

Design Review Board
September 7, 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
Lisa Perillo, Village Attorney
Vincent Messina, Jr., Village Attorney
Billy Hajek, Village Planner
Thomas Preiato, Village Building Inspector
Robert Hefner, Historic District Consultant
Gerard Picco, Agent on behalf of Hunting Hospitality LLC
Donald Moore, Agent on behalf of Jacqueline Barth and Jay S. Nydick
Robert Strada, Agent on behalf of Woods Lane Holdings LLC
Pamela J. Bennett, Village Clerk

Mr. Caruso: Good morning. I call to order the Design Review Board for Tuesday, September 7, 2021.

1. Minutes

Mr. Caruso: The first item on our agenda are the minutes of August 3, 2021. Are there any corrections or questions about those minutes? If not, I would entertain a motion to approve. May I have a motion.

Mr. Dayton: I make a motion.

Mr. Caruso: May I have a second?

Ms. Corwin: I will second.

Mr. Caruso: All in favor?

Ms. Corwin: Aye.

Mr. Dayton: Aye.

Ms. Duffey: Aye.

Ms. Dalene: Aye.

2. Guild Hall of East Hampton – 158 Main Street – SCTM #301-8-5-3

Mr. Caruso: The next item is Guild Hall. As you know there was a weather problem that day, we approved it on 8/19/21 and due to bad weather, the temporary light projection show was held yesterday, I believe, on Sunday rather, 9/5/21. Do I have a motion just to approve what we already did?

Ms. Corwin: I make a motion.

Mr. Caruso: Do I have a second?

Mr. Dayton: I will second.

Mr. Caruso: Thank you. All in favor?

Ms. Corwin: Aye.

Mr. Dayton: Aye.

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Mr. Caruso: The next item is the 34 Hunting Lane, is the applicant present? The window application?

Ms. Bennett: I do not see him here but I emailed him, if he is having trouble with the zoom, then he can call in, so maybe just skip him for now.

Mr. Caruso: We will skip that application.

3. Huntting Hospitality LLC – 94 Main Street – SCTM #301-3-8-1

Mr. Caruso: The next item is the Huntting Hospitality LLC at 94 Main Street and the applicant is present. Can you describe the project?

Mr. Picco: Hi my name is Gerard Picco, good morning. In the application we submitted I put a scope of work proposed; new sign, if you have it in front of you, does everybody have that? (yes) Would you permit me to just read through quickly and we can go back and address each one.

Mr. Caruso: Okay.

Mr. Picco: Here is the overview, 94 Main Street proposed scope of work, installation of a new sign, removal of the existing sign at the front of the property, I have attached a photo, and it is in the same exact location. There is tree removal; remove one existing tree that is dying, it is split in a Y and poses a hazard to the neighboring property, see attached photo and see the drawing for the location. Pathway globe lights and tree lights, wishing to install 30 25-watt equivalent LED pathway lights, those are marked in blue on the drawing, install 8 carriage lights. Those are to replace the existing globe lights which are mounted in pairs at the top of the columns at the entrances on top of the coping, and two pathway entry and four at the driveway's entry and exit. There are two entry sidewalks on the Main Street, I beg your pardon, I am sorry, there are two and four at the driveway side. At the driveway side which faces your building, there are four globe lights and then there are two on the Route 27 or Main Street side. Under the tree where the flag is, there are two cherry trees, where the driveway entrance is, we wanted to put some lighting there because passengers disembark and embark their vehicles and then also, of course, the flag, the installation of six 14.5-watt tree flag lights at the side driveway area, and that is also indicated on the drawing. There are existing bollard lights throughout the parking lot. Right now, they are not working and it is really, really dark in the parking area so we are proposing to install or replace existing 17 bollard lights with 25-watt max incandescent or equivalent LED lightbulbs, those locations are marked on the drawing. Then the cedar fence, replace 400 lineal feet of existing picket fence. We are seeking to match existing so whatever was put up, whatever they started, we wanted to match the existing fencing and install clear cedar gothic 2.5" space picket with a four by four post painted white to match existing and we have also indicated the paint we would use, a low VOC, low sheen, low luster, acrylic latex.

