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Design Review Board  
August 20, 2024  
9:00 a.m.  
Emergency Services Building  
1 Cedar Street  
East Hampton, New York 11937

**Those Present Were:**

Robert D. Caruso, Chairman  
Kristin Corwin, Vice-Chair  
C. Sherrill Dayton, Member  
Susan Davies, Member  
Kathryn Davis, Member  
Bill Hajek, Village Planner  
Gabrielle McKay, Deputy Village Clerk  
Shannen McCaffrey, Representative for David Kuhl Rev. Trust Michele Kuhl Rev. Trust – 4  
Lockwood Lane  
Jay Eastman, Representative for East Hampton Square Associates – 41 Main Street  
Matt Liguori & Dick Strine, Representative for 50 Cross LLC – 50 Cross Highway

**Those Absent Were:**

E. Ann Duffey, Member  
Heather Baris, Member

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

MINUTES – JUNE 18, 2024

**Robert Caruso:** The first item on our agenda are the minutes of June 18th, 2024. Are there any questions or corrections? If not, I would entertain a motion to approve.

**Susan Davies:** I'll make a motion.

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

**C. Sherrill Dayton:** Second.

**Robert Caruso:** Sherrill, Thank you. All in favor?

**Board in Unison:** Aye.

DAVID KUHL REV. TRUST MICHELE KUHL REV. TRUST – 4 LOCKWOOD LANE –  
SCTM#301-13-10-16

**Robert Caruso:** Great. the next item on our agenda are David Kuhl and Michele Kuhl Revocable Trust, 4 Lockwood Lane. Is the applicant present? Great. Could you just take the podium, introduce yourself, and give us a brief description of what you'd like to do.

**Shannen McCaffrey:** Hi. Shannen McCaffrey, Due East Planning. We are here today with a redesign. We have widened the gate to 12ft in width to address the concerns for emergency vehicles access. And then we've also designed it to be more open and embody the code with pickets. And so it's going to be 1.5in pickets in the middle of the gate with 1.5in spacing. The gate will be made out of a composite material and painted white.

**Susan Davies:** Composite materials, not wood?

**Shannen McCaffrey:** Not wood, just due to the vicinity to the ocean. So that would be able to withstand a little bit, have more longevity to the gate.

**Robert Caruso:** Okay.

**Shannen McCaffrey:** That's it. Any other questions? I'm here.

**Robert Caruso:** Any other questions Board members? Okay. Billy, what is your input?

**Billy Hajek:** Good morning, Chairman Caruso, members of the Board. Billy Hajek for the Village of East Hampton. So, the Board has looked at this application a number of times now, and I think they've made a lot of changes trying to address the concerns of the Board. And I've met with the applicant's representative. We went through it and tried to tailor it to comply with the guidelines as much as possible. I think in this case because it's a non-historic property, and the Board did already approve a six foot fence here along ocean, you know, along Ocean I think, there is some room for, you know, negotiating with this. They did lower the height so that it's four... I think it's 4.5ft at the center where the design guidelines exempt review for anything less than four feet in height, and as long as it's a picket style. So, anything that's above four feet and not a picket style is subject to your review here. So I, you know, I think the composite material, if it's painted, is consistent with other gates in the area. I mean, there have been gates installed that are not exactly wood, you know, they're a composite material, as long as it's not a vinyl or like a plastic and it's painted, I think that would be okay, considering again, that this is non-historic property and there is a six foot wall there already. I don't know if you have any other specific questions for me? I could try to answer them.

**Robert Caruso:** Thank you. Board members, questions?

**Kathryn Davis:** I have two questions.

**Billy Hajek:** Sure.

**Kathryn Davis:** Um, so it's five foot three in the center? Or is it...

**Billy Hajek:** I thought it was four. I... Maybe Shannen can clarify. I thought it was 4.5ft in the center.

**Shannen McCaffrey:** So, it's five foot three.

**Billy Hajek:** Oh, five foot three. Okay.

**Shannen McCaffrey:** It comes down to nine inches.

**Billy Hajek:** Oh, okay. Five foot three.

**Kathryn Davis:** Is five foot three consistent with the historic guidelines?

**Billy Hajek:** I mean, not necessarily, you know, anything over four feet, they say, would detract from the character of the Historic District. But what you have here already is a six foot.

**Kathryn Davis:** Okay. And the second question is the Historic Guidelines, did it specifically specify wood materials, like would we be setting a precedent?

**Billy Hajek:** No, they don't specify the use of wood they just say what not to use: chain link, vinyl, and plastic are not to be used.

**Kathryn Davis:** So, this is going to be like an Azek?

**Billy Hajek:** This is an Azek composite.

**Robert Caruso:** And may I add, Azek, I've used it extensively, it's very good. It's what people should be using because the wood just doesn't last.

**C. Sherrill Dayton:** In the weather.

**Robert Caruso:** Yeah, it's very good. And it gets painted so you wouldn't even know the difference. They're awesome.

**Billy Hajek:** There are some that are a mixture of metal and there's metal and wood, there's wood and Azek. I did a little walk down Ocean Avenue and a little inventory of all the gates. Some that exist have not been approved. They're either pre-existing or have just morphed over time and then... But the gates that have been approved have been a combination of material.

