

**Design Review Board
August 19, 2025
9:00 a.m.
Emergency Services Building
1 Cedar Street
East Hampton, New York 11937**

Those Present Were:

Robert D. Caruso, Chair
Kristin Corwin, Vice-Chair
C. Sherrill Dayton, Member
Heather Baris, Member
Susan Davies, Member
Kathryn Davis, Member
Bill Hajek, Village Planner
Emily Daniell, Counter Clerk
Trevor Darrell, Representative for Linda A. and Richard E. Willett- 56 James Lane
Nora Fithian, Representative for North Main Equities LLC – 99 Newtown Lane

Those Present via Zoom:

Timothy Hill, Esq., Village Attorney

Robert Caruso: Good morning and welcome to the Design Review Board. I am calling to order the Design Review Board for Tuesday, August 19th, 2025. The first item on our agenda is the minutes of June 17th.

Emily Daniell: We have to do roll call.

ROLL CALL

Robert Caruso: Oh. I'm sorry. Yes. Uh, first thing is roll call. Uh, Emily.

Emily Daniell: Chair Robert Caruso.

Robert Caruso: Present.

Emily Daniell: Vice chair Kirsten Corwin.

Kristin Corwin: Present.

Emily Daniell: Member Sherrill Dayton.

Sherrill Dayton: Here.

Emily Daniell: Member Susan Davies.

Susan Davies: Here.

Emily Daniell: Member Kathryn Davis.

Kathryn Davis: Here.

Emily Daniell: Member Heather Barris.

Heather Barris: Here.

Emily Daniell: Village Attorney Tim Hill.

Timothy Hill, Esq.: Present by zoom.

Robert Caruso: Okay, okay. Thank you.

MINUTES – JUNE 17, 2025

Robert Caruso: Uh, the first item on our agenda of the minutes of June 17th, 2025. Are there any questions or corrections? If not, I would entertain a motion to approve. Do I have that motion?

Sherrill Dayton: I'll make a motion.

Robert Caruso: Sherrill, thank you to have a second

Susan Davies: I'll second.

Robert Caruso: Thank you. All in favor?

Board in Unison: Aye.

LINDA A. AND RICHARD E. WILLETT – 56 JAMES LANE – SCTM#301-8-9-4

Robert Caruso: The next item is the Historic District. Linda A. and Richard E. Willett, 56 James Lane. Welcome.

Trevor Darrell: Good morning.

Board in Unison: Good morning.

Trevor Darrell: Trevor Darrell, Fleming and Darrell PLLC, on behalf of the Willetts here as part of the application, as this is in the Historic District. We were in front of the ZBA about a month and month and a half or so ago, and the Zoning Board granted variances for a proposed pergola and front yard and as Bill and I discussed, we think the pergola, as well as the patio that it sits on because it's in the front yard, needs this Board's approval as well. There's a patio in the rear yard that was part of the ZBA application that is outside of this application because it's part of the rear yard but as far as the front yard is concerned, the patio is at grade and the pergola is proposed as we submit in the plans, it's, you know, non-electrified, non-covered. It's just the wood slat traditional pergola in mahogany.

Robert Caruso: Yeah. Billy, any questions?

Billy Hajek: Yes. One comment.

Robert Caruso: Yes. One comment please. Thank you.

Billy Hajek: Good morning. Billy Hajek for the Village. Uh. I would offer no objection. Um, even though it technically is in a front yard, it's in line with the house along James Lane, which would be their traditional front yard. Jeffreys Lane, which makes it a front yard corner lot, is a private road, and it's very well screened from Jeffreys Lane. So, normally a pergola in the front yard would be scrutinized but in this case, because it's a corner lot and it's sitting on the side of the side of the house, the south side of the house and Jeffreys Lane is a private road, I think that sort of mitigates the issue, at least my concern but it's still a discretionary matter for the Board but it's going to be made out of mahogany and it's not going to be left natural.

Robert Caruso: And also, the, uh, the privet, as you all know, is pretty. It's pretty high and it's very wide or deep. So, you can't see you can't actually other than looking right at the house through the opening of the doorway. You can't see anything anyway. Any comments from the Board?

Billy Hajek: Any questions for me?

Robert Caruso: I have... I have no problem with that. Do I have a motion to approve the application?

Kathryn Davis: I'll make a motion.

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

Sherrill Dayton: I'll second.

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

Board in Unison: Aye.

Robert Caruso: Good seeing you.

NORTH MAIN EQUITIES LLC – 99 NEWTOWN LANE – SCTM#301-2-2-19.1

Robert Caruso: Okay, the next item on our agenda is the Commercial District North Main Equities LLC at 99 Newtown Lane and is the applicant present? Yes. Yes. Thank you.

Nora Fithian: Good morning, everybody.

Robert Caruso: Good morning. Can you just tell us what you'd like to do?

Nora Fithian: Oh, yeah. Sure. We would like to replace the roof. The roof is deteriorating. We have leaks coming into the building. Um, the roof originally was a wood shingle, wood shingle roof. We want to replace it with asphalt.

Robert Caruso: Yes. Okay.

Emily Daniell: Can you just state your name for the record.

Nora Fithian: Oh, sure. Nora Fithian.

Robert Caruso: Yes and, um, and there's a sample there. Emily has it and then it's also, it's called the shake wood timberline HD and does a sample of it right here. So, let me pass this down.

Nora Fithian: Do you want me to pass it around? It's a big sample. I'll get it.

