

Design Review Board
March 2, 2021
9:00 a.m.
via Video-Conferencing and
Published by Local TV, Inc.

Those present were:

Robert D. Caruso, Chairman
Kristin Corwin, Vice Chairman
Amy Dalene, Member
Ann Duffey, Member
Elizabeth Baldwin, Village Attorney
William Hajek, Village Planner
Robert Hefner, Village Historic Preservation Consultant
Tom Preiato, Village Building Inspector
Brian DeSesa, Attorney on behalf of Hunting Hospitality LLC
Daniel Terebelo, Architect on behalf of Hunting Hospitality LLC
Jody Gambino, LTV Moderator
Pamela J. Bennett, Village Clerk

Mr. Caruso: Good morning, I call to order the Design Review Board for March 2, 2021.

1. Minutes

Mr. Caruso: The first item are the minutes of February 16, 2021 which were previously distributed. Do we have any questions or corrections? If not, I would entertain a motion to approve?

Ms. Corwin: I will make the motion.

Mr. Caruso: Okay, do I have a second?

Ms. Dalene: I will second.

Mr. Caruso: All in favor?

Ms. Duffey: Aye

Ms. Dalene: Aye.

Mr. Caruso: Perfect.

2. **Hunting Hospitality LLC – 94 Huntting Lane – SCTM #301-3-8-1**

Mr. Caruso: Okay, the next item is the Historic District on Huntting Hospitality LLC at 94 Main Street. Is the applicant present?

Mr. DeSesa: Yes, Mr. Chairman, good morning.

Mr. Caruso: How are you today?

Mr. DeSesa: Good. Brian DeSesa, 2462 Main Street, Suite 7, Bridgehampton, New York.

Mr. Caruso: Can you describe the project please?

Mr. DeSesa: So we are in the process of proposing some additions and upgrades to the building at 94 Main Street, commonly known in the Village as the Palm Restaurant. Those upgrades would include, and I have the project architect here as well for specific questions, a seasonal porch area in the rear of the building as well as the addition of an elevator shaft to accommodate ADA compliance to the rooms as well as a patio area and a small pool area, all to the east and south to the rear of the building at this time. We filed an application just procedurally so the Board is aware with the Zoning Board of Appeals which would be required to forward this project but part of the Village Code requires a preliminary review and comment from the Design Review Board. We have provided to this Board elevations of those proposed changes and additions, a landscape plan, a planting plan, and a materials list for your review that were submitted as part of this application. I would be happy to screen share to walk the Board through where those are if there are specific questions or however you would like to take this from here.

Mr. Caruso: Do we have any questions, Board Members? Bob Hefner, are you here?

Mr. Hefner: I am.

Mr. Caruso: Good morning.

Mr. Hefner: Good morning. My first comment would be in regard to the shed. We had our site meeting there, the garden shed that was proposed to be removed, when we went inside we found it had a timer frame so they have decided to relocate the shed out of the work area to the back of the property so that is a positive development. My only comment on the proposed plan relates to the concrete wall, the 8-inch block concrete wall between the swimming pool and the neighbor to the south and it looks like that is still under design. There is no information on how high it is, whether it is clad on both sides or is the setback from the property given, I think that is an element that could impact the setting of the neighboring house so that is one element that I think the Board should look at closely.

Mr. Caruso: Any other questions? Billy Hajek, are you with us here today? Billy?

Mr. Hajek: Good morning, Mr. Chairman.

Mr. Caruso: Good morning.

Mr. Hajek: Billy Hajek, I am here. I have no preliminary comments at this time or questions, I think it would be a good idea to ask the applicant's representative to walk through the project and the explain the details of what is being proposed.

Mr. Caruso: Perfect, the architect, can you take the Board through the various stages here of the plan, please.

Mr. DeSesa: I think you are muted, Daniel.

Mr. Terebelo: Hello?

Mr. DeSesa: Yes, we hear you now.

Mr. Terebelo: Okay, good, sorry about that. Do you want me to share my screen, should I do this verbally?

Mr. DeSesa: I think the screen share would be the best.

Mr. Caruso: Yes, absolutely.

