

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes March 19, 2019

Town Council Conference Room, Second Floor

Southampton Town Hall, 116 Hampton Road, Southampton

Board Members Present: Ed Wesnofske, Stephanie Davis, Sarah Pleat, Jeffrey Gibbons, Tim Granetis, Bill Heine

Absent: Janice Jay Young, Susan Sherry Clark

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

Guests:

- Sheila Comparetto – Representing Tupper Boat House
- Vicki Kahn – Community Member observing meeting and interested in vacant position
- Kerian Czarkowski – Owner representing 45 Old Sag Harbor Rd, North Sea
- Caleb Kercheval – Agent representing 42 Cedar Point Lane, Noyac
- Mark Matthews – Representing Tupper Boat House
- Zachary Tunick – Owner representing 1201 Noyack Rd, North Sea

MEETING AGENDA

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

The agenda was changed to accommodate guests in attendance.

CERTIFICATE OF APPROPRIATENESS

Tupper Boat House - Member Wesnofske described and explained the proposed reconstruction and presented a draft Certificate of Appropriateness (COA). Guest Sheila Comparetto announced that she was happy that the renovation was finally taking place and that it is a big step forward. Member Pleat motioned to approve the COA, Member Gibbons seconded, and all members present were in favor.

DEMOLITION PERMIT APPLICATIONS

45 Old Sag Harbor Rd, North Sea - Member Clark drafted and circulated a report and Member Gibbons did a site visit prior to the meeting. Member Wesnofske explained the process of getting the engineer's report and shared the report with the rest of the board. Member Gibbons noted the structure was well hidden, is a nice cottage in need of a new foundation, and noted the neighborhood was transitioning. Member Davis inquired if windows were original and Member Gibbons confirmed they were. Member Davis pointed out that the engineer's report noted that the structure is sound and expressed concern about losing the structure. Guest Kerian Czarkowski noted that the engineer's report does not reflect that the doorways are very small, some of the ceilings are low, and the family has a hard time fitting into the cottage. Member Davis inquired as to when the family had purchased the property and Guest Czarkowski reported it was in January of this year. The LHDB reached a consensus to object to the proposed demolition and to note the late arrival of engineer's report.

CONSTRUCTION PERMIT APPLICATIONS

42 Cedar Point Lane, Noyac – Guest Caleb Kercheval spoke about the house and pointed out that three of the windows were not original. He also noted that applicant plans to open house up with cathedral ceilings and he shared pictures with the board. The LHDB reached consensus to not object to the proposed construction, which will retain original windows and other historic aspects.

1201 Noyack Rd, North Sea – Guest Zachary Tunick explained he had an extensive home inspection done and they are planning to preserve the structure. He explained all the changes taking place and confirmed they are keeping the fireplace and all existing interior wood. He offered the board a site visit if anyone was interested. Members expressed concern about the third-floor deck arrangement. The LHDB reached consensus to not object to the proposed construction and to recommend re-use of materials.

DEMOLITION PERMIT APPLICATIONS

21 Peconic Ave, Noyac – Member Gibbons noted there was activity on the property, that the windows were not original, and there did not appear to be any historic significance with the structure. The LHDB reached consensus to not object to the proposed demolition.

225 Butter Lane, Bridgehampton – Member Wesnofske explained that the structure was already demolished and the property is now used for other purposes. Member Wesnofske had a conversation with the Chief Building Inspector (Michael Benincasa) prior to this meeting and Mike went over the procedure for situations like this, which is the Building Dept. doubles the fees. Michael Benincasa issued a summons to this property after Member Wesnofske met with him. Member Wesnofske reached out to Mike to see if he would be interested in working with the LHDB to help prevent this type of situation and he did not get a response. The LHDB reached a consensus to object to the already-completed demolition and to recommend referrals by Building Inspector to appropriate Town officials for vigorous enforcement action for violations according to Town Code §123-6 and §123-21.

207 Sebonac Rd, Tuckahoe – Member Clark drafted and circulated a report before the meeting and Member Gibbons did a site visit prior to the meeting. He noted the house is in disrepair and was not listed in the Historic Resource Survey. The LHDB reached a consensus to not object to the proposed demolition.

25 Oakhurst Rd, Hampton Bays – Member Pleat noted this was an interesting property and the houses in the neighborhood are tightly spaced. The LHDB reached a consensus to not object to the proposed demolition.

CONSTRUCTION PERMIT APPLICATIONS

72 Church Lane, Bridgehampton – After initial review the LHDB (Members Wesnofske & Davis) determined that further review was not warranted.

83 Bay Ave, Hampton Bays – Member Pleat noted there was a Stop Work Order on the property. The structure is in very poor condition and it appears they are trying to restore it. She also noted there are a lot of historic resources on Bay Avenue. The LHDB reached a consensus to not object to the proposed construction.

