

Design Review Board
June 1, 2021
9:00 a.m.
via Video-Conferencing and
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Those present were:

Robert D. Caruso, Chairman
Kristin Corwin, Vice Chairman
C. Sherrill Dayton, Member
Amy Dalene, Member
Ann Duffey, Member
Vincent Messina, Jr., Village Attorney
Lisa Perillo, Village Attorney
William Hajek, Village Planner
Diana Bernal, Agent on behalf of Manolo Blahnik
Tara Burke, Agent on behalf of Kissaki
Jody Gambino, LTV Moderator
Pamela J. Bennett, Village Clerk

Mr. Caruso: Good morning everyone. I call to order the Design Review Board for Tuesday, June 1, 2021.

1. **Minutes**

Mr. Caruso: The first item are the minutes of May 4, 2021 and May 18, 2021. Are there any questions or corrections? If not, may I have a motion to approve?

Mr. Dayton: Yes, I make a motion.

Mr. Caruso: Do I have a second?

Ms. Corwin: I will second.

Mr. Caruso: Beautiful. Good morning Kristin.

Ms. Corwin: Good morning.

Mr. Caruso: How are you?

2. Gucci – Premises of Kemper Way, LLC – 17 Newtown Lane –
SCTM #301-3-4-15

Mr. Caruso: The next item on the agenda are the planters for Gucci. Do you all have that?

Ms. Duffey: Yes.

Mr. Caruso: Is the applicant present?

Ms. Bennett: I do not see him on.

Mr. Caruso: Shall we proceed?

Ms. Bennett: Yes.

Mr. Caruso: Okay, let us proceed. Is Billy Hajek present? Billy?

Mr. Hajek: Hi, I am here.

Mr. Caruso: Hi Billy, how are you?

Mr. Hajek: Good. How are you?

Mr. Caruso: Any comments on the planters? There was an item about fitting within the survey. Everything looks copasetic to me. Do you see anything?

Mr. Hajek: No, it looks like they are actually positioned on their steps so I do not necessarily think they are actually on Village property, I believe they are on their own private property.

Mr. Dayton: It kind of looks so.

Mr. Hajek: I do not have any questions or concerns about it.

Mr. Caruso: Anybody else regarding the design. I do not know if everybody has seen them but they look quite nice to me, they are sort of in groupings of three. Any comments?

Mr. Duffey: I think they look nice. My only question is whether they were on Village, I mean it seemed like they were on their own because the back ones are over the three feet rule so as long as they keep them on the steps, I think they look nice.

Mr. Caruso: I thought the arrangement and the colors of them look particularly nice, also the foliage.

Mr. Dayton: I agree.

Mr. Caruso: Okay. So may I have a motion to approve?

Ms. Corwin: I make the motion to approve.

Mr. Dayton: I will the second.

Mr. Caruso: All in favor?

Mr. Dayton: Aye.

Ms. Duffey: Aye.

Ms. Dalene: Aye.

3. Manolo Blahnik – Premises of Village Main Street Corp.
– 52 Main Street – SCTM #301-3.1-1-4

Mr. Caruso: The next planter is for 52 Main Street, Manolo Blahnik.

Mr. Messina: You obviously do not wear those shoes, Mr. Chairman.

Mr. Caruso: They are a little too pricey for me.

Mr. Messina: I do not wear them either but I have wound up buying several pair somehow.

Mr. Caruso: Is the applicant present?

Ms. Bennett: That is Diana, yes.

Ms. Bernal: Hi, how are you?

Mr. Caruso: Good morning Diana.

Ms. Bernal: Good morning.

Mr. Caruso: Can you explain the planters or give us the measurements. I have photos of it, thank you.

Ms. Bernal: Yes, the measurement, I apologize, I have to pull up the application that I sent. I know that it is not more than 16 inches tall and it is about 50 inches long...

Ms. Bennett: Fifty-five.

Ms. Bernal: And then about 16 inches deep. It is one large black fiberglass fiber stone planter that would be centered in the single window we have at 52 Main Street.

