

**Design Review Board
February 20, 2024, 9:00 a.m.
LTV Studios 75 Industrial Road
Wainscott, New York 11975**

Those Present Were:

- Robert Caruso, Chairman
- C. Sherrill Dayton, Member
- E. Ann Duffey, Member
- Susan Davies, Member
- Kathryn Davis, Member
- Tom Preiato, Village Building Inspector
- Stephen Fucarino, Director of Saint Ambroeus
- Barry Rice, Architect on behalf of East Hampton Square Associates LLC
- Gabrielle McKay, Village Deputy Clerk
- Jason Nower, LTV Studios Chief Broadcast Engineer

Those Absent Were:

- Kristin Corwin, Vice-Chair
- Heather Baris, Member

Jason Nower: East Hampton Village DRB. We are live.

Robert Caruso: Good morning, everyone and welcome. I call to order the Design Review Board for Tuesday, February 20th, 2024.

1. Sant Ambroeus – 66 Newtown Lane – Commercial District SCTM# 301-4-2-4.2

Robert Caruso: The first item on our list is Sant Ambroeus at 66 Newtown Lane. Is the applicant present? Please introduce yourself and tell us what you'd like to do.

Stephen Fucarino: My name is Stephen. I'm the director of Saint Ambroeus, East Hampton. So we're looking to, uh, there's a structure behind the building, like a shed, but it's missing a roof and a side. So, we're trying to enclose it to have more space for storage.

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Robert Caruso: Yes. Okay. Thank you. And, uh, Tom, any comments on that?

Tom Preiato: Uh, no. I mean, It's a messy area.

Robert Caruso: Yeah. Okay. And I looked at it.

Tom Preiato: It is not being utilized.

Robert Caruso: I have no problem with that. I looked at it. Uh, may I have a motion? Any other questions? Board members? Okay, if not, then I would entertain a motion to approve the application. Can I have that motion?

C. Sherill Dayton : I'll make it a motion.

Robert Caruso: Sherrill, thank you. Do I have a second?

E. Ann Duffey: I'll second.

Robert Caruso: Ann, thank you. All in favor?

Board in Unison: Aye.

2. Maidstone Club, Inc. – 95 Dunemere Lane & 50 West Dune Lane SCTM# 301-9-4-11 & # 301-9-4-17

Robert Caruso: Okay. The next item on the agenda is the Maidstone Club at 95 Dunemere Lane and 50 West Dune Lane. Is the applicant present? Okay. Tom, do you want to just summarize that?

Jason Nower: Could you talk at the podium?

Tom Preiato: I don't know if I do as well of a job as Billy would do. I know that it's a special use and that it had to go before the ZBA. I know there's a fair amount of volume being added to

the building, but then it was also some work down at the waterside as well. I don't have the full scope of it for you.

Robert Caruso: Okay, thank you. Okay. So, this application went to the ZBA. It was approved. There's no problem with any of it. Board members, if you have a question, it's fine. If not, then I would entertain a motion to approve the application here.

Susan Davies : I'll make a motion.

Robert Caruso: Thank you very much. Do I have a second?

C. Sherill Dayton : Second.

Robert Caruso: Okay. Sue and Sherril, thank you. All in favor?

Board in Unison: Aye.

Robert Caruso: Okay. That's approved.

3. East Hampton Square Associates LLC – 41 Main Street – SCTM# 301-3-4-34

Robert Caruso: The next item is the East Hampton Square Associates. Is the applicant present? Please introduce yourself and good morning.

Barry Rice: Good morning. I'm Barry Rice, architect for the project. We had a meeting with Kathryn and Sue to address the issues raised at the last meeting. In summary, those were raising the sill of the windows in the building, changing the color of the window from a dark color to an off white, and showing the Starbucks building as a context for what it's going to look like.

Jason Nower: Excuse me. Could you move the microphone closer to you?

Robert Caruso: Oh, yeah. Maybe adjust.

Jason Nower: Yeah. Now just talk into it to make sure that I can hear you. Yes, speak please. Okay. Thank you. Perfect. Thank you.

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Robert Caruso: So, in summary, you're going to do what exactly?

Barry Rice: We're going to change the color of the windows to white.

Robert Caruso: An off white?

