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Design Review Board
April 16, 2024
9:00 a.m.
LTV Studios
75 Industrial Road
Wainscott, New York 11975

Those present were:

- Robert D. Caruso, Chairman
- Kristin Corwin, Vice-Chair
- E. Ann Duffey, Member
- Susan Davies, Member
- Kathryn Davis, Member
- Heather Baris, Member
- William Hajek, Village Planner
- Thomas Preiato, Village Building Inspector
- Gabrielle McKay, Village Deputy Clerk
- Barry Rice, Architect for East Hampton Square Associates LLC – 39 and 41 Main Street
- Greg Merrit, Landscape Architect for East Hampton Square Associates LLC – 39 and 41 Main Street
- Jay Eastman, Property Owner of East Hampton Square Associates LLC – 39 and 41 Main Street
- Steve Garland, Agent for 55 Newtown Lane The Condo Owners Association – 110 Park Place

Those absent were:

- C. Sherrill Dayton, Member

Robert Caruso: Good morning, everyone, and welcome to the Design Review Board. I call to order the Design Review Board for Tuesday, April 16th, 2024.

Minutes

Robert Caruso: The first item on our agenda the minutes of March 19th, 2024. Are there any corrections or questions about that? If not, I would entertain a motion to approve. I have that motion.

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

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

Kathryn Davis: I'll second.

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

Board in Unison: Aye.

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East Hampton Square Associates LLC – 39 and 41 Main Street –
SCTM#301-3-4-26 & SCTM#301-3-4-34

Robert Caruso: Great. And the next item on our agenda is 177 Main Street, Andrew and Alyssa Klein. Is the applicant present? I don't see.... Okay. Um. Let's give them some time and let's move on to the East Hampton Square Associates, LLC at 39 and 41 Main Street. Is the applicant present? If so, can you step up to the podium? Good morning again. How are you? Great.

Barry Rice: Barry Rice is my name, the architect for the applicant. We have just three items amended in the submission from our previous submission, and they are in order. And I'll go through these. Um, some dunnage steel, once we relocated on top of the building. And also, two condensers there. Uh, second one is the windows that previously were bay windows protruded a foot just like the existing ones, but a different design, we would now make those flat, so there's no protrusion more than a few inches for the... for the framing and mullions and those details are shown in your current package. And finally, we're adding, or proposing to add, a drinking fountain for people and dogs in alley one. So... And then finally, I guess we want to talk about the back of Book Hampton, there's a service entry that will, with the regrading of the, uh, brick, Eastman Way paving, we need to add a step there. So, maybe Greg can talk about those things. So, to start with... In... This is Main Street, Eastman Way, Alley One, we call it, and Alley Two down here between the Gubbins building and this Building here. We have Laura Piana, which faces, obviously Main Street, at the back there's a low roof portion here. We'd like to put three condenser units for Loro Piana's air conditioning in that location. We had previously had them in another location, but for Code reasons we need to keep them over the building of the service. These three condensers sit on dunnage steel, which is steel beams eight inches high above the roof. And then on top of that, other condensed units.

Robert Caruso: And may I ask, how high are the condenser units?

Barry Rice: Yes, shown in these drawings, the actual units are around about 36 inches high. If you look at this drawing here, the diagram here shows that the dunnage steel plus the gap underneath is one foot two. And then it's... Oh, sorry, three foot nine inches tall, the other condenser unit. We have mocked this up. I haven't seen it myself, but it's mocked up now. So, if anybody wants to have a walk down the alley one and see the visibility of these, you can do that. But we've just shown here a sight line from a typical person height. These would be minimally visible. They'll be visible from the air, but from...

Robert Caruso: How many inches would you say?

Barry Rice: I would say approximately um 18 inches. Um, so we've set it back, the condensers back ten feet from the edge of the roof. It's a ten-foot dimension back there. And that seems to be the sort of happy place for it to be between where they need to be for...to minimize the visibility, but also so they're not right in front of windows from the nice historic rear facade of the Loro Piana.

