

NEW VILLAGE REQUIREMENTS FOR SPECIAL EVENTS

By Joan D. Osborne

In an effort to lessen the impacts and numbers of large outdoor, often tented, events, prohibited at most preexisting nonconforming commercial uses in residential districts, the Village Board passed legislation on April 20, 2018 detailing the conditions under which such permits may now be granted. This law applies to both residents and businesses conducting a gathering of more than 50 people.

The main purpose of the law is to give timely notice to Village police and department of public works employees who may be called on to support the event by directing traffic, parking or other uses of public property or impacts on Village residential life caused by these events. It should also help Village government manage the number of events in a given neighborhood, as this may encumber residential character.

The law provides definitions of terms; clarification for which events will require a special events permit; and what additional information or security Village government may need if the event is held on public property; among other clarifying language.

It should be noted that the established legal concept behind the preexisting nonconforming use is that should the use no

longer be profitable to operate within the district in which it is located, it should wither and revert to a conforming use within that district. In the Village of East Hampton, 80% of properties are zoned residential anchoring the definition of the Village as a residential community. Most preexisting nonconforming uses are in residential districts and should they become too difficult to operate as businesses, they should revert to the residential uses they once were.

It is not the responsibility of Village residents or their government to facilitate by regulation difficult economic decisions that business owners must make. The Village of East Hampton is an historic residential community and while business needs, and the supplies and demands to which they must respond are not irrelevant to the needs of the residents, they are subject to unpredictable market forces, which are not within the realm of government control. The new law will go into effect on October 1, 2018, a timeframe likely established to cushion the impact on business owners, enabling them to conduct already properly permitted scheduled events this summer.



Please fill out, cut along the line and mail to **THE VILLAGE PRESERVATION SOCIETY**
P.O. Box 2015, East Hampton, NY 11937 • www.villagepreservationsociety.org

Please enroll me as a member of The Village Preservation Society of East Hampton for the Membership Year from January 1, 2018 - December 31, 2018.

Name _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Number of Members in this Membership _____

For year round Newsletters and information, please print winter address

Address _____

City _____ State _____ Zip _____

Phone _____

Contributors of:

\$ 25,000.00 will be listed as Chairman's Circle	\$ 15,000.00 will be listed as President's Circle
\$ 10,000.00 will be listed as Visionary	\$ 5,000.00 will be listed as Champion
\$ 2,500.00 will be listed as Advocate	\$ 1,000.00 will be listed as Benefactor
\$ 500.00 will be listed as Patron	\$ 250.00 will be listed as Supporting Member
\$ 100.00 will be listed as Friend	Regular Membership (\$50) _____

The Membership Year runs from January 1, 2018 through December 31, 2018.

I would like to be active. My special interests are: _____

I (We) support VPS principles but do not wish to be listed as a member.

Enclosed is a contribution of \$ _____

THE VILLAGE PRESERVATION SOCIETY

P.O. Box 2015

East Hampton, NY 11937

www.villagepreservationsociety.org

EAST HAMPTON'S GIFTED WOMEN, PART II

By Averill D. Geus, East Hampton Town Historian

East Hampton has been the home of any number of remarkable women but one who kept local citizens agog with her breezy charm, unparalleled energy, and burst of enthusiasm for projects, can be singled out. Few who knew her would ever deny that Mary Hamlin (Mrs. Harry) shaped her beloved village in so many ways that it is difficult to recount all of them. The beauty and dignity of the village remained intact as long as she lived. Born in November 22, 1875 in Allegheny, PA, she was the daughter of a clergyman, the Rev. Dr. John R. Paxton. During Dr. Paxton's New York ministry, he brought his family to East Hampton in the summer of 1891. He rented a house on what was then known as "Divinity Hill" which was more of a camp than a mansion. A more comfortable house was built later and Mary spent every summer thereafter on Long Island where she met her future husband. They were members of the earliest Maidstone Club, one located where the Tennis House is today on Maidstone Lane. It is not known

when her enthusiasm for old houses and heirloom American furniture began, but her husband's fortune allowed her to spend lavishly on what she wanted and on what she felt was in the best interests of the village. The Hamlin family money came from a concoction called Hamlin's Wizard Oil, a patent medicine once sold widely across the country. Advertised as a cure-all for rheumatism, toothache, lame back, diarrhea, headache, sore throat and other ailments, it contained 50-70 percent alcohol, camphor, ammonia, chloroform, cloves, and turpentine. It took care of whatever problems humans had and was touted as good medicine for horses and cattle as well. Wizard Oil was sold in the old fashioned shows that featured traveling performing troupes, horses, and southern gospel music. Wizard Oil claims may strike us as preposterous today, but it preserved our unique Main Street from the ugly development seen in other Long Island towns.