Mr. Caruso: And Diana, the plant that you have, what kind of plant is that? I cannot make it out. It is pretty.

Ms. Bernal: You know we have been working with, I am looking at the name of the company, the nursery in East Hampton, is it called Marders?

Mr. Caruso: Yes, Marders.

Ms. Bernal: We have been working with them on this and they have suggested a couple of different type. The one that is noted on the application is one that they said will not try to grow out, overgrow the planter size and they actually will be the ones filling it in, kind of landscaping it, so that it stays a very simple, clean, have a simple, clean look because we definitely do not want it superseding above the glass because that is where we have our products. I want to say it is kind of a boxwood but probably a little bit softer looking than a boxwood.

Mr. Caruso: Oh, it has a name here, maybe somebody could help me.

Ms. Corwin: Andromeda.

Mr. Caruso: Andromeda evergreen and it shows that the height not to exceed 25 inches max.

Ms. Bernal: Right, that would top right where our glass starts of the window.

Mr. Caruso: Okay. Any other questions?

Ms. Duffey: The only issue it seems like in the rules that the width can only be, the depth can only be 12 inches and this is 16?

Ms. Bernal: Oh, I did not know that.

Ms. Duffey: Have we approved others that are, is that correct?

Mr. Preiato: If I may, yes, it is correct, yes, unless it is on the applicant's property, the Code says 12 inches.

Ms. Bernal: And the challenge that I saw with that because I actually went to Marders Nursery was that because of the length of it, that is the proportion of how the planter is provided because it was 55 inches long, I guess the depth of it had to be 16. I did not see anything that was skinnier than that, thinner than that.

Ms. Bennett: It looks from the survey there is room between the building and the property line.

Mr. Dayton: It looks so.

Mr. Caruso: So then we are saying that, Pam, 16 inch will be compensated with the survey so it will fit, am I correct?

Ms. Bennett: That is what it looks like. Of course, I will send it off to the Building Department to doublecheck.

Mr. Preiato: So that sounds good.

Ms. Bernal: Thank you for calling that out, Pam.

Mr. Caruso: Okay so if everything is okay with the Building Department, do I have a motion?

Ms. Duffey: I will make a motion.

Mr. Caruso: Thank you, Ann. Do I have a second?

Mr. Dayton: I will second as long they apply to the Building Department.

Mr. Caruso: Yes, Sherrill, thank you, and all in favor?

Ms. Duffey: Aye.

Mr. Dayton: Aye.

Ms. Dalene: Aye.

Mr. Caruso: Thank you. We will send that to the Building Department, and if there is a problem, they will let us know.

Mr. Bernal: Great, thank you. So I should actually just wait to hear back from someone on your team or should I follow up in a couple of days.

Ms. Bennett: I will let you know.

Ms. Bernal: All right, Pam, thank you very much, thank you very much to everyone on the call.

Mr. Caruso: Thank you.

4. Kissaki – Premises of Meridian Group East, Ltd. – 47 Montauk Highway –
SCTM #301-8-10-25.6

Mr. Caruso: The next project is the restaurant on the Montauk Highway, Kissaki. Is the applicant present?

Mr. Burke: Yes, I am here. This is Tara Burke from Lighthouse Land Planning.

Mr. Caruso: Hi Tara, welcome. Can you explain the project?

Mr. Burke: There are new owners of the restaurant and they started doing some improvements on the property without realizing that they needed permits. I was initially brought in to do the color change on the building, which we have not done yet, but since then the project has morphed a bit, and the scope now includes, under construction, if you have been by you have probably seen the change in the materials, the outdoor patio, and they started expanding it a little bit as well, increasing the size of the outdoor patio, changing the pavers, they would like to change the color of the building, there is a large umbrella that they would like to put over the patio dining, they would like to add some landscaping, and that is pretty much the extent of it right now. I am not sure if you have the sign application on today as well or not?

Mr. Hajek: Yes.

Ms. Burke: Okay so then they want to do the signage and the awning color. I thought Ocean Graphics was going to be here for that but I am happy to jump in on that if I can. So basically, it is all exterior improvements to beautify the site hopefully.