130 Butter Lane, Bridgehampton – Member Gibbons recused himself. Member Wesnofske shared additional pictures of the property and made a site visit. He spoke of the proposed work,

which is to add a bathroom. There are late 19th Century homes in the area and this structure has been added to before. Member Davis noted the proposed addition will balance the mass of the structure. The LHDB reached a consensus to not object to the proposed construction.

12 Sunset Ave, East Quogue – Member Heine drafted and circulated a report. He also made a site visit, noted that the structures cannot be seen from the street, and spoke of what was proposed. He noted the house was lifted after Hurricane Sandy and confirmed that there did not appear to be any historic fabric or significance to the buildings. The LHDB reached consensus to not object to the proposed construction.

78 Brookhaven Blvd, Flanders – Members Ganetis and Young made site visits and Member Ganetis drafted and circulated a report. He noted the property was listed in the Flanders Hamlet Heritage Area Report and resembles a 1940s cottage. He explained how the structure is in poor condition. The LHDB reached a consensus to not object to the proposed construction.

50 East Tiana Rd, Hampton Bays – Member Pleat made a site visit. She confirmed that the structure cannot be seen from the road, was previously modified, and that there were new windows already installed. The LHDB reached consensus to not object to the proposed construction.

352 Mitchell Lane, Bridgehampton – Member Wesnofske noted that this property was not listed in the Historic Resource Study but should have been. This property was previously reviewed in July 2018 and a historic report was done at that time. Member Wesnofske described structure, spoke of the proposed work, and noted there was little historic character remaining. The LHDB reached a consensus to not object to the proposed construction and to recommend lowering the roof lines on the northwest addition and to reposition it rearward.

19 Cedar Point Lane, Noyac – Member Gibbons made a site visit and noted that the structure was in poor condition and there was work going on. The LHDB reached consensus to not object to the proposed construction.

CERTIFICATES OF APPROPRIATENESS

Tiana Lifesaving Station – No news.

Tuttle Fordham Mill – No news.

Lyzon Hat Shop – No news.

REFERRALS – None at this time.

PENDING LANDMARK & HISTORIC DISTRICT APPLICATIONS & OUTREACH

121 South Rd, Westhampton – No news.

1193 Flanders Rd, Flanders – No news.

8 Studio Lane, Art Village – No news.

Bridgehampton Historic District – In Progress: Member Wesnofske met with the Town Historian to organize presentation for property owners by May. An application will be drafted and Dave will forward to the Town Attorney for approval. Member Wesnofske announced that property owners on Ocean Road in Bridgehampton have expressed interest in a second Bridgehampton Historic District.

OTHER MATTERS

Demolition and Construction List Update – In Progress. Member Clark will send updated lists before the next meeting. The now demolished John Damiecki farmhouse at 225 Butter Lane is currently being advertised as “Outdoor Industrial Space.”

ZBA/PB/ARB/CB Pending Applications -

➤ **Planning Board**

- 2-28-19 44 Sunset Ave, EQ AYB 1910 (not AKRF)- Public Hearing re 2-lot subdivision.
- 3-14-19 Shinnecock Hills Golf Course (TU-5) – site plan to install gates across an adjacent road.

➤ **ZBA**

- 3-7-19 430 Montauk Hwy, EQ AYB 1910 (not AKRF) – variance for accessory apartment (which will include a large 2-story breezeway).
- 3-21-19 21 Whitfield NS – AYB 1940 (not AKRF)- variance for addition to an already altered house. 156 South Country, Remsenburg – AYB was 1760 & AKRF before demo/reconst-variance for pool.

Draft memo re. demolition without a permit – In progress.

LHDB proposed membership change – There will be a Public Hearing on March 26 regarding increasing the LHD Board membership to 11 members.

NEW BUSINESS

Dave Wilcox announced there is a resolution going before the Town Board on March 26 to accept Landmarks Maintenance Award recommendations.

The LHDB discussed an idea of having a new program town-wide for “**Honor the Best**” to recognize significant historic restorations/maintenance.

David Wilcox noted that Kyle Collins would like to see the LHDB moving forward with communicating with the Town Board to advocate and promote easements. Member Wesnofske suggested that someone from the LHDB should attend the CPF Advisory Meetings on a regular basis.

Member Ganetis noted there are two individuals interested in re-locating the barn at 1194 Flanders Road, Flanders.

Member Pleat inquired with the LHDB to see if anyone was interested in changing the LHD Board meeting starting time to 6:00 pm instead of 7:00 pm. There was discussion and it was decided to reach out to members that were absent and try to settle on 6:30 pm for a start time.

Meeting Adjourned at 9:38 pm.

NEXT MEETING: April 16, 2019 at 7:00 pm.