Robert Caruso: Oh, no. Just this. Yeah. Why don't we just take a look? The one with a little piece of blue paper on it. That's the one they'd like to use.

Emily Daniell: The blue one on the bottom.

Robert Caruso: That one. That's the color.

Nora Fithian: We tried to match it to look like the existing. Yeah.

Robert Caruso: Yeah, weathered shingles.

Nora Fithian: It's a 30 year warranty on that shingles.

Robert Caruso: Yeah.

Susan Davies: Is that an actual piece?

Nora Fithian: It is. Yeah, do you want to see it?

Robert Caruso: That's the actual piece.

Sherrill Dayton: Pretty good.

Susan Davies: This is the actual

Sherrill Dayton: It'll last.

Robert Caruso: The bottom is the part.

Nora Fithian: So, this will be-

Robert Caruso: Yeah, that could-

Nora Fithian: That it will be another layer like this Sherrill.

Sherrill Dayton: Yeah.

Robert Caruso: Yeah. Yeah.

Robert Caruso: Okay. I have... Billy, do you have any comments or questions?

Billy Hajek: Does the Board have any questions for me? I mean, I could explain the history of it a little bit.

Kathryn Davis: Yes, please.

Billy Hajek: So, the building was... Oh, wait. Here's your-

Robert Caruso: Okay.

Billy Hajek: Good morning, Billy Hajek for the Village. So, this building was...went through site plan review by the Board in 2003. They changed the use from a funeral home at the time to the current use, which is a bank and an office on the second floor. So, it was two uses. It was a very lengthy review process. It involved alterations to the building, um, traffic concerns. There were parking issues, curb cuts and the like and through the course of that review, the materials were analyzed, and the Board studied the surrounding area and made a concerted effort to use natural products. I mean, that was 2003. So, times have changed a little bit in the area has changed, but it's really a discretionary decision for the Board to make whether you want to allow, you know, asphalt shingles, if they were using cedar, they could just do it as a maintenance thing. They could just, you know, do it as of right, as maintenance. So, um, it's, you know, whether the Board finds it appropriate for that specific location and the character of the area. There is a mixture of buildings that have varying degrees of materials. So, there's asphalt shingles on roofs in the area. There's also buildings with cedar shingles. So, it's sort of a mix at this point.

Robert Caruso: Yeah.

Billy Hajek: With that said, I'd be happy to try to answer any questions.

Robert Caruso: Any questions from the Board?

Robert Caruso: I think the Board though is made up its mind as far as, uh, that so they would, we would, we would have to, we would want to see the wood shingles.

Nora Fithian: Okay.

Robert Caruso: Because it also is the character of the area.

Nora Fithian: Gotcha.

Robert Caruso: Uh, and we, you know, we just feel that it should be the wood shingles.

Nora Fithian: Okay.

Robert Caruso: Okay. So.

Nora Fithian: All right.

Robert Caruso: Okay.

Nora Fithian: Thank you. Thank you for your time.

Robert Caruso: You're welcome.

Robert Caruso: Are there any other questions?

Nora Fithian: Oh, do we need to come back with another application?

Robert Caruso: No. That's perfect. Nora.

Nora Fithian: What we'd like to do is start this job in the second week of September, if possible.

Robert Caruso: Yes, you can do that.

Nora Fithian: Will be on the property. There's no bank right now, so we have the space to do it.

Robert Caruso: You can go ahead and do that.

Nora Fithian: Okay.

Robert Caruso: Yeah. Okay. So, are there any other questions or anything else like that? Okay. If not, I would entertain a motion to adjourn. Do I have a motion?

Susan Davies: I'll make a motion.

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

Sherrill Dayton: I'll second.

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

Board in Unison: Aye.

Robert Caruso: Great. Thank you.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 11/24/25
TIME: 11:15 AM

Gabrielle M. Kay

Heather Barris: No, I'm not terribly in favor of asphalt shingles on this particular building because it's just a center point. There's a lot of roof line that show, and I think that the texture is very, very different. It's very different between the asphalt and the cedar. So, that would be my personal preference.

Robert Caruso: Any other comments?

Kathryn Davis: Well, well I agree with Heather. I think we're charged with preserving the historic character of the of this district and what are we doing if we're replacing everything with asphalt?

Susan Davies: I agree.

Robert Caruso: Okay, Sherrill?

Sherrill Dayton: Well, I'm a wood man.

Robert Caruso: We know that.

Sherrill Dayton: They do a lot of the roofs they do nowadays. These timberline shingles, the... It worked, but I'd rather, I'd rather see the wood shingles.

Kristin Corwin: I agree.

Robert Caruso: So. Okay. So, I guess we'll have to go with the wood shingles.

Nora Fithian: Or you're just not approving of the asphalt shingle?

Robert Caruso: Yes.

Kathryn Davis: And then they-

Nora Fithian: Can I speak freely about this?

Robert Caruso: Surely.

Nora Fithian: We went with the asphalt as a price point.

Robert Caruso: Right.

Nora Fithian: Um, as you all know, one time, Mr. Krupinski owned the building and, you know, he was really sort of the sky is the limit on the... It's really an expense issue for us. I can get a price for the wood shingles, and we can take a look at it. Um, that's really the reason why we went with the asphalt.

Kathryn Davis: That's normally why people go for the asphalt.

Nora Fithian: It is, like, pretty expensive.

Robert Caruso: Exactly, yeah.

Nora Fithian: So I mean, I could do that. And, you know.