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Republican Supervisor candidate Manny Vilar and Democratic Councilman, Peter VanScoyoc address the audience as they participate in the VPS Town Supervisor Candidates debate at the VPS Annual Meeting of Members at the Tennis House on September 23, 2017.



Republican Town Board candidate Jerry Larsen responding to a question posed in the traditional VPS Town Board Candidates debate with Councilwoman Kathee Burke-Gonzalez (right) and VPS Executive Director, Kathleen Cunningham (center) televised at LTV Studios in Wainscott on October 2, 2017.

THE VILLAGE PRESERVATION SOCIETY OF EAST HAMPTON

SPRING NEWSLETTER
APRIL 2018

the Village
Preservation
Society of East Hampton

Welcome to Summer Party

Saturday, June 9, 2018 • 6:00 p.m. – 8:00 p.m.

at the Tennis House on Maidstone Ln

Reserve Your Tickets Now!

Save
the Date!

Save
the Date!

VPS ANNOUNCES HISTORIC PRESERVATION AWARD

by Georgia deHavenon

Many residents have witnessed the demise of historic buildings, unprotected by historic district status in the Village, as redevelopment in our community sets a record breaking pace. In keeping with our mission to preserve historic structures, neighborhood character and quality of life in the Village of East Hampton, and to promote the value of an appreciation for the historic buildings of East Hampton Village and vicinity, the Village Preservation Society of East Hampton seeks to honor exemplary preservation projects and restorations.

By recognizing efforts that have been made to maintain the historic nature of individual properties, the VPS hopes to encourage local citizens to participate in a community effort to engage in as well as acknowledge historic preservation projects. Restoring historic properties secures the valuable contributions they make to Village and neighborhood character. A number of small-size organizations with historic architectural buildings have implemented a similar historic preservation award. On a larger scale, organizations such as the National Trust for Historic Preservation and the Preservation League of New York State also recognize superior preservation efforts. The VPS will join their ranks and initiate its first such award to be presented this fall.

Through nominations of projects, individuals, or organizations deserving recognition, a group of entrants will be determined. Property owners may nominate their own homes

or businesses. Judging standards include architectural integrity, accuracy, quality of construction, craftsmanship and/or technical excellence.

The entrant will describe each nominated property. The committee we are assembling will decide a winner. A public award ceremony will take place at our annual meeting in September, and a plaque will be installed at the site of the award winning structure. Members of the committee, still in formation, include distinguished architects and historians Paul Goldberger, Robert A. M. Stern, Caroline Zaleski, and some VPS Board Members.

The VPS encourages you to help us honor the best in preservation. Full information regarding the formal nomination process will be announced soon via local media and on the VPS website: www.VillagePreservationSociety.org.

VPS Low Nitrogen Septic System informational session on Saturday, June 2, 2018 at 10:00 a.m. at Hoie Hall.

Two contractors, whose products are approved by the Health Dept, will make presentations and demonstrate how their low nitrogen systems work. Please call 631-324-3524 to reserve seats.

(See article within newsletter)

TOWN BUSINESS AND HAMLET STUDY PROCEEDS

By Kathleen Cunningham

The Town of East Hampton has been engaged in an assessment of business needs in the various hamlets of the Town over the past two years. Spearheaded by Deputy Supervisor, Sylvia Overby, through her work as liaison to the Town’s Business Committee, Mrs. Overby led the initiative to identify opportunities for commerce within each hamlet, while retaining individual hamlet character, a deeply held community value.