Mr. Terebelo: This is the site plan, let me talk you through very quickly. The historic shed that was just mentioned, we are relocating it a little bit further off to the back of the lot. The main façade or the main frontage is on Main Street, Huntting Lane is a little bit quieter, but still the historic nature of the building comes through both of those points, both from Main Street as well as from Huntting Lane. Let me pull up the existing, right here is the existing site, the shed, this is the current location of the shed, there is a small brick patio with some outdoor furnishings and that is along, I do not know the name of the side street that is parallel to Huntting Lane but that is along that residential street which is to the west I believe. The main frontage again is coming along Main and Huntting Lane, there is no changes to the frontage of the building on Main Street, there is no change to the frontage of the building on Huntting Lane, the existing building is a three-story wood frame building with a small yard which is fenced in which is where the mechanicals for the kitchen for the restaurant are located. The proposed plan includes a pool which is adjacent to the rear yards, the rear yard line of the adjacent properties, some planted screening along Main Street, again, no change to the rear yard. We are including a small vestibule which would be basically serve as an ADA entrance to the building, currently there is no accessibility to the building if I am not mistaken. All the other entrances have small steps and stairs, it is two or three stairs, there are all in keeping with the historic nature of the building but none of them really allow for accessibility. We are proposing two parking spots dedicated to ADA which are in the existing lot, I do not believe there is a change to the lot. Within that we will have an accessible route, a small ramp on the back with the seasonal patio, then the new elevator and the vestibule and that is the extent of the structural or the building changes. In addition to that, we are proposing a pool and some small cabanas and I believe the wall that we are talking about is to screen the pool area from the adjacent neighbors both in terms of visual discretion as well as from noise. If I can pull up very quickly, these are the landscaping plans that were submitted with this, so you have the pool, the pool deck, the screening over here, the lawn, this takes the place of an existing brick patio, and that is largely the extent of the plans. As you can see there is very little, if anything, planned for either Main or Huntting Lane, this is primarily an area which would be considered sort of a side or rear yard to the building.

Mr. DeSesa: Daniel, if you could just pull up that elevation so they can see the elevator shaft and the seasonal patio in design.

Mr. Terebelo: Sure. So these are the existing elevations, no changes to these, this is the Main Street elevation, this is the main front entrance of the building, and this is the side elevation along Huntting Lane, no changes to either of those elevations.

Where we are looking at is this is sort of an interior courtyard, if you will, there is a small porch coming off the kitchen and then this is the proposed patio, we have the ramp coming up to the far right, it is an enclosed porch, and this takes the place of where this little porch is, we would have the enclosed patios, some outdoor dining, and this right here, this vertical piece is the new elevator shaft. We are assuming it would be masonry construction with wood clapboard siding to match the 8-inch clapboard siding which is currently on the building. This is again...

Mr. DeSesa: Are there any questions?

Mr. Terebelo: I apologize, I am monologuing this, if there are any questions as we go through, please stop me and I would be happy to go over it again.

Ms. Dalene: With the elevator shaft and the new windows that will be going in there, will those windows, they will be matching the existing windows and the trim, there will be no change to that design?

Mr. Terebelo: Yes.

Mr. DeSesa: That is correct. It will be replicated to match what the existing windows are throughout the rest of the building.

Mr. Terebelo: To the extent we can, when we are done, this will be a 300-year-old elevator but that is the intent. This is the elevator shaft, we looked at the, it is a LULA, we looked at the floor to floor height on the overrun and it should be able to keep it within the overall height of the building so I do not believe it will be any higher than the existing roof.

Mr. DeSesa: There will be no, from Hunting Lane and from Main Street you will not see the shaft of the elevator, it will not change the streetscape from either of those roadways.

Mr. Terebelo: So, this is again from the inside courtyard, this is, you are looking at the rendering of the elevator shaft, this is the porch again in keeping with the style of the building and this is sort of the new parking lot entrance, if you will, you see the ramp coming up on the right-hand side and these are some of the renderings for the cabanas out at the pool.

Mr. Caruso: And basically, the swimming pool would sort of be, you will not see it from the driveway or from the side of the building, either side, it will basically be shrubberies that will sort of hide the swimming pool.

Mr. DeSesa: That is correct, fully screened. On the left of the screen there it would be where Main Street is so you will see there are two rows of screening, on the western side where the residential lots are is full screening along with that wall, and from the parking lot side there is screening and the cabanas and so from any vantage point, aside from inside the building or on that porch, you are not able to see the pool area.

Mr. Terebelo: You are a good deal, I think you are probably, you are over 100 feet in from Main.

Ms. Duffey: And the side setback from the neighbor, that wall is further outside of the setback?

Mr. DeSesa: It does, that does require relief from the Zoning Board which is currently pending.

Ms. Duffey: And the pool is at 20? The setback is normally 50 and the pool is at 20?