Mr. Caruso: And we do have the survey and the survey shows that you are going to add 250 square feet to the existing patio and also straighten out some of the shrubbery around it?

Mr. Burke: That was the intention.

Mr. Caruso: Billy Hajek, can we have your input?

Mr. Hajek: Sure. Good morning. I spoke with Tara on Friday afternoon. With regard to the patio, there are a couple of questions related to its proximity to the existing aisle and parking area. We just want to ensure that they maintain, with the plantings and the new patio, 20 feet of aisle width which is required for cars to pass to get to the rear parking area. And then the other question is a transitional yard setback requirement. They are making alterations to the structure within the required transitional yard so that would appear to require Zoning Board review. That is my comment related to the site plan. Other than that, they are cleaning up the site, everyone kind of knows it has been sort of derelict for a little while, looking a little unkempt. It would be nice if they got the bamboo out of there and cleaned it up, it looks like it would be very nice.

Mr. Caruso: Absolutely. And Vincent Messina, your input or comments?

Mr. Messina: I echo Billy's comments and the applicant is going to have to satisfy the Planning Department.

Mr. Caruso: Absolutely. And I looked at the signage here, the signage itself, it is a little larger than what is allowed, am I correct here, with the big O on the side of the building?

Mr. Hajek: The O on the side of the building, it does qualify as a sign by definition so that would, I do not have the calculation, but I am sure it would make the whole side of the building a sign essentially so I believe it is going to exceed the size requirements. The freestanding sign at the front of the building looks okay.

Mr. Messina: We can also review that proposal with the O on the side of the building, Bill, because there may be an interpretation to be had there.

Mr. Hajek: Okay.

Mr. Caruso: So we will wait until we hear from the...

Ms. Corwin: The Zoning Board.

Mr. Caruso: The Zoning Board.

Ms. Duffey: So are we not going to talk about color yet or just wait and do it all at once?

Mr. Caruso: I think we should do it all at once.

Ms. Burke: Could I just interject for a second if possible?

Mr. Caruso: Yes.

Ms. Burke: So, Billy and I spoke on Friday about the issue of the transitional yard setback variance and I spoke with Tom as well, and we fully understand what that means. And I think at the moment just because we know the season is so short out here for restaurants to really make their money, at the moment what we would like to do, because the idea of going for a variance right now

will put them out of this season for the approval for the patio, we would like to put the patio back to the size that it was on the previous approvals, and then we will come in with a future application to increase the size of the patio. So based on the conversation with Billy and Tom on Friday it seemed like that really makes the most sense if they want to get opened this season. If the Board is comfortable, what I would like to do today is look at the patio as the existing approved outdoor patio size with the change in the paver material and then all the other exterior improvements.

Mr. Messina: Okay so you want to withdraw the request for the other relief, at least for now, hold it in abeyance, and then just be heard on the patio, correct?

Ms. Burke: On the existing patio size just changing the paver material, the landscaping, the awning, the building color, all of that.

Mr. Messina: Okay. That is probably before the Board, Mr. Chairman, if you care to do it.

Mr. Caruso: Okay, Billy?

Mr. Hajek: No, I have no concerns about it, I talked to Tara about it, that is fine.

Mr. Caruso: Since you already had that conversation with Billy, and, Vincent, if you and Billy are in agreement with the preexisting patio size, why do we not go with that and any questions about the paving material from the Board? Is that okay with everyone?

Ms. Duffey: I thought it looked nice, it is just a gray paver, correct?

Ms. Burke: Yes.

Mr. Caruso: Are the pavers okay with everyone? We all have a copy of the patio pavers.

Ms. Corwin: Yes.

Mr. Dayton: Yes.

Ms. Corwin: That is fine.

Mr. Caruso: So why do we not take a vote on that. Now the colors that you suggested for the awning and for the building, we all have a copy of that, the Benjamin Moore 2063-10.

Ms. Duffey: You had three choices, am I correct? There were three options?