Robert Caruso: And what color are they and what color is the roof?

Barry Rice: The roofing right now, I think, is it a gray? I really don't... It's probably a dark gray. It's not visible. Roof is flat, a membrane roof. And the units typically are gray, but that's what's on the cut sheet that we have approved. So um, we have mocked up, um, the massing of what these will look like once they're up there.

Robert Caruso: Okay, great. Thank you.

Barry Rice: Uh, the next item is the windows. So, in elevation, the windows look almost identical to the last submission, except now in section, they do not protrude a foot from the building. They are....

Robert Caruso: I think flat is better the way it is. Yes.

Barry Rice: Looking through to the details I can explain the windows here are.... This is the corner of the building, so, looking flat on it looks exactly the same as before. Looking around the corner, you see they protrude a few inches from the facade. They are the framing, the jambs and the brackets at the bottom of the windows, um, protrude around about five inches from the face of the building, but there is no glass on the edge. The glass is just on the front of the building.

Kathryn Davis: Can you talk about the color and materials too?

Barry Rice: Yes. We had our meeting with two representatives from....

Robert Caruso: Yes, the committee.

Barry Rice: The committee. And I have... We are making a mockup of a piece of this window to go up with the shingles that are going up right now, and we will show you several options for the color of the window. The idea is to make it an off white, so it's complementary to but not copying the white of the shingles. We just didn't want white. So they're very subtle shades, very light colors of cream. And um, we'll have those mocked up within the next week. And we said that with the subcommittee, we would all go out there and agree amongst ourselves exactly what color we would choose. So that's the windows. And then um, we were talking about just earlier some steps and Greg has a plan at the back of the Book Hampton, opposite Starbucks, there's a service entry to Book Hampton, which is historically the service door to the bank, it was a bank. And we need to add a stone step at that point because the grading has changed. We're trying to smooth out the grade between here, between Main Street and the parking lot back here. So, it means that we're dropping the elevation further than it was before here. So, we don't get such a steep pitch in the middle here. That was always a problem with just with egress and with ponding of water. So, that means when you're adding a step in here. So that's just another change we've made. And I think that... Oh sorry, and finally the fountain that I spoke of, um, along the Alley One here... Would you perhaps get your plan (Asking Greg). It's got a drinking fountain located in Alley One... I'll show you on the.... (Putting up set of plans received April 2, 2024 to display to Board)

Kathryn Davis: Do you have images of the drinking fountain?

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Barry Rice: Yes, we do.

Kristin Corwin: That was in the submission of the supplement, I can hand out. Their theory, which we're proposing it is, so just to orient you again, this is Building A, the Gubbins Building, Book Hampton and Eastman Way. So, coming down Alley One, pardon me, effectively be pretty much at the end of that are, have a little cut out area for it out of the way of any circulation flow. Um, so sort of at the western end of Alley One. Let me show you what it looks like (passed out plan for drinking fountain to Board). It's a very clean... It's a three-bowl system intended to be effectively adult ADA accessible, intermediate bowl and then a dog bowl for four legged friends.

Barry Rice: Okay. That's it. Thank you very much.

Kathryn Davis: The canopies, the awning, did those change?

Barry Rice: From the previous submission, no, they're the same. In other words, we have a combination of predominantly fixed canopies over each of the doors into the main building. The design is unchanged, but we are... and we showed a retractable canopy on a portion of Alley One windows, which would give shade from this very sunlit place over here and that canopy will go from here all the way through to there. There has been a minor change in terms of the location of the retractable and the size of it. We're just finalizing that now, but materially nothing has changed in terms of the fabric, the detailing, etc... So, the retractable goes here. There will be no canopies along on, on the, on the Starbucks building. Um, and then um, yeah, that's it. So, that's all I can say. Okay. We'll have a sample of the canopy also to show you when we go to look at the color of the window that's in the fabrication now.