And then just closing out, we talked about the new sign and we had one item that is not on the scope with reference to the driveway. We wanted to apply an emulsion to the existing driveway and then install or apply 3h bluestone gravel which would adhere to the emulsion. We thought that would be aesthetically a great fit and then also in lieu of blacktop or just putting macadam down, we thought it would be, just as far as the sensibility for the Historic District, a pretty appropriate improvement. So those are the items in our scope of work and I would be happy to answer any questions or go through the stats or any questions that you guys have.

Mr. Caruso: Bob Hefner, would you like to comment, let us say, on the sign?

Mr. Hefner: I have not seen the application or the sign but it sounds like everything is being proposed, really has no impact on the Historic District, on the house or its setting. I am glad to see that the fence is going to be cedar and painted white. The lights, I think that does not really matter, these are probably actually more appropriate than the globes. As I have said, I have not seen the sign.

Mr. Caruso: Oh, the sign...

Ms. Corwin: The sign is up, right?

Mr. Picco: This is the sign.

Mr. Caruso: I am sorry, can you see that?

Mr. Hefner: That is the proposed sign?

Mr. Caruso: Yes.

Mr. Hefner: Oh, that is fine.

Ms. Corwin: I think it is already there, right?

Mr. Picco: Yes, and in the spirit of transparency, that sign was installed already, unfortunately without approval, here is the old sign. It is in the same exact location, the same frame, and here is the new sign that was installed, old and new.

Mr. Caruso: And it is the same size, am I correct?

Mr. Picco: It is the same size. Also, the lighting is toned down, you can see the lighting exists, it is incandescent bulbs in there and not uniformly lit. This is uniformly lit with LED and very quietly, just a very subtle wash of light and not spotlights like they had inside.

Ms. Corwin: I think it looks nicer.

Mr. Dayton: I agree.

Mr. Caruso: Bob Hefner, is there any other items that you would like to discuss here?

Mr. Hefner: No, I think everything looks good.

Mr. Caruso: Okay, great. Tom, is there anything that you would like to discuss?

Mr. Preiato: Thank you Robert. I would like to thank Gerard for realizing the importance of your Board and its purpose, the purpose that the Board serves and going forward, of course, take the normal path of getting approvals first before, for example, putting up plastic fence, putting up..[inaudible].. The other comment I have is that we want to be sure that the lighting is close to 3,000 Kelvins, I guess I can speak on the Board's behalf, I think our intent is to have a warmer, softer, closer to yellow appearance rather than a stark white, I will speak for the Code.

Mr. Messina: So, Tom, you had originally examined this and determined that the lighting was not up to Code, right?

Mr. Preiato: Well, yes, what was proposed did not seem to be shielded so that could be an issue.

Mr. Messina: So whatever lighting is proposed has to be shielded, that would be a condition of any grant, right?

Mr. Picco: Yes.

Mr. Caruso: Yes.

Mr. Preiato: I would think so, it has to be Code compliant, yes.

Ms. Duffey: So, it is the pathway lights that are not opaque, is that the issue because it looks like, well I guess the bollard lights are not either but the ones for the parking lot seem to be okay?

Mr. Preiato: The bollards seem to be okay but it is just the lantern-type where it appears to be clear glass, the Code does prohibit that, and the up-lighting into the trees, the Code speaks to that as being prohibited as well.

Mr. Picco: If I could address, because we want to be very sensitive, I live in this community, been here 15, 16 years, the family here, and I actually was a history major so I love historical architecture, I am very proud of this iconic project. So, we want to make sure that these are compliant. This is a dimmable, this is the flag and tree light in the parking area where we are trying to wash some light where passengers and guests embark and disembark so we wanted to create an atmosphere where there is enough light where they can see and it is safe and also puts light on the flag and the landscape. There is a shield around the sides and toward the top. This is also dimmable so we can make this basically the candle power or lumens.

Mr. Preiato: It is still an up-light, I do not think we are here for a negotiation, it is either Code compliant or not, and I appreciate your being in the community for a long time.

Mr. Messina: You have to comply with the Code, it is as simple as that.

Mr. Picco: All right so no up-lighting whatsoever.

Mr. Messina: No, that is not what I believe our Building Inspector...

Mr. Preiato: I had sent you the Code, so correct.

Mr. Messina: And I believe Mr. Chairman that our Planner had a concern as well, Bill?

Mr. Caruso: Yes, Billy?

Mr. Hajek: I just had one question about the tree removal. I was wondering if you have, because it looks like it is right on the property line, or straddles the property line with the neighbor, have you talked to the neighbor about removing the tree?