The consulting firm of Dodson Flinker, from Massachusetts, and former East Hampton Town Planning Director, Lisa Liquori of Fine Arts & Sciences embarked on a long series of hamlet centric meetings, collecting public input from residents and business owners alike over two years ago. Their overview of these meetings condensing recurring themes along with some suggestions of how problems might be mitigated were presented in February to overflow crowds. On Tuesday, May 1, 2018, at a Town Board work session, the consultants will make recommendations on how to articulate these objectives to bring them to public hearing for yet another round of community input.

Primary objectives were identified in each hamlet emphasizing the need to maintain and reflect the small-town scale and historic character throughout Town. Also evaluated are: the need for better parking and circulation and proposals to better use the present infrastructure with roundabouts recommended for some intersections; preserving open space, not only for vistas supporting agriculture and historic character, but to diminish potential pollution of our surface water bodies and drinking water; more affordable/workforce housing; more pedestrian friendly development; fewer curb cuts along the Montauk Highway. There were many other concepts, some new and some seen before.

New to the discussion is the stated need for businesses along the ocean in downtown Montauk to retreat from the coast, a reality underscored by the massive sand losses along the recent Army Corps restoration project caused by seasonal storms. While commercial real estate is a limited resource, the closing of the Wainscott sand pit, and the eventual closing of the Bistrian pit in Springs will bring a large cluster of commercial lots to market. Careful planning for how these commercial lots will integrate parking and circulation needs within their respective communities will be essential to providing opportunity for necessary business development that is compatible with community character.

The project study update presented in February is available on the Town’s website at: <https://ehamptonny.gov/Document-Center/View/2792>.

Important Village Board Election June 19, 2018.

Two Trustees will be elected to serve the public. Arthur Graham and Rose Brown, running on the Fish Hooks Party Ticket, face off against incumbent, Bruce Siska. Vote at the Emergency Services Building, 1 Cedar St. Polls open Noon – 9 p.m.

AIRCRAFT NOISE UPDATE

By Peter M. Wolf

The Town of East Hampton continues to press on to lessen the impacts of aircraft noise on East End residents. Two pieces of recent news auger well in the lengthy battle to reclaim the right to the peaceful enjoyment of one’s home and property, so profoundly disturbed by air traffic traveling in and out of East Hampton Airport.

The first was a victory for the Town when the FAA ruled that the Town can, in fact, use airport revenues for litigation purposes. This is a significant resolution of one of seven legal challenges brought against the Town by the Friends of East Hampton Airport (FOEHA), an aviation advocacy group, which seeks to prohibit the Town’s control of its municipally owned facility. The FOEHA claimed the Town had no right to spend airport revenues on legal fees, ironically incurred by multiple lawsuits brought by that very group against the Town. The mechanism for this victory was an administrative legal proceeding called a Part 16 over which the FAA has sole jurisdiction. Because airports nationwide rely on airport revenues to conduct litigation of all sorts, with vendors and contractors and the like, this victory was expected. However, as the FAA can be a capricious agency, there was no assurance this result would actually occur. So, this victory represents an important step in the legal wrestling match between the Town and the FOEHA.

The second piece of good news was the eviction of the Blade helicopter kiosk from the airport terminal. The Town Board determined that Blade was in violation of the ban on scheduled air traffic at the airport. Scheduled commercial service aircraft are not permitted at East Hampton Airport by the New York State Department of Transportation. While the company can still operate once it demonstrates compliance with the NYS DOT regulations, it is no longer facilitated by a customer service location within the airport terminal. The most important part of this decision is the demonstration by the Town Board that it is determined to continue to press operators to play by the rules. It cannot be understated how important the will of the Board is to this process. New Town Board airport liaisons, Deputy Supervisor, Sylvia Overby and Town

