

# LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes June 18, 2019

Town Council Conference Room, Second Floor

Southampton Town Hall, 116 Hampton Road, Southampton

**Board Members Present:** Ed Wesnofske, Stephanie Davis, Susan Sherry Clark, Bill Heine, Tim Ganetis, Janice Jay Young, Vicki Kahn, Jeffery Gibbons

**Absent:** Sarah Pleat, Martha Greene

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

## **Guests:**

- Manushi Jain – Architect representative 108 Newtown Rd, Hampton Bays
- Amy Paradise – Owner representative 59 Shinnecock Rd, Hampton Bays
- Stuart Phillips – Owner representative 80 Church Lane, Bridgehampton

## **Meeting Agenda**

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

The agenda was changed to accommodate guests in attendance.

## **CONSTRUCTION PERMIT APPLICATIONS**

**59 Shinnecock Rd, Hampton Bays** – Member Pleat circulated a response to the application prior to the meeting. It appears that the accessory structure is in much need of maintenance and restoration. The property was listed in the Historic Resource Study and is landmarked. Guest Amy Paradise explained and shared pictures of the structure as it was back in the 1920s. Amy confirmed that she will not be changing the exterior and that the work includes exterior maintenance and interior renovations. Although the property is landmarked, the nature of the work does not require a COA. The LHDB reached a consensus to not object to the proposed construction for the accessory structure (cottage).

**80 Church Lane, Bridgehampton** – Member Wesnofske circulated a report from a prior review on January 15, 2019. The owner's representative noted the rear porch is falling apart. Member Wesnofske questioned the metal standing seam roof for the bay window and the roof on the front porch. Member Wesnofske shared concern that it will be the only neighborhood house with metal roof portions and it would be an oddity. After some discussion the LHDB reached a consensus to not object to the proposed construction.

## **DEMOLITION PERMIT APPLICATIONS**

**108 Newtown Rd, Hampton Bays** – Member Pleat circulated a response to the application prior to the meeting. The property was not referenced in the Historic Resource Survey, although it still has much historic character. Based on observations, it appears that there is no immediate need to demolish the house. Member Pleat recommended relocating the house on large property, possibly as a carriage house. Member Wesnofske spoke of the property and the potential age of the house and noted that the property was subdivided in the 1970s. He noted that historic references and/or associations were not found. Guest Manushi Jain also noted that she tried to do historic research and nothing was found. The LHDB reached consensus to not object to the proposed demolition.

**1060 Noyac Rd, North Sea** – After an initial review, the LHDB (Members Clark, Gibbons & Wesnofske) determined that this application does not warrant further review.

**3002 Noyack Rd, Noyac** – Member Gibbons made a site visit. He noted that the roof was being lifted and the new proposed roof will be very visible from a Town landmark property and would be architecturally unsuitable. After discussion the LHDB reached a consensus to object to the proposed construction and to recommend redesign of the roof so that the original roofline will still be recognizable.

**111 South Rd, Westhampton** – After an initial review, the LHDB (Members Davis & Heine) determined that this application does not warrant further review.

### **CERTIFICATE OF APPROPRIATENESS**

**Tuttle-Fordham Mill** – No news

**Lyzon Hat Shop** – No news

### **NEW BUSINESS**

Member Clark inquired about a plaque on the Victorian Barn that she saw from the road and Member Young noted that the landmark plaque for the Big Duck property had been moved from the inside of barn to the outside. A Parks promotional sign adjacent to the restroom facility needs a COA. A letter will be drafted and sent to Kristen Doulos requesting that a COA application be submitted.

### **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** – Member Wesnofske drafted and circulated a petition and consent form for the LHDB to review and make comments. Kara Bak reviewed the petition and made some changes. Kara is recommending to have a deed attached to the consent forms. The LHDB discussed this matter and had different opinions. There is concern that requesting a deed will result in difficulties with completing the consent forms. Dave Wilcox noted that it may be possible to have the Town Assessor print out and supply the deed. Member Wesnofske raised a question of who would be the one to file the application. There were suggestions of either the Town Board or the Town Historian filing the application. Member Young suggested wording to be changed on item #6 on the consent form.

### **OTHER MATTERS**

**Demolition and Construction Lists Update** – Member Clark will update and send out soon.

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

- Planning – 27 Lower Seven Pond (2 lot subdivision)
- ZBA – 90 Old Quogue Rd, Riverside, 87 Inlet West, 27 Dune Rd, East Quogue

Draft memo re: demolition without a permit – Suspended for now

## **NEW BUSINESS**

It was noted that 128 South Country Road, Remsenburg has been for sale. The AYB is 1978 for the structure, but represents the year that the barn was converted to house; the barn was an older structure from the 1700s or 1800s. Member Heine shared pictures and Members Davis and Wesnofske have researched the property history. Member Davis reported that it was recommended to have the AYB for the structure changed and the Town Assessor has been advised on the recommendation.

Member Young had a meeting with Lisa Kombrink to discuss repurposing the Goodale House (1194 Flanders Rd, Flanders) and also to move the barns.

## **MINUTES**

There were minor changes made and a guest needed to be added to the list for the May 2019 minutes. Member Ganetis motioned to approve the minutes, Member Clark seconded and all members present were in favor.

## **OTHER MATTERS**

Member Clark noted there was a Public Hearing on June 11 for the Hampton Bays Overlay District. Member Clark inquired if they need to be concerned that it was not referred to them. David confirmed that it would not impact the Town's historic resources and the LHDB has no reason to review this.

Member Clark explained that 392 Mill Road, Westhampton was reviewed as a Planning Board Referral and now it is a demolition application with the Building Department that was referred to the LHDB for July. Member Clark is recommending that the policy be changed so that all applications that were previously reviewed as referrals are also referred by the Building Department. Dave recommended to draft a memo to the Building Department to clarify the need to refer applications that may have been previously reviewed as Planning Board referrals, as there are two different purposes for referral - this needs to be clarified in the memo.

**Meeting Adjourned at 9:15 pm.**

**NEXT MEETING: July 16, 2019**