Mr. Picco: Yes, I appreciate the question. They have asked us to remove it so we just did not want to touch it without running it by the Board. Again, in the spirit of cooperation and transparency, there is a large maple tree that we are going to trim and that is really maintenance but again we just want to make you aware of what we are doing and being compliant. I know we are not required to talk about maintenance, but we are just going to trim that up a little bit, just to get a little more light and air and make it safe as well.

Mr. Hajek: Okay, I just want to make sure that you did communicate with the neighbor about the tree removal, that is all.

Mr. Picco: It is my understanding that the Code for up-lighting is a maximum of 25 watts, am I incorrect?

Mr. Preiato: I do have to look, I do not recall any up-lighting, and I could stand corrected but I will check that right now actually.

Mr. Caruso: One of the problems with dimmers is that nobody ever keeps it set at the right thing, it is either going to be too high, it is always going to vary so the idea of having a dimmer on lights for a restaurant or for a business like that is I do not believe a good idea. All of the lights should be set with the proper wattage.

Mr. Picco: Understood.

Mr. Caruso: If it is going to be a 25-watt incandescent bulb, then it should be an on and off switch, no dimmers.

Mr. Picco: Understood. The bulb is 17.5-watts and the dimmer is actually the set screw is removed and set at the fixture itself which an electrician would have to set this so we can make the fixture do exactly what we want as far as candle power, it is not on a dimmable switch, it is not on a switch that anyone can control, this would have to be set at the fixture itself through this removing the screw and then adjusting it at the light.

Mr. Dayton: In other words, you would have to have somebody adjust all the lights.

Mr. Picco: That is correct.

Mr. Caruso: I never heard of a screw controlling the dimming of a light.

Mr. Dayton: I have not either.

Mr. Picco: Well it is from the spec sheet itself it says adjustable and lockable beam angle, there is actually a dimmer switch, inside, it is a set screw, you take this little cap out, unscrew that, and then there is a control on the light itself.

Mr. Caruso: Vincent Messina, what do you think of the lighting so far?

Mr. Messina: Again, that would be up to our Building Inspector to make a determination on and as long as he finds it compliant, I think the only thing that we need to make clear is that the Board is not granting any kind of variance or deviation from Code compliance. That could be worked out later between the applicant and the Building Inspector.

Ms. Duffey: So, the pathway lights, the Hinkley pathway lights, since it is the down lights, does it still need to be opaque glass or it is not an up light.

Mr. Preiato: It would need to be shielded, I am not...

Mr. Picco: Here is an actual photograph of the light, I do not know if you can see this, but this is the actual photograph of the light.

Ms. Duffey: So, it looks like the bulb is up in the top and is not...

Mr. Preiato: That may very well be the case, as long as the light source is not visible.

Ms. Duffey: It looks like the light source is not visible.

Mr. Preiato: I think that is probably in keeping with what we are looking for.

Mr. Caruso: Excuse me, what is the wattage on that bulb, is that an LED bulb, what kind of bulb is that in the top of the lights?

Mr. Dayton: Bollards are 25-watt.

Mr. Picco: It is an incandescent 45-watt.

Mr. Caruso: 45-watt?

Mr. Picco: It says 25-watt.

Mr. Caruso: It is 25-watts, not 45.

Mr. Dayton: It was 25-watt.

Mr. Picco: 25-watt.

Ms. Duffey: It appears on those that it is shielded.

Mr. Preiato: It might be a frosted somewhat, not frosted, but it is not totally clear.

Mr. Picco: It is not totally clear, it is translucent.

Mr. Preiato: I did not have an issue with those.

Mr. Picco: It is going to change the bulb, the bulb is seated way up in the hood, in that hood part.

Mr. Preiato: Then it would be safe to say that the light source would not be visible.

Ms. Duffey: So that would be acceptable?

Mr. Preiato: Yes, I would think so, it is just those that are out on columns. Obviously, the newer light is nicer looking I would guess, I do not really get an opinion on that, more traditional looking let us say that. We would need to have it comply. As long as it is a soft yellow.

Mr. Dayton: Well most of the lighting would be down, right?

Ms. Duffey: The only ones that are not are the columns, the only ones you are proposing that are not shielded are the coach lights that are on columns that are currently globe lights.

Mr. Picco: That is correct, they are globe lights now which are translucent and it is unshielded, 360, there are parish lights, shielded at the top and they are low wattage incandescent, little candle lights.

