

4479

Design Review Board
September 17, 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
Heather Baris, Member
Kathryn Davis, Member
Emily Daniell, Counter Clerk
Bill Hajek, Village Planner
Drew Bennett, Representative for Iantha, LLC – 68 Newtown Lane

Those Absent Were:

E. Ann Duffey, Member
Susan Davies, Member

Robert Caruso: Good morning to everyone. I call to order the Design Review Board for Tuesday, September 17th, 2024.

MINUTES – AUGUST 20, 2024

Robert Caruso: The first item on our agenda the minutes of August 20th, 2024. Are there any corrections or questions? If not, I would entertain a motion to approve. Do I have that motion?

Sherrill Dayton: I make a motion.

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

Kathryn Davis: I'll second.

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

Board in Unison: Aye.

IANTHA, LLC – 68 NEWTOWN LANE –SCTM#301-4-2-4.1

Robert Caruso: Great. The next item on our agenda is Iantha, LLC, 68 Newtown Lane. Is the applicant present?

Drew Bennett: I'm here on behalf of the owner.

Robert Caruso: Okay, Drew, if you could just take the podium, introduce yourself and tell us what you'd like to do.

Drew Bennett: Good morning. My name is Drew Bennett. Good morning to the Board members. It's nice to be back here, home base, so to speak, and I'm here on behalf of Iantha, LLC. The owner, Harold McMahon, is not able to make it today. I have Tony Warren here with us who's the property manager and we're basically here to ask for three things or ask approval for three things. One is to eliminate a trash enclosure on the east side of the building, and I'll walk through the details of this in just a second, but this list, we want to eliminate the trash enclosure, and we want to construct a new trash enclosure on the other side of the building. We'd like to replace an existing set of exterior concrete stairs that go to the basement, slightly different configuration, but basically the same footprint and then lastly, we'd like to talk about residing the building. So, I have some pictures which probably are easy to understand in the plans. So, everybody should have these two exhibits. Okay, so let's start with the exhibit of the existing building just to get you oriented. So, for those of you who aren't familiar with the property or where it's located, this is at 68 Newtown Lane, which is the building behind 66 Newtown Lane and 66 Newtown Lane is the building with Saint Ambrose, I think it is and as you stand on Newtown Lane, to the left of this building is the Middle School and to the right-hand side of this building is, I think, Schenk's Fuel building and behind it is a metal building, I think that's also associated with Schenk's. So, on the first page right here, you'll see what we refer to as the east side of the building and as you stand in front of the building, it's on the right hand side and this is where the existing trash bin is. We'd like to eliminate it. It's on the opposite side of the building where most of the trash is generated, so, it's causing people to carry a lot of trash in the wrong direction. So, you can see it's a single shingle sided building. Next page is the north side, which is the rear façade, white trim, cedar shingles, that's the south side, which is the front of the building, and this is the west side, which faces the middle school. I also have another exhibit, which I'm not sure how important it is, but just so you have an idea of what the neighboring buildings look like. I won't walk through that. I think you're all familiar with what this is. So, if we go to the plans, this is the Middle School. Newtown Lane takes a road to the back. The Chinese restaurant is in here somewhere. The existing trash bin is right here. We'd like to eliminate it and move it over here into a grassed area. It doesn't affect any parking area. There is a slight rise, which I'll go over. So, this location here, this is a grass strip, basically and the proposed location has a 3 foot or 4-foot rise. it's sort of a bank again. The middle school parking is behind that, the existing set of stairs, concrete stairs are here. They're sort of in an L shape. They are constrained by the trash bin. They just want to straighten them out. There's a drain at the bottom that doesn't work anymore. Some of the steps have settled, so mostly a repair job, not visible from the street. It's all below ground, basically and then we'll talk about the siding, which is all four sides of the building. So, the trash bin enclosure, I guess if we look here, this again is the Middle School property. It's going to be three sided concrete block, painted gray. The three sides will be screened with osmanthus screening plants. The front side, which is here, which is accessible for the trash pickup, will be shingled to match the façade of the building. Um, it's actually a couple feet smaller than the existing and we just think it's a good location for the units that generate most of the garbage. So, um, right now we're proposing to use hardy shingle on the side of the building, which we'll talk about in just a second in terms of the color and so on and so forth. I don't think we need to go over the stairs, unless anybody has any questions. So, this is a building that's cedar shingle. The shingles are starting to wear, and the owner would like to

replace the siding, not all at once, but hopefully over several years, not more than four and they'd like to be able to do it in square hardy shingle and the color would be rugged path and I have some things that you might want to look at here. Can I approach?

Robert Caruso: Sure.

Drew Bennett: So, this is a color sample. It's on the first page. Second page is a building that's a different color but the same type of siding materials.

Robert Caruso: And what is the siding made of?

Drew Bennett: Cement. So, as I said, the color of the siding is rugged path and the second photograph here is, I believe, the DeSantis building, which also has hardy shingles, square edge, different color, but it's very similar in terms of the white trim and deciding that they'd like to use the board is much easier to maintain. It's a sustainable product, and it looks sharp, and the owner has it on several other properties and is actually fond of it. So, we'd like to have your endorsement for it.

