

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes September 21, 2021

Virtual Zoom Meeting

Southampton Town Hall, 116 Hampton Road, Southampton

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

Liaisons – David Wilcox, Planning Director; Janet Johnson, Administrative Assistant

Guests:

- Kitty McCoy – Architect representing 260 Halsey Lane, Bridgehampton
- Kathleen McClelland – Owner representing 260 Halsey Lane, Bridgehampton

MEETING AGENDA

The meeting was called to order at 7:04 pm. The agenda was changed to accommodate guests in attendance.

There were changes made to the August 17 meeting minutes prior to the meeting. Member Clark motioned to approve the August minutes, Member Wesnofske seconded and all members present were in favor.

DEMOLITION PERMIT APPLICATIONS

260 Halsey Lane, Bridgehampton – Member Wesnofske noted this property was reviewed back in 2018 for an addition. Guest Kitty McCoy explained that a permit was never obtained for a renovation and that's why the property was sent to LHDB for review in 2018. Member Greene made a site visit and noted the house was charming but would be very hard for a family to live in due to the size and style, as the second floor is a ½ story with restricted head room. Kitty explained the original intent was to expand and renovate the home. The owner's family lives on the surrounding lots of this property. Guest Kathleen McClelland noted that it was very hard to make the decision but unfortunately demolition was the only way to go. She assured the LHDB that the new design will be in keeping with the character of the other homes. The LHDB reached a consensus to **not object** to the proposed demolition.

1060 Noyack Rd, North Sea (NS-8) – Member Wesnofske noted this building was an accessory structure that does not appear to be historically significant. Member Gibbons noted that the roof on the structure was flat and the structure has been run down. Member Davis noted this structure will be replaced with a building used for a farmstand. The LHDB reached a consensus to **not object** to the proposed demolition.

142A Newtown Rd, Hampton Bays – Member Wesnofske noted the owners want to merge this property with 142C Newtown Rd. The structure on 142C was reviewed by the LHDB in 2018 and then demolished. There is no historic significance for the structure at 142A, not sure why this was referred. The LHDB reached a consensus to **not object** to the proposed demolition.

12 Weesuck Ave, East Quogue (EQ-49) – Member Heine noted this property was listed in the Historical Resource Study and in the Hamlet Heritage Report and there are many other historic resources in the area. He spoke of the history and noted the structure appeared to be in good

condition based on the site visit and photos in engineer's report. Member Heine noted that, as per the builder, there would need to be extensive modifications to continue to live in the building. Member Heine expressed that he thinks the structure could be lifted and restored and that demolishing this structure would diminish the possibility of the area becoming an historic district. The LHDB reached a consensus to **object** to the proposed demolition as this property has criteria to be considered for landmarking. The LHDB also recommends adaptive reuse, relocate/donate, or re-use of materials.

56 East Tiana Rd, Hampton Bays – Members Kahn and Clark did a drive-by site visit and Member Clark drafted and circulated a report prior to the meeting. She noted the structure was extensively enlarged in 1971; therefore, it is not listed in the Historic Resource Study. She spoke of the history and noted there appears to be no historic significance other than some remaining materials. The LHDB reached a consensus to **not object** to the proposed demolition but to recommend re-use of any remaining historic materials.

140 West Montauk Hwy, Hampton Bays (GG-18) - Member Wesnofske noted that the structure may have been moved to the current location. He noted there have been numerous additions and alterations that have caused the structure to lose historical integrity and the building is in a deteriorated condition. The LHDB reached a consensus to **not object** to the proposed demolition.

57 Ponquogue Ave, Hampton Bays – Member Wesnofske spoke of the property and its history and noted that it is owned by the American Legion. He described the structure and pointed out the fascia and arched windows. There was an addition put on the structure and the structure sits on a brick foundation that is deteriorating. If structure was restored it would need to be brought up to code. The LHDB reached a consensus to **not object** to the proposed demolition.

CONSTRUCTION PERMIT APPLICATIONS

34 Hildreth Ave, Bridgehampton – This application was reviewed last month as a walk on. The LHDB reached a consensus to **not object** to the proposed construction.

1748 Montauk Hwy, Bridgehampton (HM-15) – Member Wesnofske noted that the walls of the garage were cement block. He described the proposed work and noted that it will be out of sight as it will be masked by landscaping. The LHDB reached a consensus to **not object** to the proposed construction.

7 Right of Way, Sag Harbor – Member Clark noted this application was for repairs due to fire damage and there will be no changes to the structure. The LHDB reached a consensus to **not object** to the proposed construction.

CERTIFICATE OF APPROPRIATENESS

Nathaniel Rogers House, Bridgehampton - Pending

REFERRALS

360 Montauk Hwy, Eastport – Member Davis reported that David Wilcox and Julie Greene did a site visit and confirmed the reported gravesites on this property are actually on an adjoining property to the north.

PENDING LANDMARK & HISTORIC DISTRICT APPLICATIONS & OUTREACH

149 South Country Rd, Remsenburg – No news

173 David's Lane, Water Mill – Lisa Kombrink responded to Member Clark and advised that the appraisal was completed and Lisa is preparing the letter to send to owner. This item can be removed from the agenda.

Bridgehampton Historic District – In the process of amending the code. In progress

OTHER MATTERS

Demolition and Construction List Update – Updated lists are in progress. Member Clark noted the former Speonk LIRR station building is being renovated and its almost complete. Member Davis expressed that they did a beautiful job.

ZBA/PB/ARB/CB Pending Applications –

➤ **ZBA** – Repeats

On 9/2 - 10 Oak Ave, Noyac – 1939 Cottage Demolition

➤ **PB** – On 9/9 – Camp Tekakwitha

Repeats

Landmarks Maintenance Grants for non-profits – In progress

Coordinate with CPF on future Easements - No news

Certified Local Government – In progress

NEW BUSINESS

Dave inquired if the LHDB received the Laffalot (8 Studio Lane, Shinnecock Hills) application and are there any other documents that need to be submitted to help with the review?

Member Clark will compile and circulate a list of Designated Landmarks for the LHDB's review and to keep track of on an annual basis. Member Davis will put this item on the agenda.

Member Heine was contacted by Eleanor Kobel regarding 121 South Rd, Westhampton. She advised that the façade easement was obtained and she will be updating the windows.

It was noted that 15 Sunswyck Lane in Westhampton Beach is giving away an historic windmill. Member Davis has the structural condition report for the windmill.

It was noted that the owner of 16 Dock Rd, Remsenburg might be interested in landmarking. The AYB is 1930.

Meeting Adjourned at 9:07 pm

NEXT MEETING: October 19, 2021