

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes May 17, 2022
In-Person Meeting
Southampton Town Hall, 116 Hampton Road, Southampton

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

Absent – Martha Greene, Barbara Roberts

Liaisons – David Wilcox, Planning Director

Guests:

- Lisa Kombrink, Community Preservation Fund Manager
- Kelly Doyle, Assistant Town Attorney
- Scott Mathies - Representing ownership of 690 Ocean Road, Bridgehampton
- David Gilmartin – Attorney representing 690 Ocean Road, Bridgehampton
- Jason Khan – Owner representing 14 Flying Point Road, Water Mill
- Thomas Gibbons, Esq., Heather A. Wright Law, representing ownership of 84 South Country Road, Remsenberg

EXECUTIVE SESSION The meeting was closed for Executive Session from 7:04 pm to 7:30 pm for a presentation and discussion by Lisa Kombrink, Esq., Community Preservation Fund Manager relative to acquisitions and CPF expenditure restrictions.

MEETING AGENDA The open session was called at 7:30 pm.

DEMOLITION PERMIT APPLICATIONS

14 Flying Point Road, Water Mill – Owner Jason Khan (via ZOOM) presented his updated plans for the additions to the historic Dimon house, including a site plan and elevations. The proposed changes to the Dimon house provide for a new porch, new entry doors, addition and new (unattached) garage. Mr. Khan thanked David Wilcox and Member Susan Sherry Clark for their efforts in drafting a solution allowing him to subdivide the property, build a larger, new, house and move the historic Dimon house to the left side of the property, while being mindful of his financial/time constraints which include a construction loan on the property. Member Wesnofske noted that although LHDB just received the updated plans, LHDB will work with ownership toward landmarking and required subdivision.

690 Ocean Road, Bridgehampton – David Wilcox gave an overview, including Kevin Durkin’s letter regarding dismantling the structure, his recommendation to relocate the house, and his offer to provide consulting services to the Town at no cost. David will get prices to relocate the house to the Nathaniel Rogers House property. If the house cannot be relocated, the salvaged wood, hardware and other historical elements might be shipped to China. Attorney Gilmartin said ownership cannot keep the house on the Ocean Road property and requests that LHDB expedite its review process in connection with the demo permit. After discussion Member

Wesnofske suggested that LHDB provide more historic perspective to give to the Building Department.

RESOLUTION ON GRANDFATHERING In connection with both the 14 Flying Point Road and 690 Ocean Road demolition applications, Member Wesnofske read into the record a Resolution on Grandfathering, as both these applications were received prior to April 1, 2022 and reviewed at LHDB's meeting on April 19, 2022, and active discussions with ownership favorable to preservation are taking place with Town officials. The resolution clarified that these applications are subject to owner consent requirements under current codes. The resolution was moved by Wesnofske, seconded by Davis and unanimously approved as policy of the LHDB.

84 South Country Road, Remsenberg – Thomas Gibbons, Esq., of Heather A. Wright Law represented the application. Members Heine and Davis reviewed the history of the property (AKRF 2014), the prominence of the Phillips family, historic value to Remsenburg, as well as detailing the condition of the subject barn and attached house. Members Heine and Davis objected to the demolition, and proposed a preservation solution favoring (local) relocation of the barn. Member Davis noted that the barn timbers are infested with powderpost beetles and would not be suitable for re-use. The consensus of the LHDB was to agree to the objection and comments proposed.

16 Evergreen Road, Flanders –After an initial review conducted by Members Ganetis, Davis and Wesnofske, the LHDB determined that this application does not warrant further review.

6 Tuttle Avenue, Eastport – Member Heine recused himself as he is the architect for a proposed project for this property and therefore left the meeting for this discussion. Member Davis presented the family history, to the extent known, of this architecturally distinctive property which is now substantially deteriorated. She noted that the property does not appear to have been maintained at all during the current ownership (5 years), and documented the amount of debris stored in the house. Member Davis noted that despite extensive repairs needed for the roof and the turret (badly leaking and pulling apart from the main structure), the foundation appears solid. After an initial review the LHDB recommended that efforts be made to preserve and repair the property in some fashion even though deterioration is visible.

CONSTRUCTION PERMIT APPLICATIONS

28 Sheppard Street, Quioque– After an initial review conducted by Members Heine, Davis and Wesnofske, the LHDB determined that this application does not warrant further review.

308 Sagaponack Road, Bridgehampton – After review of photographs taken by Member Greene documenting the existing conditions, the LHDB determined that the permit application is incomplete and should be re-submitted to the Building Department.

168 Newtown Road, Hampton Bays – After discussion and noting of prior August 17, 2021 review, it was determined that there was no historic value remaining after previous alterations. The LHDB reached a consensus to not object to the proposed construction.

99 Audobon Avenue, Bridgehampton – (formerly known as 99 Hildreth Ave) – After review it was determined that there was no historic value remaining after previous alterations. The LHDB reached a consensus to not object to the proposed construction.

82 Fanning Avenue, Hampton Bays – After presentation of property visuals via Town GIS by David Wilcox, the LHDB reached a consensus to not object to the proposed construction.

CERTIFICATE OF APPROPRIATENESS

Nathanial Rogers House, Bridgehampton – Pending

PENDING LANDMARK & HISTORIC DISTRICT APPLICATIONS & OUTREACH

Bridgehampton Historic District – Pending.

Gov. John Adams Dix Windmill, Westhampton Beach - Member Davis noted that when relocated to the great lawn, the windmill will be in three pieces until such time as the Village can re-assemble the windmill. Upon relocation, landmarking must take place (this is a timing issue).

OTHER MATTERS

Demolition and Construction List Update – Member Clark will email an update.

ZBA/PB/ARB/CB Pending Applications – Member Clark will email an update. Mention was made of application for change of use for 204 Butter Lane and a brief discussion was held regarding 204 Butter Lane and 225 Butter Lane (Parking lot conversion).

Annual Landmark Inspections – No news

Landmarks Maintenance Grants for non-profits – No news

Landmarks Maintenance Award – David Wilcox reported that Sharon Azzato, who was awarded a matching \$5,000 maintenance grant for the Josiah Foster House, asked that LHDB reconsider its matching requirement as she was unaware that this was a requirement. Member Wesnofske said a matching grant was awarded last year and advised that the Town Board supported the matching requirement.

Certified Local Government (CLG) status – David Wilcox reported that LHDB members Wesnofske and Kahn made a presentation to the Town Board at its May 10, 2022 public meeting; after public comments, Councilman Bouvier was pleased, and closed the public hearing. The resolution for approval has been submitted to the Town Board for approval at its May 24, 2022 meeting, which meeting Member Wesnofske plans to attend to respond to any public comments/questions.

Meeting Adjourned at 10:00 pm.

NEXT MEETING: June 21, 2022