Robert Caruso: Okay. Any questions, Board members? If not, Billy, would you like to put your input into it? Welcome.

Billy Hajek: Hi. Good morning, Chairman, members of the Board. I'm Billy Hajek for the Village. I have no questions or concerns regarding the cellar egress or the trash enclosure, it seems to make sense, the location of both and it doesn't displace any parking. It seems to be appropriate for loading and unloading of materials. Regarding the siding material, the subject building, the building on the subject property and the building located at 66 Newtown Lane, were constructed at the same time. It was 1981-82 era when they were both approved and constructed. It was a resurgence of the cedar shingle style of building and at the time the Board focused pretty heavily on the material and required the use of cedar shingles, as it was basically the design of the building and I think there was a request submitted for 66 Newtown Lane, which is the front building, a couple of years ago, around 2017 or 18, to use hardy siding, and the Board declined it at that time. So, um, you know, concerning the color, it's up to the Board to decide. But in terms of actual material it was intended to be a cedar shingle style building, both 66 and 68.

Robert Caruso: Yes. And if you look at 66 Newtown Lane, it is cedar shingles. I was on the Board at the time, and we wanted to keep it all as cedar shingles because it stays within the character of Newtown Lane and I think that's very, very important.

Kathryn Davis: I think that's very important. Also, I don't think we can start changing one at a time out of cedar shingles. It'll change the whole look and feel of this.

Robert Caruso: Absolutely. And if we approve something like this, then everybody is going to use hardy plank. Hardy plank is great, but it should not be used in that area. That's my own opinion.

Billy Hajek: I think it has its useful purpose and in the manufacturing zone or for industrial style buildings, it might be appropriate, but I think in this particular case, the style of the building that was sort of the discussion of shingle style.

Robert Caruso: It's not a natural material, it's cement. I mean, it's okay. So with this, uh, I have no problem with the new garbage bin, and I have no problem with the staircase, but I do not see that the building should be eventually covered with hardy plank.

Sherrill Dayton: I can barely see the wood shingles on it.

Robert Caruso: Yes, absolutely.

Drew Bennett: Can I just make two comments, please?

Robert Caruso: You can.

Drew Bennett: Thank you. So, I appreciate your comments and your feedback, and I totally respect your opinions. The neighboring buildings, Schenck building and the building to the rear, this building is actually blocked by the building, by 66. I'm not disagreeing with you, but I just wanted to point out that those other buildings are not cedar shingles.

Robert Caruso: I think the Board knows that.

Drew Bennett: And the owner is prepared that if you're not happy with the hardy plank, hardy shingle, that we would use cedar shingles on the building.

Robert Caruso: No, no, I think it should. Yes. It's got to be.

Drew Bennett: So, what I'm trying to say is that we would like to... They're anxious to make improvements. The owner would prefer hardy shingle. We ask for the hardy shingle. The Board has...

Kathryn Davis: We approve the cedar shingles.

Drew Bennett: The feedback is that you're not happy with it. So we are, um, proposing to change our request to all cedar basically in place in kind to be able to move this along, if that's okay with the Board.

Robert Caruso: Okay.

Drew Bennett: So that would be an in. So we're proposing to replace in place in kind which is cedar shingles.

Robert Caruso: Okay.

Kathryn Davis: Do we need a new proposal, or we can...

Billy Hajek: You don't need new plans for something that changes like that, and the replacement of the shingles is a maintenance.

Robert Caruso: Okay.

Billy Hajek: So, it's, you know, as long as it's replacement of existing with existing materials.

Robert Caruso: Exactly.

Billy Hajek: That's it's a maintenance.

Robert Caruso: So, Emily, it's very important that we just specify that it's going to be replacement of cedar shingles in kind wood cedar shingles and the same kind of cedar shingles, red cedar shingles I believe, not white cedar shingles? It's red, yes. Okay. Because the last time they went ahead and they did the front building with white on the bottom and red on the top, because the bottom had to be replaced. So, we don't want that to happen. So, it's going to be replaced in kind with red cedar shingles on the building and no Hardy plank. Okay.

Drew Bennett: Thank you.

Robert Caruso: You're welcome. Okay. So, let's take a vote on that. All in favor of the proposal?

Heather Baris: Aye.

Robert Caruso: Do I have a second?

Sherrill Dayton: I'll second.

Robert Caruso: Uh, all in favor?

Board in Unison: Aye.

Robert Caruso: Okay. Thank you very much. Okay. Is there any other items before the Board? Anyone? If not, I would entertain a motion to adjourn. Do I have that motion?

Sherrill Dayton: I'll make a motion.

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

Kristin Corwin: I'll second.

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

Board in Unison: Aye.

Robert Caruso: Thank you.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 10/16/24
TIME: 10:40 AM

Gabrielle McNeil