Ms. Burke: Yes, that is correct. So, we submitted three different, I guess two different color choices and three different scenarios essentially. The preferred color of the business owners is the Old Navy which is the darker blue and I submitted the swatches for that. We brought in that Blue Daisy color in case the Board had issue with the Old Navy, and then the third picture, which is option 3, just shows without the large O because we were concerned the O might count as signage so if it does, then we are willing to take the O off but ideally it would be the Old Navy color with the O. That is the preferred choice and then if you want to see what the Old Navy color looks like without the large O, the submission that shows all the landscaping changes shows the building without the O on it with the Old Navy color.

Mr. Caruso: So, your preference, the owner's preference is the Benjamin Moore, the dark color which is 2063-10?

Ms. Burke: Yes.

Mr. Caruso: Does anybody have a problem with that color?

Ms. Duffey: No, I think that is the best color, it looks the nicest.

Mr. Caruso: Thank you, Ann. Amy, is that okay with you, the color?

Ms. Dalene: Yes, I agree too. I prefer that one.

Mr. Caruso: And Sherrill?

Mr. Dayton: Yes, agreed. What does the O stand for?

Ms. Burke: It is part of their branding. If you look on the sign application, that large O is on the sign as well. They have a couple of Kissaki restaurants in various places and they all have that O. It stands for something to do, they

are going to get so mad at me for butchering this, but it stands for something to do with I think Samurai warriors or something like that. It is some sort of reference to that.

Mr. Caruso: I thought maybe it was Osaka, Japan.

Mr. Dayton: I was thinking about that.

Ms. Burke: That too.

Mr. Caruso: I have been there, I love it, it is a great place but I thought it was Osaka. Vincent, can we approve the signs and what about the large O? Can we add that at a different point? What are our feelings about that?

Mr. Messina: Here is the thing. It requires an interpretation as to whether or not that is a sign, it could be a paint decoration, I do not know that it is so clear that it is a sign, and I think that a rational interpretation can be had that maybe it is not. That might be something that, it is in the Board's discretion is what I am saying and you have to be careful of starting a precedent, of course, but given that particular O can just be a circle on the side of a building.

Mr. Caruso: Tara, can the O be added at another time? I mean it looks like it is painted on, am I correct?

Ms. Burke: That is correct. I mean I think our operative goal is to get as far as we can so that they can open for the season right now but we certainly do not want to put you in a position of making decisions that you are not comfortable making at the moment. So, we can do the color of the O later, that is really up to you.

Mr. Messina: Mr. Chairman, in light of that, if I could ask the Board to indulge me and perhaps, we will refer to Tom in the first instance for an interpretation, he and I will work together, and then we can report back to the Board. And if in fact the interpretation is that it is not a sign, and with Bill of course too, I am sorry Bill, if the interpretation is not a sign, this Board need not act any further and if it is, it is going to come back here or the Zoning Board wherever it needs to go.

Mr. Caruso: Okay. What I personally think is that the signs that you have here, I do not see any problem with them, they are actually quite attractive. Does the Board have any problems with the individual signs that are proposed?

Ms. Corwin: No.

Mr. Dayton: No.

Ms. Duffey: No.

Ms. Corwin: I am not sure about the O on the building, I think that does appear as a sign, the actual sign looks nice. We need to discuss the awning. They are just replacing the awning, there is currently an awning there, right?

Mr. Caruso: I think the structure for the awning is there. Tara, do you want to comment on that?

Mr. Burke: Yes, that is exactly right. They are just replacing the top awning, it is black, and I believe the pillars are currently like a burnt orange color and the pillars will match the building.

Mr. Caruso: Ann Duffey, what are your thoughts on the signage and the awning color black with the pillars?

Ms. Duffey: I think with the Dark Navy, I think that that is fine, it is just going to blend in and I think the whole color with their new landscaping against the green plants and everything, it is going to be really nice. I think the small signs look nice; I do not have any objection to them. I like the Crème Fraiche color as the lettering color on the signage, I think that is a nice combination with the Dark Navy. I think the O you can go either way on whether it is a piece of artwork, it is a circle art versus actual signage for the restaurant.

