

Design Review Board  
October 15, 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

Susan Davies, Member

E. Ann Duffey, Member

Heather Baris, Member

Kathryn Davis, Member

Bill Hajek, Village Planner

Gabrielle McKay, Deputy Village Clerk

Britton Bistran, Representative for Stanley and Virginia Osborne – 27 Huntting Lane

Andrew Goldstein, Representative for East Hampton Tennis Club – 178 Montauk Hwy

**Those Absent Were:**

C. Sherrill Dayton, Member

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**Robert Caruso:** Good morning, everybody, and welcome to the, uh, the DRB. I call to order the Design Review Board for Tuesday, October 15th, 2024.

MINUTES – SEPTEMBER 17, 2024

**Robert Caruso:** The first item on our agenda are the minutes of September 17th, 2024. Are there any corrections or questions? If not, I would entertain a motion to approve. Do I have that motion?

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

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

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

**Robert Caruso:** All in favor?

**Board in Unison:** Aye.

STANLEY AND VIRGINIA OSBORNE – 27 HUNTTING LANE –SCTM#301-2-7-9.2

**Robert Caruso:** All right. Great. The next item on our list is the Stanley Osborne and Virginia Osborne 27 Huntting Lane. Is the applicant present? Thank you. Just give us your name and.

**Britton Bistran:** Good morning. I'm here today representing Stanley and Virginia Osborne. They own the residence at 27 Huntting Lane in the Village. Um, the parcel, As I'm sure you're all

familiar. It's about a half-acre on the south side of Hunting Lane, 500 East Street, feet east of Main Street. It's improved currently with a two-story residence, a garage, a pool. The proposal in front of you today is just sort of new owners wanting to put their own, you know, sort of stamp on the building. Um, it's sort of a laundry list of minor items, including elimination of sort of a powder room bump out on the first floor, um, combining dormers on the second floor. But the massing of the house, the height of the house, although they're lifting it and putting a full foundation under it all, that remains consistent. Um, there's a because of the dormers and the way the square footage sorts out, it's actually going down by one square foot. So, it's almost an inconsequential change to the visual impact. Um, other modifications include reducing the porch eave, the thickness, the shutters, addition of a chimney, the roofing, siding, windows and walls were all remain in the traditional materials, which is the cedar shingles and the white trim details. Um, and as I said, all of these are just kind of just simplify it, make it a little bit more organized. And what the client's main intent was to make the front door very prominent, you know, which is a typical sort of Village trait where you know where the front door is. And in this house, if you look at it from the street now, it's very busy. There's a lot going on and you don't really it doesn't have the prominence that they would like. Um, all in all, I think these kinds of minor items that you may not even notice the differences if you walk by in nine months when it's completed, hopefully. Um, and the benefit to the applicant, I think, far outweighs any sort of detriment to the neighborhood. Although I would say that the neighborhood impact is an improvement. Um, for the street side and the Village Historic District. Was I able to answer any questions.

**Robert Caruso:** Board any questions? Okay. Thank you. Thank you. Uh, Billy, your input was.

**Billy Hajek:** Good morning, Board members. Billy Hajek, I don't have a whole lot to add. This is a non-historic house. It was constructed in 2002. It replaced an older house that was there, which was also not historic. So, it while it's in the district, it is a contributing property. It's not historic in nature. It based on the materials that are proposed. And it appears to be fitting for the for the, for the district and for the this particular setting. So, I have no questions or concerns with it.

**Robert Caruso:** Okay. Um, so I have no questions. I have no problem with this application. So, any comments from Board Members? If not, I would entertain a motion to approve the application. Do I have that motion?

**Kate Davis:** I'll make a motion.

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

**Sue Davies:** I'll second.

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

**Board in Unison:** Aye.

EAST HAMPTON TENNIS CLUB – 178 MONTAUK HWY –SCTM#301-7-2-4.1

**Robert Caruso:** Okay. The next item on the agenda is the East Hampton Tennis Club, 178 Main Street. Good morning, Andy.

**Andrew Goldstein:** My name is Andrew Goldstein. I represent the East Hampton Tennis Club. Um, you approved a determination, an application to install pickleball courts on, um, this property as part of a special permit application. And I'm here to ask you to substitute a survey. The surveys that were approved, the courts are going to be slightly bigger than they were originally proposed in the survey that you had site plan that you approved. Um, by going out seven feet to the east and ten feet to the south. Um, it's not going to make any difference to the view of the courts from the highway. Uh, the ZBA and approving the application of, uh, imposed a condition that there only be 25ft of clearing around the courts, there will still be only 25ft of clearing around the courts, except that some of the clearing will be taken up by court as opposed to clearing. Um, so the view, the view of the of the courts from the street will be exactly the same as contemplated played in the original application. So I'm asking that you substitute the survey of dated September 11th in your record for the survey of August 4th, 2023. Okay.

**Robert Caruso:** Any questions, board members?

**Sue Davies:** Is there a reason why they're enlarged from the original? Why they need to be bigger?

**Andrew Goldstein:** When we, um. The site plan was drawn by an architect. Um, and that was the basis of the survey that was used in both the ZBA and the DRB applications. Uh, the and for the building permit actually. Also, um. The when the courts were at were staked out by the surveyor. The contractor came over and said that's too small. So, so we're starting this.

**Robert Caruso:** Okay. Thank you. Andy, Billy, your input.

**Billy Hajek:** I have no comments. Good morning, Board. Billy Hajek for the Village. I have no comments. They're keeping the courts within the previously approved clearing limit. Just increases the size of them slightly.

**Robert Caruso:** So, we could.

**Billy Hajek:** Yeah, you could. You could act on it. It does have to go before the Zoning Board. Um, to modify the special permit, but I think it's okay for the Design Review Board to act on it.

**Robert Caruso:** So, we'll give it, we'll give the preliminary review and send it to the ZBA. Thank you.

**Andrew Goldstein:** Win.

**Robert Caruso:** Thank you. Any other questions? If not, then I would. Uh, that concludes our agenda for today. I'm sorry.

**Kate Davis:** Make a motion.

**Robert Caruso:** Uh, let's make a motion to send this to the ZBA. Uh, this concludes the preliminary.

**Billy Hajek:** I think as a as a modification, if you wanted to, uh, approve it, you could. It's just a special permit, and it doesn't require any relief from the Zoning Board. You know, any new relief? The relief that was granted is the same that was previously granted. so.

**Robert Caruso:** So, uh, do I have a let's make a motion to to approve. Do I have that motion?

**Kristin Corwin:** Make a motion.

**Robert Caruso:** Do I have a second?

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

**Robert Caruso:** All in favor?

**Board in Unison:** Aye.

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**Robert Caruso:** All right. Great. Thank you. Uh, and any other questions for today? If not, that concludes the agenda for today. Do I have a motion to adjourn?

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

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

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

**Robert Caruso:** All in favor?

**Board in Unison:** Aye.

**Robert Caruso:** All right. Great. Thank you all. See you at the.