

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes February 19, 2019
Town Council Conference Room, Second Floor
Southampton Town Hall, 116 Hampton Road, Southampton

Board Members Present: Ed Wesnofske, Stephanie Davis, Tim Granetis, Bill Heine, Susan Sherry Clark

Absent: Sarah Pleat, Janice Jay Young, Jeffrey Gibbons

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

Guests:

- Luca Ritter - Representing 3 Wakeman Rd, Hampton Bays
- Lily Lutz – Representing 3 Wakeman Rd, Hampton Bays
- Don Moore – 173 Davids Lane, Water Mill

MEETING AGENDA

The meeting was called to order at 7:05 pm.

There were minor changes to the December 2018 and January 2019 minutes. Member Wesnofske motioned to approve the December and January minutes and all in attendance were in favor.

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

CONSTRUCTION PERMIT APPLICATIONS

173 Davids Lane, Water Mill – Member Clark spoke of what is proposed and described details of the windows. Guest Don Moore informed the board that the front door will be left for now, but replaced at some point. Member Clark shared pictures of the door from the 1900s and recommended that a transom-type window be used in conjunction with the front south door to bring back the 1900s look. Don noted that they were unable to get wavy glass for windows but did get 6 over 6 divided light windows made by Green Mountain. The LHDB reached a consensus to not object to the proposed work and to recommend re-use of any historic materials.

3 Wakeman Rd, Hampton Bays – Member Pleat did a site visit and drafted and circulated a report. Member Wesnofske noted this property is in the Historic Resource Study and that the structure had been modified. Member Davis inquired if the siding was being replaced on just the first floor. Luca Ritter responded that both floors will be replaced and asked if they could continue the vertical siding as squirrels have damaged areas of the siding. Member Davis recommended to retain the appearance of the soffits. The LHDB reached a consensus to not object as the work being done will preserve the existing structure.

DEMOLITION PERMIT APPLICATIONS

21 Hampton Rd, Noyac – Member Wesnofske shared and described pictures that indicated the structure was not present in the 1930s. He noted that other structures in the area are being renovated due to flooding. The LHDB reached consensus to not object to the proposed demolition.

406 Mill Rd, Westhampton – Member Heine drafted and circulated a report that described the history and condition of the structure. He noted that the structure has not been used in a while, there was a lot of damage due to neglect, and the windows are in disrepair. David Wilcox and

Member Wesnofske spoke of the building's history. There was much discussion of the possibility of rehabilitating the structure if in a historic district and salvaging items to share with the community for local projects. The LHDB reached a consensus to not object to the proposed demolition and to recommend salvaging historic materials.

CONSTRUCTION PERMIT APPLICATIONS

1420 Flanders Rd, Flanders – Members Ganetis and Young made a site visit and drafted a report, which was circulated. Member Ganetis noted the property was in the Hamlet Heritage Report and explained the house had been altered and the work was already done. The LHDB reached consensus to not object to the proposed/completed construction.

13 Shinnecock Place, Hampton Bays – After an initial review, the LHDB (Members Pleat, Wesnofske & Davis) determined that further review was not warranted.

20 Fanning Ave, Hampton Bays – After an initial review, the LHDB (Members Pleat, Wesnofske & Davis) determined that further review was not warranted.

471 Magee Street, Tuckahoe – Member Clark drafted and circulated a report and made a site visit. She spoke of what is proposed, discussed the report, and pointed out some history of the area. She confirmed there appeared to be no historic significance to the previously altered building and the LHDB reached a consensus to not object to the proposed construction.

23 Franklin Ave, Quogue – Member Davis drafted and circulated a report. She confirmed there appears to be no historic significance to the building and that in 2004 there had been a large addition made, with all exterior materials replaced. There are not many historic resources in the immediate area. The LHDB reached a consensus to not object to the proposed construction.

CERTIFICATE OF APPROPRIATENESS DISCUSSION

Tupper Boat House, North Sea – No news

Tiana Lifesaving Station – No news

Tuttle-Fordham Mill – No news

Lyzon Hat Shop – No news

REFERRALS

85 North Phillips Ave, Speonk – Member Davis drafted and circulated a report. She confirmed that there seem to be no historic associations for the property and showed and explained the plans for redevelopment. The rear portion of the property is proposed to remain as open space. The LHDB reached a consensus that the proposed redevelopment will not impact the historic resources of the Town and to recommend that the proposed open space be retained as natural undisturbed woods.

416 Montauk Hwy, East Quogue – Member Davis made a site visit and took pictures, which she shared with the Board. While showing the site plan, she explained the proposed subdivision of the property and noted there were no historic resources on the property or in the area. The LHDB reached a consensus that the proposed subdivision will not impact the historic resources of the Town.

PENDING LANDMARK & HISTORIC DISTRICT APPLICATIONS & OUTREACH

121 South Rd, Westhampton – Member Wesnofske spoke with the owner as it has been four years since the landmark application process started. He confirmed the owner still wants an easement and is looking to have repairs done. Member Wesnofske suggested to the owner that landmarking proceed so they could apply to the Landmarks Maintenance Program.

1193 Flanders Rd, Flanders – No news.

8 Studio Lane, Art Village – No news.

Bridgehampton Historic District – In progress. Member Wesnofske met with the Town Supervisor and discussed a possible second Historic District in Bridgehampton.

OTHER MATTERS

Demolition and Construction List Update – Updated lists were circulated prior to the meeting,

ZBA/PB/ARB/CB Pending Applications –

- ZBA – 160 Riverside Ave, Flanders (Pyramid height)
- Planning Board – 437 Long Springs and 24 Central Ave

Past Planning Board referral 437 North Sea Mecox Rd was discussed and Member Wesnofske shared a video clip of the Planning Board meeting and their decision. The LHDB then had a discussion on applications that are sent as a Planning Board Referrals, should they be then sent back to the LHDB for review as building permit applications.

LMAP Applications – Applicant Linda Euell submitted a COA to go with her LMAP application and also an e-mail describing the windows and details of replacement. Member Wesnofske shared the details with the Board and then read the drafted resolution. Member Davis motioned to approve the LMAP Resolution, Member Ganetis seconded, and all members present approved of the resolution. There was 3 members absent and there is 1 vacancy.

Draft memo re: demolition without a permit – In Progress.

LHD Board proposed membership change – Town Councilman Bouvier stopped by the meeting to say hello and announced there is a possibility that the LHDB will be enlarged to eleven members. Member Wesnofske explained that out of the three interested candidates for the vacancy, there was one that stepped down.

NEW BUSINESS

Member Wesnofske explained that an applicant for application at 2 W. Montauk Hwy, Hampton Bays requested to be reviewed early due to a Notice of Violation that they had received and their situation was time sensitive. Member Wesnofske pointed out that the structure may date back to 1858 and there needs to be more research. Therefore, this application will be reviewed at March's meeting.

Member Clark announced that the Water Mill Museum will be getting a cooper roof.

Sheila Comparetto sent in the November letter from Tom Edmunds regarding Conscience Point Nature Walk. They applied to be a NY State Heritage Area.

Member Clark inquired about possibly issuing building permits to the property and not to the applicant. Dave noted that there is a Public Hearing taking place on this subject on February 12.

Member Clark noted she saw article in newspaper regarding the structure on 1194 Flanders Rd, Flanders, that the house is being preserved and the barn is not.

Meeting Adjourned at 9:34 pm.

NEXT MEETING: March 19, 2019