

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes June 21, 2022

Town Board Room

Southampton Town Hall, 116 Hampton Road, Southampton

Approved 7/19/2022

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

Liaisons Present – David Wilcox, Planning Director; Tara Coady, Administrative Support

Guests:

- Stephen Soule, James Merrell Architects, for 419 Pauls Lane, Bridgehampton
- Shannon McCaffrey, Due East Planning, for 47 Pine Neck Ave, Noyac
- Nick Martin/Tim Greening, Martin Architects, for 2173 Montauk Hwy, Bridgehampton
- Lawrence McDonald for 1271 Brick Kiln Rod, Sag Harbor

MEETING AGENDA

The meeting was called to order at 7:05 pm with video recording [**Time: h:mm:ss**]. The May 17, 2022 draft minutes prepared by Vicki Kahn were distributed prior to the meeting. Members Clark motioned to approve, Wesnofske seconded; all members present were in favor. The LHDB minutes for March 15th, April 19th and May 3rd, 2022 recorded meetings remain to be drafted. Member Barbara Roberts reported access to Town email with Tara Coady's assistance; her access to Landmarks portal for application files remains to be enabled. The agenda was altered to first address applications of those guest representatives at the meeting.

419 Pauls Lane, Bridgehampton; demolition [Time: 09:00] : - Proposed demolition of a 2008 addition to a circa 1775 original “Paul Halsey House” saltbox on the corner of Pauls Lane and Halsey Lane. AKRF listed BH-34. Martha Greene visited the site and gave description of the property and structures that are somewhat obscured by landscaping. Member Clark raised questions of the absence of interior photos and elevations in the 2022 application noting that a 2018 application was reviewed with some of that information present. David Wilcox reported that the site had been subject of a ZBA review and there was an existing CO for two houses. Mr. Soule described the presence of a double wall in the structure which would require minimum rebuilding of the south facing facade after the 2008 addition is removed. He also indicated no major interior alteration of the old structure. The application was deemed complete and the consensus was no objection to the application; response via Wesnofske.

47 Pine Neck, Ave., Noyac; demolition [Time: 0:28:00] : - Proposed demolition of AYB 1880 dwelling, AKRF listed historic resource NY-34. Member Clark reported the application was missing of work description, late arriving interior pictures, no plans for new construction, no signed application and agent authorization. Ms. McCaffrey, provided multiple printed copies of late email photos and showed her copy of elevations. She noted it was her first application and apologized for any inadequacy in materials. The imperfections of the application were waived and the consensus was no objection; response via Wesnofske.

2173 Montauk Highway, Bridgehampton; construction [Time: 0:40:00] : - Proposed renovations of an AYB 1925 one story dwelling. Member Wesnofske noted general mixed character of business and residential structures in the area and the marginality of the neighborhood to a prospective Bridgehampton historic district. Mr. Martin indicated that the vinyl and metal siding would be replaced with cedar and the asphalt roof with standing seam metal roof. The consensus was no objection; response via Wesnofske.

1241 Brick Kiln Rd., Noyac; construction [Time:0:47:30] : - Proposed construction to add 3 bedrooms and 3 ½ baths to 2 bedroom 1 bath residence with a circa 1800 origin. AKRF historic resource identification is NY-16. Member Clark noted it was previously reviewed and documented at October 18, 2016 LHDB meeting with no objection to prior changes. Members Greene, Ganetis and Clark questioned the impact of the planned height of the

addition. Member Kahn pointed out it is a contemporary addition and the facade of the original structure is not being altered. Mr. McDonald took note of Board member comments and was thanked by members Clark for saving the older house and Greene noting it was a lovely house. The consensus was a to not object but suggest a review of the height of the new addition in relation to the view of the original volume. Response via Wesnofske.

21 Emma's Path, Remsenberg/Speonk; demolition [Time: 1:02:00] : - Proposed demotion of circa 1800 barn previously associated with AKRF historic resource RSHD-26. Member Heine summarized report prepared by members Davis and Heine which recapped prior attention in September 2013 Historic Structures Report and 2016 and later comments to Planning Board relative to subdivision of property. Original barn was converted to house in 1968. Site visit by members Heine and Davis for imaging and forensic analysis of structure and its history. Member Heine reported hand hewn structural members, storage of salvageable structural elements for potential rehabilitation and adaptive reuse in conformity to 2013 recommendations and recommended use of original barn volume as an accessory structure or possible great room for a new enveloping structure.LHDB Consensus was to object. Response via Heine.

61 Peconic Bay Avenue, North Sea; construction [Time: 1:19:30] : – Proposed renovation of a pre-1941 garage. Member Clark noted lack of images for application and a garage AYB of 1947. She believed the work was already done; a prior building permit for 2013 was received for similar work. Response, indicating absence of consideration from ambiguity of date and work already done, via Wesnofske.

127 Springville Road, Hampton Bays; construction [Time: 1:24:30] : – Proposed renovation and addition for an AYB 1930 dwelling. The consensus was no objection; response via Wesnofske.