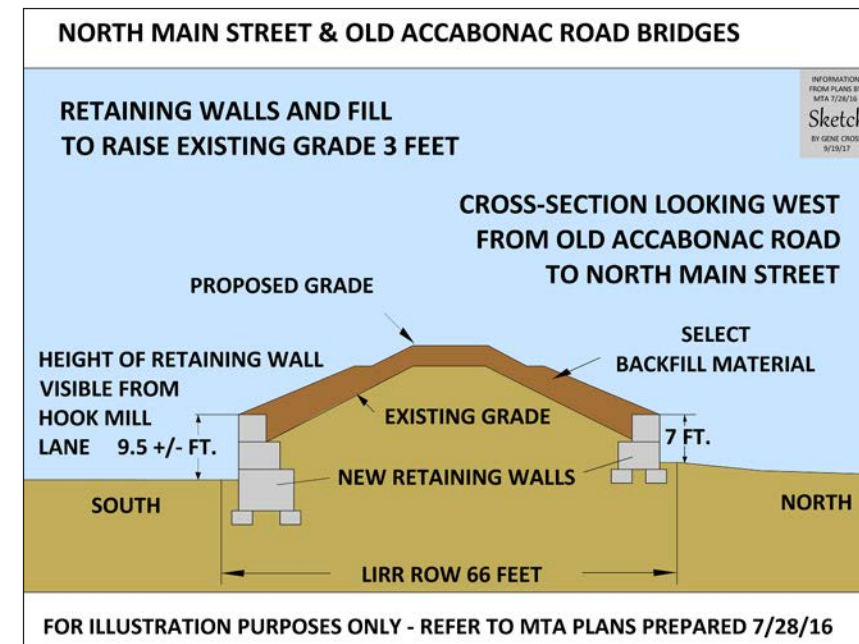
Councilman, Jeff Bragman are to be congratulated for helping to establish this important principle.

Unfortunately, this summer will continue to bring unwanted aircraft noise impacts to our community. As the Town labors through the Part 161 process, by which the FAA may permit certain aircraft restrictions for noise reduction purposes, aircraft noise complaints remain a critical data point by which the Town will defend these goals. Please continue to log your noise complaints online at: <https://airnoisereport.com> or the Town’s website at <https://www.planenoise.com/khto/> or by calling 1-800-376-4817. This is going to be a long hard fight, but one that we can ultimately win, with everyone’s help.

LIRR BRIDGE REPLACEMENT PROJECTS

by Gene E. Cross, Jr.

The MTA/LIRR has begun work to replace the existing bridges on North Main St and Accabonac Rd originally constructed in 1895. Because the tracks are supported from below, limiting vertical clearance to only 10-feet, the existing bridges are struck by large vehicles several times each year. Preliminary plans call for new steel bridges that will eliminate the masonry piers midway between the existing bridge abutments and provide 14-feet of vertical clearance. To achieve a gradual incline, the roadbed east and west of the existing bridges must also be raised. Retaining walls between the two bridges and east of Accabonac Rd are necessary to contain several feet of backfill material needed to raise the roadbed. All work, including necessary clearing, is proposed within the railroad’s 66-foot wide right-of-way. Along the northerly side of Hook Mill Ln, the new retaining wall will be approximately 9-ft in height above street level.



This rendering envisions the size of the retaining walls built to contain the project and earth needed to raise the track bed.



All vegetation has been removed within the LIRR right of way along Hook Mill Ln. Village government reportedly will have some input on re-vegetation.

Photo credit: Gene E. Cross, Jr.

In addition to replacing the existing bridges, the MTA/LIRR is restoring the East Hampton Train Station to its original condition of red brick and green trim.

LOW NITROGEN SEPTIC SYSTEMS – THE NEW WASTEWATER PARADIGM

By Kathleen Cunningham

To begin the process of restoring the health of our surface water bodies and drinking water, the Town of East Hampton adopted regulations requiring any new building or redevelopment representing 50% of the size or value of an existing property to install a new, low nitrogen septic system. These systems are often referred to as “I/A” systems, meaning “Innovative Alternative” systems and they represent a big shift in how we think about and treat our wastewater. The Village is poised to adopt the same requirements for Village properties although a time line for this is not presently available.

The main function of these systems is to remove nitrogen from our wastewater stream by running the polluted water through bacteria rich filters that feed on the nitrogen, dramatically reducing the amount that stays in the water before it reenters the ground. Our old septic systems do not do accomplish this, which is the primary reason why our water bodies, like Georgica, Hook and Town Ponds, are so unhealthy and challenged.