Mr. DeSesa: It is part of the application relief, it is in the transitional side yard from residential to the use at the Palm.

Ms. Corwin: Have you already gone in front of the Zoning Board?

Mr. DeSesa: We have not. The Code requires we come here first for review before we are able to appear before the Zoning Board.

Mr. Caruso: Will the plantings, I am sorry, do you want to describe some of the plantings?

Mr. Terebelo: I am going to have a hard time with that, I can tell you what is one the plan but the intent is obviously to screen it and to close it in.

Mr. Caruso: So we are basically talking about evergreen type trees or trees that are not deciduous, is that it?

Mr. DeSesa: That is correct?

Mr. Hajek: They appear to be all evergreen, yes.

Mr. Terebelo: Arborvitae which would be evergreen.

Mr. DeSesa: The intent of the landscape plan was to keep it green throughout the 12 months so it provides continuous screening regardless of the time of year or weather.

Mr. Caruso: Great.

Mr. Hajek: I have just one quick question. The use of the swimming pool and the cabanas and the new patio, is that all limited to occupants of the facility? Was there any change in...

Mr. DeSesa: I could not hear that last part of that, Billy, what was that?

Mr. Hajek: I was wondering if the patio, swimming pool, and cabanas are all to be used by the occupants of the facility so if you are renting a room there, you can use the facilities but are they going to be open to any other people besides occupants staying at the facility.

Mr. DeSesa: That is my understanding but I will confirm that for you, I will confirm that for this Board on the use of that.

Ms. Baldwin: Brian, I also have one question. There is a provision in our Code that says no variance shall be granted to permit, I am going to skip the part that does not matter, no variance shall be granted to permit the expansion or extension of any outdoor use and any variance granted to permit the reconstruction or alteration of such lawfully existing outdoor use shall not exceed 100 percent. Would not the pool fall into that, where it is a new, it is an expansion of a nonconforming use.

Mr. DeSesa: I do not believe it would but I can look at that. What Section were you referring to?

Ms. Baldwin: Yes, it is just, maybe talk to Tom too...

Mr. DeSesa: Yes, I might look into that, sure.

Ms. Baldwin: Yes, I do not want you to get too far down the line and then have an issue here. It is 278-7.C.2.(d)(3), do you want me to repeat it?

Mr. DeSesa: I have 278-7.C.2.(d)(3).

Ms. Baldwin: Yes.

Mr. DeSesa: I will look into that and circle back to you.

Ms. Baldwin: Let us just, it may not apply, but let us just figure that out now.

Mr. DeSesa: Yes.

Ms. Baldwin: That was my only concern that came up.

Mr. DeSesa: Sure.

Mr. Caruso: Do we have any other questions?

Mr. Hajek: My only last question is related to parking. You indicated that you are adding a couple of ADA parking spaces, is there any other reduction or change in the parking lot?

Mr. Terebelo: Let me, I may not have been sufficiently clear. We are not adding the parking per se, we are taking, if you look at the screen, it is this area of the lot which I think is used for employee parking and really re-dedicating it to put ADA spots there. It is a matter of painting more than paving.

Mr. Hajek: Okay, thanks.

Mr. Caruso: Any other questions, concerns?

Ms. Duffey: And is the pool gated off so that nobody from the street can, I did not see that, is that a secure area where nobody from Main Street, Hunting can...

Mr. DeSesa: It will have to be to meet the pool safety codes.

Mr. Terebelo: It is, I have a gate here at the cabana and I am looking on the other side, there is a gate before you enter into the restaurant, into the hotel of the restaurant. So it is technically gated against the building.

Mr. Caruso: If there are no other questions, then this concludes the preliminary review by this Board and now it will go to the ZBA.

Mr. DeSesa: Great, thank you very much, and I will circle back on any of the open questions from Beth and Billy.

Ms. Baldwin: Thanks Brian.

Mr. DeSesa: Thank you for your time this morning.

Ms. Corwin: Thank you.

Mr. Caruso: Thank you all for your assistance. Pam, are there any other questions or items for today.

Ms. Bennett: No, nothing else.

Mr. Caruso: Okay, thank you all and may I have a motion to adjourn?

Ms. Corwin: I will make the motion.

Mr. Caruso: Do I have a second?

Ms. Dalene: Second.

Mr. Caruso: All in favor?

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Ms. Duffey: Thank you.

Mr. Caruso: Thank you all and have a great day.



FILED
VILLAGE OF EAST HAMPTON, NY
DATE: March 19, 2021
TIME: 1:00 p.m.

3852