**Robert Caruso:** Exactly.

**Kathryn Davis:** So, it's just the height?

**Billy Hajek:** Yes, yes.

**Robert Caruso:** Yes. Board members, anybody on the height?

**Susan Davies:** Well, I would like to see it come down a little more in the middle.

**Robert Caruso:** I personally think it should be what is. And right now you're... It's indicating that it's... What is the exact measurement?

**Shannen McCaffrey:** The interior, where it swoops down, it comes down to five foot three.

**Susan Davies:** Okay.

**Kathryn Davis:** Could it dip down a little bit more to be four?

**Robert Caruso:** It can.

**Shannen McCaffrey:** I can bring it back to the client. It just might be very... If we do the six foot height and come down, it just might look a little out of balance.

**Robert Caruso:** I think what you should do in this situation is just bring down the six foot and just make it proportional. Just in other words, just take this entire thing and bring it down one foot. And that would appropriately bring down the center of the one foot. So, why don't we do that and just bring back a drawing of that? Okay? I think... Board Members, are you satisfied with that idea? Let's lower it.

**C. Sherrill Dayton:** That might work.

**Robert Caruso:** More in line with everything else we have on Ocean.

**Shannen McCaffrey:** It's just that they have the six foot stockade fence that's going to be on both sides of it. So, bringing it down, I'm not sure...

**Robert Caruso:** Well, this is different than that. That's...

**Shannen McCaffrey:** Okay.

**Robert Caruso:** That's different. Okay. So, why don't you bring it back? Let's lower it one foot and make it more proportional. So, if you lower the by one foot, it will make everything else lower. And you said that the stockade fence is how high? Six feet?

**Shannen McCaffrey:** Six foot. That was previously approved.

**Robert Caruso:** Posts over here mimic the six feet. So, that's perfectly fine. So, if you look at that proportionally aesthetically that's going to look like there's no mistake.

**Shannen McCaffrey:** Okay.

**Robert Caruso:** So, if you could explain it to the client that the six foot will match the stockade fence, and then we're going to bring down the center to be four feet. Okay?

**Shannen McCaffrey:** Okay.

**C. Sherrill Dayton:** Good.

**Robert Caruso:** Okay so, thank you very much. And we'll see you next time. Thank you.

EAST HAMPTON SQUARE ASSOCIATES – 41 MAIN STREET – SCTM#301-3-4-34

**Gabrielle McKay:** Robert.

**Robert Caruso:** Yes?

**Gabrielle McKay:** So, we're going to do 41 Main Street next.

**Robert Caruso:** Oh 41 Main Street. All right. The next item on the agenda is East Hampton Square Associates, LLC, 41 Main Street. Is the applicant present? Yes. Thank you. Can you just introduce yourself and give us a description?

**Jay Eastman:** Jay Eastman and we are adding condensers. We added condensers for Loro Piana. We decided to add condensers and air conditioning for Set Point and Obligato. And I think everything was submitted to Billy six to eight weeks ago, and we're looking for approval.

**Robert Caruso:** Okay. Thank you. And it's the two condensers, right? Am I correct?

**Jay Eastman:** Yes.

**Robert Caruso:** Okay. Thank you. Billy, your input on this application?

**Billy Hajek:** Again, Billy Hajek for the Village. So, it's the two condensers and then changes, as built, changes to the lighting on the building, and then also some string lighting above awnings. So, you know the condensers. I have no questions or concerns about the lighting. The Board spent a lot of time looking at the lighting, the original application. So, you just should pay attention to what the changes were and what additional lighting is proposed. I don't know if the... I know the wall sconces have been installed and the string lighting hasn't been installed.

**Robert Caruso:** Okay.

**Billy Hajek:** So, the string lighting, I believe is going inside the awnings or underneath the awnings around the building. And then there is some string lighting crossing what's referred to as Eastman Alley. That lighting is subject to approval by the Board of Trustees. So, you're looking at simply the lighting that's on the building

**Susan Davies:** And not looking at the lighting going across?

**Billy Hajek:** Not across the alleyway, no.

**Kathryn Davis:** Now we're just looking at the exterior wall sconces?

**Billy Hajek:** And the lighting that's underneath the awnings, yeah.

**Kathryn Davis:** So, I mean, can you describe this string lighting quickly?

**Jay Eastman:** Each of the awnings, and we have one other awning going up, um, are about between 6 and 8ft in width. And the string lighting is going above the flap, so you won't see it. And it basically lights down and it's just string lights that are wired and ready to be put in that just, you know, give it that sense of warmth for the for the building as you enter.

**Robert Caruso:** And what is the wattage of the bulbs? They're tiny, aren't they? Like are they five watts? 15 watts?

**Jay Eastman:** I don't know, but it's a part of the whole landscaping plan which you've seen is very, you know, subtle and warm light.