Barry Rice: An off white. And the color will be determined with Sue and Kathryn's involvement with the field mockup on site. So, we're choosing a color with actual materials, and we'll do that as soon as we get approval here, we'll schedule that. We'll be fabricating a piece of the window and the shingles, we will have up a small portion, so we'll see it all in context. We are showing the elevations of the Starbucks building so you can see it in context. And I think that's all that we discussed. Vegetation, the planting, to make sure that we have evergreen vegetation in the planting beds, which we do. It's already in the documents and that's really about it.

Kathryn Davis: Robert, Sue and I summarized a report. (Kathryn then handed him the report)

Robert Caruso: Okay. All right. Thank you, Kate.

Kathryn Davis: We just have a couple comments.

Robert Caruso: Surely. Please. Okay.

Kathryn Davis: Thank you, Barry. We met on January 25th, and we made recommendations, Sue and I did, based on the desired guidelines for the Village's Commercial Districts. And I think we came to a good understanding with the applicant about adhering to the guidelines. So this revised plan incorporates all the recommendations. The new windows have been adjusted to raise the height of the sill, which are now one foot six above the sidewalk. The windows are called out to be made of wood, now painted white instead of dark green, and the doors are going to be wood with clear glass and painted white. Our only outstanding concern is the lighting. If you see in the revised plans, they now include 106 soffit lights. By way of comparison, Billy pointed out the public restroom in Herrick Park, which we all know, contains 14 soffit fixtures. So, I think Sue and I would recommend for the board to approve the revised application in terms of the building design, except the soffit light fixtures, so the applicant can order their building materials, and then we could ask for a lighting plan showing the total foot candles of light for all the soffits.

Barry Rice: Absolutely, okay.

Robert Caruso: So, we have no problem with your total plan there. The only thing is let's do a separate plan just for the lighting and show all the lighting with all the wattages.

Barry Rice: Yes.

Robert Caruso: We'll look at that when it is submitted.

E. Ann Duffey: And Design, the actual, of the lighting.

Robert Caruso: Yes, and the design.

Robert Caruso: Yes. And I want to thank our two committee members for being on the committee. And I'd like to also ask the committee members any problem with the vegetation? Did you look at that or is that something else?

Susan Davies : We talked about evergreens.

Robert Caruso: Okay.

Susan Davies : As a base so that there was something there all year round. And there will be some other things that will be deciduous, or annuals and things proposed.

E. Ann Duffey: So, you haven't given them the exact plantings?

Barry Rice: It's in the package you have.

Robert Caruso: Okay. So, why don't we do this, we'll go ahead, and I'll make a motion. Let's have a motion to approve the plan as we have now. And the only condition is you'll bring us a separate lighting plan at a different point. So, do I have a motion to approve the plan for the changes that the applicant just mentioned?

Susan Davies : I'll make a motion.

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Robert Caruso: Thank you very much.

Kathryn Davis: I'll second.

E. Ann Duffey: Thank you. And all in favor?

Board in Unison: Aye.

Robert Caruso: Great. So just bring back a lighting plan.

Barry Rice: See you in a couple of weeks.

Robert Caruso: Thank you, sir. Thank you. Okay.

E. Ann Duffey: You should tell him when the next meeting is.

Gabrielle McKay: Inaudible (Told Barry Rice when the next Design Review Board Meeting is being held)

Kathryn Davis: Inaudible.

Robert Caruso: Thank you. All right. Are there any other questions? If not, this concludes our meeting for today. Do I have any questions? If not...

E. Ann Duffey: Do you want to announce the next meeting?

Robert Caruso: Yeah, okay. The next meeting will be. What is the day?

Kathryn Davis: Did you approve the minutes from the last meeting?

Gabrielle McKay: I am still working on them.

Robert Caruso: The next meeting will be...

Gabrielle McKay: March 19th.

Robert Caruso: March 19th at 9 a.m. Okay, just jot that down in your calendar. Sherrill, do you have that?

C. Sherill Dayton : Yep, I have it.

Robert Caruso: Thank you. This concludes our agenda for today. Do I have a motion to adjourn?

E. Ann Duffey: I'll make a motion.

Robert Caruso: Thank you. Ann, do I have a second?

Susan Davies : I'll second.

Robert Caruso: Thank you, Sue. All in favor?

Board in Unison: Aye.

Robert Caruso: Great, thank you.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 3/22/24
TIME: 3:13 p.m.

Gabrielle McKay