Kathryn Davis: Great.

Robert Caruso: Well thank you very much. Any other questions Board members? That's it. Okay.

Bill Hajek: Uh, could Barry just touch on lighting, like, just do a quick overview on the lighting?

Barry Rice: Yes. Um, the lighting right now is proposed, as was previously reviewed, is proposed to be soffit lighting in the eaves, the overhang around the buildings. And they are recessed LED lights. So, you don't see the light source. You just see the light effect on the bottom and the specifications for those light fixtures, the color of the lighting, in other words, the color of the LEDs and is all shown on drawing A401.

Robert Caruso: What's the Kelvin rating for that?

Barry Rice: It's uh, it's um, 2700. It's the warm color and they are floodlights, so there won't be points of light. It'll be just a flood of light.

Robert Caruso: Thank you.

Sue Davies: Is there still the same number of lights as you would originally specked out, like 100 and some odd soffit lights?

Barry Rice: Yes, that's what we're showing in here. We didn't change anything from what we originally had. Now, originally, as you remember, when we had the bay windows coming out, two of the lights would be within the bay window. In other words, they would be lighting store front rather than the sidewalk with the same quantity of lights up there. But now the bay windows are pushed back to, uh, there'll be more light hitting the facade of the building.

Robert Caruso: Thank you, thank you. Billy, do you want to just give us your analysis?

Bill Hajek: Yeah, I don't have much. Good morning, Board members. Billy Hajek for the Village. I don't have a whole lot to add other than I think the lighting... I think they did cut the number of fixtures down. My recollection is the Board approved that last time, but without the lighting and they were going to come back with additional details on lighting. I believe they've cut the number down substantially. I don't know offhand. I don't have the plan in front of me, but I think it's reduced from 100.

Greg Merrit: That is correct.

Robert Caruso: Thank you. It's reduced from 200 to 100? Sort of?

Greg Merrit: I think we ended up with 80 and I think reduced by half of the 160 was.... From our opinion way over lit.

Barry Rice: 50 fixtures on Building A.

Robert Caruso: 50. Okay. And approximately the length of the building is and how many feet apart of each fixture, approximately? Just for an average. I guess you'll come back, we'll go over this and you'll come back with the, uh...What are you asking for approval?

Kathryn Davis: So contingent on the colors of the windows and the canopies.

Barry Rice: Contingent upon approval of the mockups, the color of the windows, and the mockup will be in context with the shingle.

Robert Caruso: So, we'll go ahead and that'll...

Kristin Corwin: Can I just ask something really quick. The window... Around the windows, that's wood. Is that correct?

Barry Rice: Yes.

Robert Caruso: And you'll have a mockup the air conditioning thing for.

Barry Rice: It is up today.

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Robert Caruso: It's up today. Okay.

Barry Rice: I'm going over after this meeting to look at it.

Robert Caruso: We'll approve everything contingent upon the colors of the windows and also....

Kathryn Davis: Not the condenser unit until we...

Robert Caruso: And the condenser unit, we'll have to see that. Okay. But all the rest we could go ahead and vote on and approve. So, um dependent upon the colors of the soft whites, the whites.

Jay Eastman: On the windows, because we didn't leave the timing requirements to be able to install for the summer. We're going to look at this in the fall. We've got to go to the window manufacturer. There's a timing element where we need to figure out that and budget and sort of how it all works. Okay.

Robert Caruso: Perfect.

Sue Davies: Are you going to be open for the summer?

Jay Eastman: Yes.

Robert Caruso: Yeah.

Jay Eastman: Siding will be done uh, within a week. Then we're doing the copper gutters. Uh, the, uh, brickwork is all going to be done by the end of April. Uh, Laurel Group is doing the installation 1st of May, you know targeting Memorial Day. We tried to do all of the work so we're not going to work in the summer.

