

## Public Hearing Briefer Memorandum by Wainscott Heritage Project

### Public Hearing re: John Osborn Homestead, 66 Wainscott Main Street Management Plan

March 19, 2026

#### I. Background

Wainscott Heritage Project has engaged with the Town with our input about the important Community Preservation Fund (CPF) \$56 million acquisition of the 28-acre parcel at 66 Wainscott Main Street—the largest CPF acquisition ever made by the Town of East Hampton.

- This acquisition was first announced by the Town Board on September 30, 2024. Here is that press release:  
<https://www.ehamptonny.gov/m/newsflash/home/detail/759>
- The four purposes of this CPF acquisition were stated as follows: *“the purpose of said acquisition is the preservation of Open Space, Agricultural Lands, Historic Places and Property, and the Protection and Improvement of Water Quality.”*
- The formal public hearing to authorize the acquisition was held on October 1, 2024, and WHP board members participated in depth to advocate for: 1) the acquisition, 2) the local landmarking of the three structures on the property, as well as 3) the local landmark designation of the entire property.

Though both the acquisition of the parcel as well as the landmarking of two of the structures (the house and the barn) were approved, the Board continues to hesitate on adopting full local historic landmark designation of the entire parcel; and, it has not yet landmarked the small, historically significant “playhouse” structure on the site.

Over the past year, the Town via Scott Wilson, Director of the Town’s Land Acquisition and Management department that oversees CPF properties has been working on the draft of the proposed Management Plan for 66 Wainscott Main Street that will set the tone for the long-term stewardship of the parcel. The draft was reviewed multiple times at the Town’s Property Management Committee before they sent it to the Town Board for consideration. Town Board Member Ian Calder-Piedmonte is the liaison to this committee. WHP attended those drafting meetings/discussions and provided input into the drafting process—some of which was included in the draft, some of which was not.

The Town Board held two detailed work sessions—the first on November 12, 2025, and the second on February 3, 2026—to review the proposed management plan draft in public. WHP offered comments at both of those meetings.

- Here is the link to the revised Draft Management Plan reviewed at the 2/3/26 session:  
<https://easthamptontown.iqm2.com/Citizens/FileOpen.aspx?Type=14&ID=2774&Inline=True>
- Here is the link to the replay of that 2/3/26 session: you can hear Carolyn Logan Gluck and Jaine Mehring of the WHP Board give some preliminary comments re: this draft management plan to the

Town Board during the public portion of the meeting in the first 10 minutes of the meeting. The formal work session begins at the roughly the 1hr, 33-minute mark in the video:

<https://www.youtube.com/watch?v=WI4BDSyGhU0>

Following the second of these work sessions, the Town Board scheduled the formal public hearing proposing to adopt the Management Plan for Thursday, March 19, 2026.

WHP will offer comments at this hearing, but we also urge members of the Wainscott community, as well as the broader EH Town public, to participate in and express comments/feedback at the public hearing regarding the proposed Management Plan. Turnout is important.

## **II. Sample Key Talking Points for March 19 public hearing re: 66 Wainscott Main Street/Osborn Homestead Draft Management Plan**

We recommend you familiarize yourself with the proposed management plan. Here is the link to the final draft being considered for adoption:

<http://ehamptonny.gov/DocumentCenter/View/27547/Osborn-Homestead-Draft-Management-Plan>

Anyone participating in the public hearing should express their thoughts and opinions in their own words, and you can address any relevant issues you would like. Below, we highlight three crucial issues we believe at a minimum should receive focus during the public comments:

### **Point 1: Concerns about Potential Agricultural Use/Active Farming on the property**

- Preservation of “Agricultural Lands” was one of the four CPF acquisition purposes cited or this acquisition, alongside with Open Space, Historic Places and Water Quality.
- Historically, over the centuries, there had been a few types of farming on this homestead, specifically potatoes, strawberries, as well as grazing. The property hasn’t been farmed since the 1990s (See Appendix C in the draft Management Plan for more in-depth info about the Osborn Homestead)
- Preserving and honoring the historic agrarian roots of Wainscott is a priority for many of us. However, in this specific situation, we discourage establishment of extensive active farming across 66 WMS because it would likely conflict with/undermine the other core priorities set forth as the purpose of the acquisition: *Open Space, Historic Places and Property, and the Protection and Improvement of Water Quality*. In particular:
  - Active farming, requiring the construction of additional buildings and structures as well as deer fencing would compromise the ongoing exceptional historic scenic value of the view shed and historic setting of the landmarked structures.
  - The use of agriculture-related chemicals could undermine the essential and urgent water quality remediation needs of Wainscott Pond (which recently ranked as the most polluted pond on Long Island.)

- Fencing in much of the acreage for farming will also reduce public enjoyment of the site and reduce wildlife habitat on these acres.
- We recommend that protection of agricultural land be reflected instead as maintenance of meadow/fallow field across the site.

**Point 2: Public Access Issues**

- Permitting public access to 66 WMS (and ultimately to the Pond if/when the water quality is properly remediated) is an important objective and benefit of this acquisition.
- The management plan should stress only low impact, passive enjoyment of the property by the public.
- Special Events permitting on the site should be limited in scope and minimized in frequency and should relate only to not-for-profit activities that reflect local community priorities.
- We do not support the establishment of the proposed large, paved loop across/around the property, as it would be aesthetically incompatible with the protected pastoral viewshed, it will encourage more aggressive type of activities, and it could likely interfere with the wildlife on the site.
- We support a less obtrusive “in & out”, meandering-type mowed trail established for public access in a way the minimizes conflict with the viewshed.

**Point 3: Essential that Local Landmark Designation be Established by the Town Board over the entirety of 66 WMS**

- The original resolution for this CPF acquisition made clear the Town intended to establish local landmark designation not only on the historic structures on the property, but also over the entirety of the parcel. However, that was amended, without satisfactory explanation, to landmark only the structures but not the site.
- The existence of this Management Plan alone does not protect the structures against the loss of important historical context.
- It is imperative that the Town Board establish the local historic landmark designation over the entire parcel, as originally intended, prior to the adoption of, and to be reflected in, a final management plan so that the historic viewshed can be properly protected in perpetuity.
- Not doing so would be oddly inconsistent with recent Town CPF purchase protocols for other acquired historic properties including the Parsons Dodge Homestead, Duck Creek Farm, the Carl Fisher House -- all have both the structures and the surrounding land designated as historic.
- Establishing local historic designation over the entire property is an important step to begin a process to establish a needed Wainscott Historic District.

### **III. How to Participate in the Public Hearing**

- The Public Hearing for this matter will be held at the Thursday evening Town Board meeting on March 19, 2026, beginning at 6pm at Town Hall.
- You can make your comments verbally, either in person at the meeting, or via dial-in to the meeting. The hearing can be watched via the LTV YouTube Website [https://www.youtube.com/channel/UC2YVe\\_s1z1gwD0cq-Xxum0Q](https://www.youtube.com/channel/UC2YVe_s1z1gwD0cq-Xxum0Q) or on Channel 22 Local TV and the dial-in # is (351) 888-6331.
- Individual comments should not exceed 3 mins. (Practice and time yourself at home beforehand.)
- If you cannot make the meeting to speak, then you can submit written comments to the record by email to Town Clerk Michael Hansen via [MHansen@EHamptonNY.Gov](mailto:MHansen@EHamptonNY.Gov) and cc'd to the Town Board members. You can also submit written comments in addition to speaking during the hearing. All written comments should be submitted to the Town Clerk no later than 4pm on March 19.