**Robert Caruso:** Right.

**Jay Eastman:** But I don't have the wattage.

**Robert Caruso:** Okay.

**Kathryn Davis:** I think it looks great.

**Robert Caruso:** Yeah. Yes, it looks nice.

**Jay Eastman:** Yeah. So, uh, um, and then the sconces on the side of the building, we actually...we had a whole bunch of issues with the distributor. We ended up buying those, if you can believe it, on Amazon. We installed them because they were hanging, the wires were hanging off the building. We were told it was a hazard and we had to put them up. So, we did it pretty quickly. And frankly, the reaction has been quite positive, and people like them, and it was a lot less expensive at the end of the day than was originally anticipated.

**Robert Caruso:** Amazon has its pluses.

**Jay Eastman:** It does. Someone said if you actually, they might not be as hardy, but if you need to replace a couple every year, that's probably still cheaper than buying the fancy distributor lighting.

**Robert Caruso:** Right.

**Jay Eastman:** So, thank you.

**Robert Caruso:** Board members, any questions? Any other questions? Concerns?

**Board in Unison:** No.

**Robert Caruso:** Okay. Thank you very much. With this, I would entertain a motion to approve this application. Do I have that motion?

**Kathryn Davis:** I'll make the motion.

**Robert Caruso:** Great. Thank you. Second?

**Susan Davies:** I'll second it.

**Robert Caruso:** Thank you very much. All in favor?

**Board in Unison:** Aye.

50 CROSS LLC – 50 CROSS HIGHWAY – SCTM#301-5-1-15.1

**Robert Caruso:** Great. Thank you. The next application is 50 Cross Highway. Is the applicant present?

**Matt Liguori:** Yes.

**Robert Caruso:** Okay. Can you just introduce yourselves?

**Matt Liguori:** Good morning. Matt Liguori and Dick Strine of Delamere Building, on behalf of the homeowner, Harry Steiner, proposing a structure on 50 Cross Highway within rights. Everything was presented, submitted, I should say. We're just looking for comments.

**Robert Caruso:** Excuse me?

**Matt Liguori:** We're just looking for comments on the application.

**Robert Caruso:** Thank you, Gentleman. Um, okay. Billy, do you have any comments? Thank you.

**Matt Liguori:** Thank you.

**Billy Hajek:** Good morning, Chairman, members of the Board. Billy Hajek for the Village. This is the Stephen Hedges House. It was relocated to this property from Pantigo. It's a historic home, a Timber Frame Landmark. And the Village adopted the Timber Frame Regulations around 2000. And I believe it was in 2013, the house was renovated and expanded upon. In 2006 and 2007, sometime around then, they kept the historic integrity of the building and opted into the Timber Frame Legislation when it was passed. So, that allows the applicant to construct in order to not, I don't want to say blow up, but substantially expand the timber frame and try to preserve its integrity. The legislation allows for the construction of an accessory dwelling unit, and that's what this project is to do. It is to construct their accessory dwelling unit. It seems to be a nice design. It, you know, it doesn't detract. I don't think it will detract from the timber frame building. The building is set so far back on the property and they're placing the accessory dwelling unit far away from it. It's closer to the street, but anywhere they put it on the property, it's going to be closer to the street. So, I think it seems appropriate in terms of design and style. It, you know, has like a barn style appearance. It seems rather nice.

**Robert Caruso:** Yeah. It blends in and from my recollection, that's a huge property.

**Billy Hajek:** It's a large lot, yes. I have no concerns about it.

**Robert Caruso:** Yeah, I don't either. Board members, any concerns about this?

**C. Sherrill Dayton:** No, like I said

**Kathryn Davis:** Is there anything that we should be considering that hasn't already been brought to the attention of the Board and application, like, exterior lighting or anything?

**Billy Hajek:** You are charged with ensuring that the structure won't detract from the timber frame. So, I mean, the Board historically on Timber Frame Legislation or projects didn't necessarily get involved with lighting unless it's the actual structure, the timber frame structure.

**Robert Caruso:** Yeah, and the property is large. I believe it's 5 or 7 acres, something like that.

**C. Sherrill Dayton:** Good sized parcel property, yeah.

**Robert Caruso:** Okay. Thank you. So with this, I would entertain a motion to approve this application. Do I have that motion?

**Kristin Corwin:** I'll make the motion.

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

**Kathryn Davis:** I'll second.

**Robert Caruso:** Thank you. Okay, all in favor?

**Board in Unison:** Aye.

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**Robert Caruso:** Great. Okay. Any other questions? Okay. This concludes our agenda for today. Do I have a motion to adjourn?

**C. Sherrill Dayton:** I'll make a motion.

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

**Kristin Corwin:** I'll second.

**Robert Caruso:** Kristin, thank you. All in favor?

**Board in Unison:** Aye.

**Robert Caruso:** Thank you. Okay. Thank you all. Have a great day.

FILED  
VILLAGE OF EAST HAMPTON, NY  
DATE: 9/27/24  
TIME: 11:02 AM  
*Gabrielle McKay*