Robert Caruso: Right, I don't blame you. Yeah. Thank you. Okay, so then, um, can we have a motion to approve the application? Do I have that motion?

Sue Davies: I'll make a motion.

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

Kathryn Davis: I'll second.

Robert Caruso: Thank you. And all in favor.

Board in Unison: Aye.

Robert Caruso: And just contingent upon the colors and... Thank you, thank you. Okay.

Andrew and Alyssa Klein – 177 Main Street – SCTM#301-8-2-23

Bill Hajek: Do you want to go back to 177?

Robert Caruso: Yes. Okay.

Robert Caruso: Do you want to talk about that?

Bill Hajek: I spoke with the contractor or representative on Friday. So, their outdoor kitchen area that they're proposing with the planter, um, would contribute to coverage. 177 Main Street... The coverage calculation is not shown on the survey. Those items are going to contribute to coverage. So, I think that puts them over and requires a variance. So, I've asked him to submit a survey showing that. And he understands that they might be over coverage. Um, and the gate element, there are no gates in the Main Street Historic District. The only gate that exists is at Mulford Farm. And that's a... It's a farm, old farm gate. Um, there are no other gates in the Main Street Historic District. I had advised them of that. And he said, well, let's see what the Board does with it.

Kathryn Davis: It's kind of modern.

Bill Hajek: So, I mean, they didn't show colors and materials. He described it to me as being like a clear cedar to weather naturally. But that's, you know, just the gate itself. There aren't any right now.

Robert Caruso: So, they're going to have to come back then.

E. Ann Duffey: They only have seven square feet of coverage.

Bill Hajek: Yes. That's correct.

E. Ann Duffey: Right now, available.

Bill Hajek: Yeah, and I think the outdoor grill area is like 55 or something.

E. Ann Duffey: So that's new? The grill area is new?

Bill Hajek: Yeah, that area is all gravel right now which doesn't count as coverage, but when you add structures to it.

Kathryn Davis: I mean putting driveway gates right there, we'll start to change the look of the historic district.

Robert Caruso: So, they're going to have to update.

Bill Hajek: Yeah, you'll circle back. I could contact the representative again.

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Robert Caruso: Thank you. Billy. I'm sorry, and you are?

55 Newtown Lane Condo Owners Association – 110 Park Place – SCTM#301-3.2-2-1

Steve Garland: Yeah. I'm sorry. I saw I wasn't on the agenda today. I was here last month for the new awning, the black awning at 55 Newtown. You guys asked me to bring a sample, so I brought the sample today.

Robert Caruso: Okay? Yeah. Okay, let's check it out and let's move forward.

Steve Garland: Yeah. Of course. Yeah.

Robert Caruso: I don't have a problem.

Kathryn Davis: I don't either.

Kristin Corwin: I think that's great.

Robert Caruso: We have no problem. Uh, Board members I have no problem with this.

Heather Baris: I think it's great, yeah.

Kristin Corwin: Much better.

Robert Caruso: Well, thank you. And, uh, let's make a motion on that. Uh, so I'll entertain a motion to approve the application. Can we have a motion? Do I have it?

Kristin Corwin: I'll make a motion.

Robert Caruso: Okay. Do I have a second?

E. Ann Duffey: I'll second.

Robert Caruso: All in favor?

Board in Unison: Aye.

Robert Caruso: That was difficult, wasn't it? It's good you brought it.

Steve Garland: Is there anything else I need from you guys or?

Robert Caruso: No, she'll send the approved application.

Steve Garland: Okay, thank you.

Bill Hajek: Thank you.

Robert Caruso: Any other any other questions? Board members? If not, then I would entertain, uh, entertain a motion to adjourn. Do I have that motion?

Sue Davies: I'll make a motion.

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

Kathryn Davis: I'll second.

Robert Caruso: All in favor?

Board in Unison: Aye.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 01/24/24
TIME: 9:30 AM

Gabielle McKay