In an effort to promote better public understanding of how these systems operate, how they are maintained, general costs and other site requirements, the VPS will conduct an informational forum on Saturday, June 2, 2018 at 10:00 a.m. at Hoie Hall, 18 James Ln, East Hampton. To ensure adequate seating is available, please call 631-324-3524 and indicate the number in your party. Mr. Joe Densieski, regional distributor of the Hydroaction System from Riverhead and Mr. Bryan McGowin, regional distributor of Fuji

Systems, both approved by the Suffolk County Department of Health Services, will make presentations and have systems available for viewing after their talks.

Rebates for priority properties are available through the Town via the Community Preservation Fund, a portion of which was approved by voters to fund water quality improvement projects last year. There is also a pool of State and County funding to help boost the program along. Priority properties are coastal areas and lands closest to surface water bodies as they contribute nitrogen quickly as separations from ground water are not very great. Percolation rates of

EAST HAMPTON’S GIFTED WOMEN, PART II: Continued

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Mary Hamlin ventured into saving old village houses with her purchase of two dilapidated buildings in 1924. She moved them to property she purchased on Egypt Lane. Today, these two houses are known as Rowdy Hall and Gansett House. At a later date, she was appalled to learn that an unsympathetic stranger to East Hampton purchased the old John D. Hedges house at the head of Town Pond. Her family stayed there during the boarding house days and she knew it well. The new owner cut down the elms in front of the house and replaced them with giant sign advertising “Duck Dinners and Juicy Steaks”. Mrs. Hamlin felt it her civic duty to save the entrance to the village from such desecration. She bought the place, and soon was running an inn herself with an English butler and Austrian chef. Her guests insisted that staying there was more like a house party than a hotel.

In 1927, the landmark known as Home Sweet Home was threatened. Mary Hamlin persuaded Nelson Osborn and Mrs. Francis Newton to establish a fund of \$60,000 to save the house and its collection of antiques and china. The fund held the house off the market until a village referendum was held, at which time East Hampton citizens voted to acquire the house for a museum. It has served as a major village attraction for the past 90 years. She bought the old Schellinger house in Amagansett and had it moved to Stony Hill. It became her own home and retreat and where she established a farm and dairy for her own use. Actor, Alex Baldwin, today owns the house.

Her enthusiasm extended to her social life as well. Although the doyenne of the Maidstone Club, she was irked that the club had no private bathing facilities in its earliest days. Using powerful persuasion and her resources, she bought the Main Beach bathhouses and later the old Sea Spray Inn for the use of Club members. She furnished the

polluted water are based in large part to their proximity to ground water. The closer a system is to surface or ground water, the faster the nitrogen will make its way to the water. In fact, as water tables have been quite high with recent storms, some systems for shoreline homes are likely in surface water bodies or ground water. Other pollutants like fertilizers, personal care and cleaning products, as well as pet waste, also contribute to the degradation of our water. We hope the public will take advantage of this opportunity to learn more about how we can improve our water supply by installing these septic systems in our community.

Inn with more antiques and kept it until the new Club, with cabanas, was built on the dunes. After that, the Sea Spray Inn Realty Corporation was dissolved and the property reverted to the Terbell family who ran the hotel for years. East Hampton Village acquired the Main Beach bathhouses. Another energetic project that could not have happened without her interest was the creation of a Riding Club, opposite the Spring Close Inn at Pantigo. She helped buy the old Baker house there, fully furnished it with pieces from her antique collection and proceeded to buy up land for riding trails around and in back of the Spring Close property. The East Hampton horse shows of that time were gala events each summer until World War II ended the gaiety.

Mary Hamlin was immersed in her efforts to beautify the village as long as she lived. Her last great preservation effort was to save the old Mulford House next door to Home Sweet Home from vanishing in 1948. Part of the house was acquired by the Metropolitan Museum for an exhibit on period American homes. Hamlin took her cause to the beach, going to sunbathing members of the Maidstone Club for donations to save the house. Her efforts resulted in the two oldest houses in East Hampton still sitting side-by-side overlooking the village green. It was an outstanding 300th birthday gift for the village.

From riding clubs to cabanas, museums and early houses, Mrs. Hamlin’s legacy lives on today. Her only daughter, Judith married an Englishman and went to Buckinghamshire to live where her mother frequently visited. She died there in 1958, but East Hampton should never forget her efforts to make our village the most beautiful in America. Wizard Oil made it all possible.

