

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes April 20, 2021

Virtual Zoom Meeting

Southampton Town Hall, 116 Hampton Road, Southampton

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

Liaisons – David Wilcox, Town Planning Director; Janet Johnson, Administrative Support

Guests:

- Viola Rouhani – Owner representing 27 Cedar Dr, Shinnecock Hills
- Noell & Loren Remetta – Owner representing 71 Baycrest Ave, Westhampton
- Erika Gubitosi – Owner representing 30 Lynnclyff Rd, Hampton Bays

MEETING AGENDA

The meeting was called to order at 7:03 pm. The order of the agenda was changed to accommodate guests in attendance. Corrections were made to the March 2021 minutes prior to the meeting. Member Wesnofske motioned to approve the March minutes, Member Gibbons seconded and all members present were in favor.

Member Wesnofske noted that Member Kahn did an outstanding job with her presentation to the Town Board regarding Certified Local Government (CLG). All five Town Board Members signed on to the resolution.

DEMOLITION PERMIT APPLICATIONS

27 Cedar Dr., Shinnecock Hills (SH-14) – Members Kahn & Clark made a site visit and drafted and circulated a report prior to the meeting. Member Clark noted the property was interesting and has original details. She spoke of the area and history and noted that the property was listed in the Historic Resource Study. The LHDB reached a consensus to **object** and recommends restoring and use as an accessory structure, relocate on property or in community, re-use materials. Guest Viola Rouhani is open to moving structure in the community but noted she did not know how to go about it. Member Wesnofske suggested to advertise in the local press. David suggested to move the structure next door and make it into a carriage house because it is in an R-40 zone.

CONSTRUCTION PERMIT APPLICATIONS

71 Baycrest Ave, Westhampton – Member Davis drafted and circulated a report prior to the meeting. She spoke of the history, that it was constructed for a Culver family, and the proposed work. The structure appears to have had renovations and additions, but the Four Square original volume is noticeable. The cottage will be moved closer to the house and preserved on a foundation. The shed will be demolished and a new one rebuilt. The LHDB reached a consensus to **not object** to the proposed construction.

30 Lyncliff Rd, Hampton Bays – Member Wesnofske drafted and circulated a report. He spoke of the proposed work, which will be expansion of footprint and an addition for second story. There have been earlier additions and the second story was added in 1977. Property was reviewed in 2018. The LHDB reached a consensus to **not object** to the proposed construction.

47 Homans Ave, Quiogue (QI-39)– Member Heine drafted and circulated a report prior to the meeting. He noted it was listed in the Historic Resource Report and spoke of the property’s history. He described structure and noted a small addition was put on the back of garage. Member Heine is very disappointed that this will be demolished and feels this structure could be brought up to code. Member Clark suggested to take off the addition and use the original as a carriage house and maybe landmark. Member Heine noted that the engineer reported that it is not economical to preserve and add on, and the structure does not meet FEMA requirements. If preserved, the structure would need to be raised. Dave noted that the proposed building will be too large to use the original as a carriage house on the property. This structure is historically significant as George Putnam of Putnam Publishing was the original owner. The LHDB reached a consensus to **object** and recommends to preserve, re-use on property, or relocate, and/or re-use of materials.

DEMOLITION PERMIT APPLICATIONS

22 Bay View Rd, Noyac (NY-26) – Member Wesnofske drafted and circulated a report prior to the meeting. He noted that the cottage had had modifications over the years and there are mixed structures in the area. He spoke of the history and noted that it is in the Historical Resource Survey, but there is no historical character in the neighborhood. The LHDB reached a consensus to **not object** to the proposed demolition.

26 Mill Rd, Noyac – Member Gibbons spoke of the area and noted that the structures in area are mixed. He described the structure and noted there is nothing original left. The LHDB reached a consensus to **not object** to the proposed demolition.