Mr. Caruso: Any comments on the umbrella, the umbrella looks fine to me, are there any comments about that?

Ms. Duffey: Tara, what is the color of the umbrella?

Mr. Caruso: It says Mediterranean Blue which is number one, is that the color, Mediterranean Blue for the umbrella?

Ms. Burke: That is the ideal color, yes, Mediterranean Blue.

Ms. Duffey: So, it is one of the brighter blues versus similar to the Dark Navy?

Ms. Burke: Yes, for a little bit of contrast.

Mr. Caruso: So, something that is number one which you like is the Mediterranean Blue and number two is the Ocean Blue. The Ocean Blue, Ann, does that look a little darker to you?

Ms. Duffey: The Ocean Blue looks a little more vibrant than the Mediterranean and the Marine, which you guys did not choose, is less of a contrast and probably closer to your building color, would you say, Tara?

Ms. Burke: Yes, I would say that that is accurate.

Ms. Duffey: So, it seems like their number one choice is not as shockingly, it is more muted is probably the right word to use. The Mediterranean that they are requesting seems like a more muted, bright blue.

Mr. Caruso: So, does the Board like the Mediterranean proposed blue? Do I have a motion to approve the preexisting survey and also with that, do I have a motion to approve the color of the building that we just discussed?

Ms. Duffey: Robert, I just have one question on the landscaping because the landscaping would be on a perimeter that is not, that is on the larger, newer perimeter that still has to go before Zoning, that is my only question on that side where they are installing the planting next to the existing.

Mr. Caruso: Okay, the Boxwood foundation plantings and you also have patio screening, Tara, what are your thoughts on that?

Ms. Burke: Obviously this was submitted before the conversation with Billy on Friday and we are aware of the fact that we cannot expand the patio at the moment so that changes where that arborvitae along the patio perimeter goes. We are also aware of the fact that we need to keep that 20-foot clearance for

the aisle width so what we would like to do is put that landscape screening right outside the existing patio provided that 20 foot can still be maintained and if it cannot, then it has to go on top of the existing patio and eat up some of their patio space.

Mr. Caruso: Billy, what are your thoughts on the Boxwood and patio screening?

Mr. Hajek: That is fine by me, I do not have any questions as Tara described it.

Mr. Caruso: Vincent, any comments?

Mr. Messina: No comments from me, thank you.

Mr. Caruso: Why do we not take a vote here. Do I have a motion to approve the items that we discussed, minus the O because we do not know if it is a sign, it strikes me a little unusual because it is a giant O and all the signs are O so to me that may indicate that it is a sign but they could discuss that at a later point in time?

Mr. Dayton: It is different.

Mr. Messina: Luckily for Tom that is his domain in the first instance.

Mr. Caruso: So, everything we discussed so far, we are going to retain the older survey with the pavers, with the square footage, the umbrella, the signage, painting the pillars, do I have a motion to approve?

Ms. Corwin: I will make a motion to approve.

Mr. Dayton: I will second that.

Mr. Caruso: And second, Sherrill, yes?

Mr. Dayton: I will second it.

Mr. Caruso: Okay, and all in favor?

Mr. Dayton: Aye.

Ms. Corwin: Aye.

Ms. Dalene: Aye.

Mr. Caruso: Aye. Thank you all. With the large O, they can get back to us and that it is something they can do at a later date but the good thing is the restaurant can move forward and open.

Mr. Dayton: With the O or without it.

Mr. Caruso: Yes, exactly.

Mr. Preiato: We will discuss that in house.

Mr. Caruso: Tom, thank you. Tom, do you have any other concerns?

Mr. Preiato: I do not. Thank you, Robert.

Mr. Caruso: I want to thank everybody for putting it together today. It was a great meeting. Thank you all so much and have a great day and see you at the next meeting.

The meeting was adjourned at 9:29 a.m.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 6/15/21
TIME: 11:40 AM

Pamela J. Bennett