to missing information and photos. He spoke of the property history and the area and showed pictures submitted prior to the meeting. The farm no longer exists and the houses in area are modern, so area has lost historic context. Guest Pamela Harwood noted that the house is charming and shouldn't be demolished, even though it is cosmetically not in good shape. She noted that just because houses in the area have changed, that is not enough reason to let another go. Member Wesnofske explained the position of the LHDB when reviewing a structure - there needs to be a significant historic value when judging whether to object to demolition. It was noted that the architecture of the structure is representative of the area in Bridgehampton. Member Davis noted the structure is listed in the Historic Resource Survey. After much discussion the LHDB reached a consensus to **object** to the proposed demolition and recommend rehabilitating the structure, as the house has an architecturally-recognized style and possesses original integrity.

**2297 Montauk Hwy, Bridgehampton** – Member Wesnofske noted that this application is deemed incomplete as the pictures that were requested have not been submitted. This application will be adjourned to next meeting on March 15.

## **CERTIFICATE OF APPROPRIATENESS**

**189 Lumber Lane, Bridgehampton** – Guest Scott Kocis circulated an e-mail prior to the meeting objecting to the LHDB's recommendation and pointing out terms in the Secretary of Interior Standards for Rehabilitation to support his argument. He expressed that the cost will be too extensive for the hip roof. Member Wesnofske explained and shared sets of drawings for both options for the LHDB to vote on. Member Heine described and explained both options. There was much discussion and Scott again expressed his financial hardship concerns. Member Heine

calculated that there is only a 1% difference with the cost and noted that this does not appear to present hardship. Member Wesnofske asked the LHDB to vote by showing hands of the members that are in favor of the hip roof design and members that are in favor of the gable roof design. The voting members unanimously chose the hip roof design, with one member abstaining. Scott expressed that the hip roof is not good next to the straight gable and is financially unreasonable, and noted that he already funded restoration of the original volume. After much discussion, the LHDB reached a consensus to approve the hip-roof design.

## **CONSTRUCTION PERMIT APPLICATIONS**

**19 Jackson Ave, East Quogue** – After an initial review, the LHDB (Members Wesnofske & Davis) determined that further review of this application is not warranted.

**214 Maple Lane, Bridgehampton** – Member Wesnofske described proposed work and noted there will be no impact to the exterior. The LHDB reached a consensus to **not object** to the proposed construction.

**149 Towd Point Rd, North Sea** – Member Gibbons made a site visit and took pictures, which he shared and described structure and proposed work. He noted the structure was in good shape. Member Wesnofske noted it appears to have replacement windows and he spoke of the history and the building of the structure. The LHDB reached a consensus to **not object** to the proposed construction.

**103 Ponguogue Ave, Hampton Bays** – Member Wesnofske spoke of the area and the structure and noted that he did not find any historical significance. Member Davis noted the proposed addition is not overwhelming and will look nice. The LHDB reached a consensus to **not object** to the proposed construction.

**32 Lighthouse Rd, Hampton Bays** – After an initial review, the LHDB (Members Wesnofske and Davis) determined that further review of this application was not warranted.

**10 Schwenks Rd, Water Mill** - Members Clark & Kahn made a site visit and took pictures. It appeared that the work had already been completed, although somewhat differently than the proposed plans. Member Clark spoke of the area and history, and of the proposed work and structure, which appears to be a converted accessory structure. Member Kahn noted there had been a lot of changes over the years and there is not much historic character remaining. The LHDB reached a consensus to **not object** to the proposed construction.

David Wilcox mentioned that there was an inquiry from the Building Department on **6 Wilson Ave, Hampton Bays**. This application was reviewed in July 2020 for a demolition to which the LHDB did not object. The applicant decided to keep the structure and do renovations. There is a new owner now and they want to demolish the structure. David suggested that there was no reason for an application to be reviewed by the LHDB.

## **CERTIFICATE OF APPROPRIATENESS**

Nathaniel Rogers House, Bridgehampton - Pending

## **REFERRALS**

**225 & 251 Butter Lane, Bridgehampton** – Member Greene spoke of the proposed work and noted the applicant wants to divide property. Member Wesnofske spoke of the proposed application submitted to the Planning Board and shared pictures from a site visit by Members Wesnofske and Greene and described the structures. It appears that the plan before the Building Department is requiring a full demolition.

**360 Montauk Hwy, Eastport** – Pending – no news.

## **PENDING LANDMARK & HISTORIC DISTRICT APPLICATIONS & OUTREACH**

**Bridgehampton Historic District** – Pending

**248 Newlight Lane, Water Mill** - The Town Board approved the designation.

**Gov. John Adams Dix Windmill, Westhampton Beach** – The Public Hearing is scheduled for March 8, 2022.

## **OTHER MATTERS**

**Demolition and Construction List Update** – Member Clark circulated the updated list.

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

- ZBA – 2/3 – 17 Alanson Lane – Adding boat yard and storage
- PB – 251 Butter Lane & Repeats

**Annual Landmark Inspection** – No news

**Landmark Maintenance Program** – Extended application deadline to March 15 as there is only one application.

**Landmarks Maintenance Grants for non-profits** - No news.

**Coordinate with CPF on future Easements** – No news

**Certified Local Government (CLG) status** - David Wilcox noted that we are getting close to a revised code that complies with SHPO. He continued to explain the actions that have taken place. Member Kahn will confirm with SHPO.

## **NEW BUSINESS**

It was noted that members that are continuing on the LHDB need to be sworn in, including Barbara Roberts who will be filling in the vacancy on the board.

**Meeting Adjourned at 9:10 pm**

**NEXT MEETING: March 15, 2022 at 7:00 pm via zoom.**