CONSTRUCTION PERMIT APPLICATIONS

156 South Country Rd, Remsenburg – After an initial review, the LHDB (Members Heine & Davis) has determined that this application does not warrant further review.

271 Millstone Brook Rd, North Sea – After an initial review, the LHDB (Members Wesnofske & Davis) has determined that this application does not warrant further review.

37 Jagger Lane, Westhampton (WH-55) – Member Heine drafted and circulated a report prior to the meeting. He noted the structure was a very small summer cottage, there is no foundation under the house, and the house is sitting on wooden posts. He noted that it is familiar to the community and the property was associated with the Jagger family and is listed in the Historic Resource Study. The LHDB reached a consensus to **object** and recommends to reduce the mass of the additions, keep certain original features, and for the overall design to be more in kind with the original structure.

138 B Montauk Hwy, Westhampton – Member Davis drafted and circulated a report prior to the meeting. The proposal is to legalize prior work and no significant historical information was found. The LHDB reached a consensus to **not object** to the existing new construction.

1 East Montauk Hwy, Hampton Bays – Member Wesnofske noted that some work had been completed prior to obtaining a permit and the proposed work was for a sign. The structure does have historic background and Member Davis spoke of the history. The LHDB reached a consensus to **not object** to the existing and proposed construction.

48 Lumber Lane, Bridgehampton (BHHD-51) - Member Wesnofske drafted and circulated a report prior to the meeting. He spoke of the property history and structure, the proposed work, and noted that the building meets criteria for landmarking. The proposed construction is not

sensitive to the original structure. The LHDB reached a consensus to **object** to the proposed construction.

25 Quimby Lane, Bridgehampton (BH-55) – After an initial review, the LHDB (Members Wesnofske, Greene, and Davis) has determined that this application does not warrant further review.

PENDING LANDMARK & HISTORIC DISTRICT APPLICATIONS & OUTREACH

62 Red Creek Rd, Hampton Bays – Member Wesnofske drafted and circulated a resolution. Member Davis and Lisa Kombrink conversed through e-mail and confirmed that this application is to landmark one building, which is the winter cabin (aka dining hall). A question was raised if change was proposed for other structures on property do we need COA? Dave noted that as per the code, does not specify if it covers other structures on property. Therefore, the COA is only required if changes to this building. Member Davis motioned to approve the resolution for landmarking, Member Kahn & Gibbons seconded, and all members present were in favor.

CERTIFICATE OF APPROPRIATENESS

Nathanial Rogers House, Bridgehampton – Still in progress

REFERRALS

Estates at Remsenburg, Lots 12 & 19 – Member Davis spoke of the referral and noted that she has questions. Member Davis will contact Jacquie Fenlon to get more information to complete review of the application.

PENDING LANDMARK & HISTORIC DISTRICT APPLICATIONS & OUTREACH

149 South Country Rd, Remsenburg – No news

680 Ocean Rd, Bridgehampton – No news

173 David's Lane, Water Mill – No news

Bridgehampton Historic District – In progress

OTHER MATTERS

LHDB Application Process Issue – No news

Engineering Report discussion – Can be taken off of agenda

Demolition and Construction List Update – Member Clark will be sending updates.

ZBA/PB/ARB/CB Pending Applications –

- Planning Board
 - March 25 – 115 Halsey Lane (Lot Modification)
 - April 8 – repeats
 - April 22 – 3310 Noyac, 13 Units being proposed (Susan will inquire)
 - 85 Daylily Lane – 2 Lot subdivision
- ZBA
 - April 15 – 22 Lakewood Ave, East Quogue (1938 Addition)

2020 Landmarks Maintenance Grant Program – In progress

Landmarks Maintenance Grants for non-profits – No news

Coordinate with CPF on future easements – No news

Certified Local Government Status(CLG) – Member Kahn gave a successful power point presentation to the Town Board on April 15, 2021.

New Business - None

Adjourned at 9:42 pm

NEXT MEETING: May 18, 2021 at 7:00 pm.