82 West Tiana Road, Hampton Bays; construction [Time: 1:29:00] : – Proposed addition and renovation of a pre-1941 dwelling. Member Clark noted an absence of pictures with the application and member Greene supported requesting pictures for the record prior to filing a response via Wesnofske.LHDB Consensus was no objection.

44 Sunset Avenue, East Quogue; construction [Time: 1:36:00] : – Proposed renovation of an AYB 1910 dwelling (after an initial review, the LHDB (Davis, Heine and Wesnofske) determined that a full review was not warranted)

48 East Tiana Road, Hampton Bays – Proposed renovation of an AYB 1930 residence for handicapped access (after an initial review, the LHDB (Davis, Wesnofske, Kahn, Clark) determined that a full review was not warranted).

The Chair noted that, upon Building Department inquiry, a **35 Halsey Lane, Bridgehampton** repeat construction permit application from a 2018 expired application was deemed not worthy of redundant LHDB consideration.

CERTIFICATE OF APPROPRIATENESS

Nathanial Rogers House, Bridgehampton – Pending

REFERRALS

34 Jagger Lane, Westhampton – Planning Board referral for Subdivision – Final (“no concern comment” response via Davis made 6/8/2022)

PENDING LANDMARK & HISTORIC DISTRICT APPLICATIONS & OUTREACH

8 Studio Lane, Art Village [Time: 1:40:00] : – Preapplication preservation follow-up. AKRF AVHD-8. Member Heine and Director Wilcox visited site June 17th. A hand drawn sketch for a second floor addition to the structure known as the Ballroom was provided. Relocations of several structures were outlined including the removal of the Ballroom out of a flood plain. Subdivision of the property was proposed. Landmark designation for “Stepping Stones” was not being considered. Member Ganetis thought the amount of alteration and scale for changes to the Ballroom would not keep it recognizable; possible alternatives were building around it. Member Heine noted there were site problems associated with a slope and flood zone limitations, the conditions for a basement installation. He

agreed that the drawings presented totally engulf the existing form of the building. Member Kahn thought that there could be a more acceptable solution for the Ballroom building. Director Wilcox noted that significant variances would be needed to implement the concepts. Consensus was that the conceptual changes sketched out were too dramatic for the Ballroom. Relocation of buildings was not a concern.

3 East Pond Lane, Eastport [Time: 2:18:00] : – landmark designation application. “Captain Tuttle House” received. Director Wilcox had a paper copy. Member Ganetis noted it was scanned and emailed June 14; a subsequent review to determine its completeness will be needed. Member Heine noted that prior application for solar panel installation at the site never was executed; the house had multiple additions; prior changes included the windows, asphalt roof and vinyl siding; there was very little historic fabric on the exterior.

Bridgehampton Historic District [Time: 2:23:30] : – Pending

Gov. John Adams Dix Windmill, Westhampton Beach –

OTHER MATTERS

Portal use [Time: 2:26:00] : - Member Clark requested conveyance forms used for referral have application address prominently displayed toward the top rather than side of page. Note was made of file name protocols obscuring character of file and property ID; the member need to be detailed in reports and responses to application referrals; and the need to eliminate email confusion by using specific new email composition and subject lines rather than using old subject lines and cc's to everybody for the new email topics and discussions.

Demolition and Construction List Update [Time: 2:29:00] : – Member Clark reported:

- construction work at 49 Bridge Lane, Bridgehampton on a barn previously authorized by a 2012 permit;
- construction work on 1640 Montauk Highway (old BJ Corrigan service station) with window and door replacements
- Member Wesnofske reported being informed 17 Old Country Rd, Water Mill preservation of caretaker's cottage failed because CPF will not pay for moving and maintenance, Member Robert's reported same failure of preservation issue in North Haven with CPF policy.

ZBA/PB/ARB/CB Pending Applications – Member Clark reported:

- PB – 204 Butter Lane former potato packing house, subsequent wine club and now Equinox exercise facility was up for review. Member Wesnofske noted commercial buildings and barns that have some historic resource identification are not being referred to the LHDB for renovations or change of use. Member Clark will check to see if referral is an option.
- 412 & 426 Ocean Rd., Bridgehampton lot line modification is under consideration and will be on July 19, 2022 agenda.
- 14 Flying Point, Water Mill project was received well by the ZBA with Member Kahn and Director Wilcox presenting there and the matter will be before the Planning Board on June 23rd.

Member Wesnofske reported the CLG process was initiated by Town Board resolution and Vicki Kahn will check in with NYS SHPO representative Linda Mackey.

Director Wilcox confirmed that a BD Response for 690 Ocean Rd. Bridgehampton was forwarded; a BD Response on 17 Old Country Rd needs to be confirmed.

Member Ganetis [Time: 2:45:00] raised the issue of the Parks Department once again placing signage at the Big Duck in an undesirable place. Director Wilcox reminded all that a Certificate of Appropriateness had been required in the past.

Meeting Adjourned at 9:55 pm

NEXT MEETING: July 19, 2022 at 7:00 pm in person and virtual participation.

Prepared by Wesnofske