Mr. Caruso: What is the total wattage? How many are there?

Mr. Picco: There are four and the max is 75-watts but we could put in lower watt, there is lower wattage, we have not installed any of these yet.

Ms. Duffey: It is still clear glass with a completely exposed bulb.

Mr. Picco: If we put a translucent bulb would that be a better, would that bring us in compliance or would the actual lenses be made opaque or rather translucent?

Mr. Caruso: Meaning frosted, let us say.

Mr. Picco: Correct. We can either put a frosted bulb, I guess my question is or offer a solution, we can either put a frosted bulb...

Mr. Preiato: With a frosted bulb you are still going to see the light source, the Code is the Code.

Mr. Caruso: Would frosted glass be the best option, Tom, on this?

Mr. Preiato: It would. I cannot speak to how it looks but it is the best option for the Code.

Mr. Caruso: Bob Hefner, what is your opinion on this frosted glass?

Mr. Hefner: Well the original, when the Village first adopted this Lighting Code we exempted traditional lamp lights like this with low wattage bulbs, I forget what it was, it was 25 or 30-watt. The Lighting Code was changed, I am not sure if that exemption made it into the revised Code or not but it was in the original code that the Historic Districts would exempt these kinds of traditional lanterns with clear glass and low wattage bulbs as we have at

Village and we have at 88 Newtown Lane and a number of other places. They are quite common in the Village. Traditional copper lanterns with low wattage candelabras but the intent was to allow those certainly in Historic Districts, as I said I am not sure when the Lighting Code changed whether that was retained or not.

Mr. Preiato: I would hope that to be the case correctly as far as being traditional I am not seeing it here but I am good with that intent. I am not sure where that leaves us.

Mr. Caruso: Vincent, what is your opinion on the lighting in general?

Mr. Messina: Again, I think that is nothing that needs to be determined here and today, I think that is something that Tom and the applicant can work out and if there is an issue, I am happy to assist.

Mr. Caruso: Okay, perfect. So why do we not do this, why does not Tom and the applicant, do you want to work on the lighting, all of the lighting?

Mr. Preiato: Certainly.

Mr. Caruso: And then when you are finished with all of this, we will just take, I guess we should take the whole thing back and then just approve all of it. Is that a good idea or do you want to approve...

Mr. Messina: You can approve it now if you wish subject to the approval of the lighting by the Building Inspector.

Mr. Caruso: So, Board Members why do we not go ahead, we will give it to Tom, and he will work it out with the applicant but we can go ahead and approve everything now. Do I have a motion to approve the application?

Ms. Duffey: One thing that we did not discuss was the driveway and does that have to be on a separate, the driveway turning to putting bluestone pebbles, am I correct?

Mr. Picco: That is correct. The existing condition is a very pockmarked, potholed driveway which we patched and we are seeking to apply an emulsion and then here is a, I took some bluestone gravel, we actually fixed up all the cobblestone curbing and then I submitted a photograph of the

gravel and the existing driveway in the background. It is just common you would see this 3/8th cut bluestone in most driveways here in the Hamptons.

Mr. Messina: Is that Code compliant?

Mr. Hajek: For the ADA you have to have a non-slip surface the bluestone for the ADA ramp, whatever your ADA route is has to be a non-slip.

Mr. Picco: That is a good point. So, we are not looking to have loose gravel, this would be adhered, we wanted to shy away from just blacktop, just the plain blacktop driveway, I mean it does not add anything to the structure, the aesthetic, but it is just so commercial looking. So, we thought this would be a nice, from the period or appropriate improvement. Again, it would not be loose, it would be adhered, actually we do some of our streets, we did our street on Woodbine, the Town put an emulsion down and then gravel to re-surface. So, the surface would stay the same, stay hard, it would not be loose and it would be adhere so you can walk on it with even say heels and I thank you for bringing up the ADA, we want to make sure we are in compliance with that and certainly it would just be a gravel surface that is hard and fast to the existing pavement.

Mr. Hajek: It is a rolled stone basically, it is going to get oiled and then stone and then you are going to roll it in?

Mr. Picco: Correct.

Mr. Hajek: Yes, that is fine, you just have to sweep the ADA route.

Mr. Picco: Understood. Now I did mention that we have an issue with the storm drain, I just wanted to, again, in the spirit of transparency of what we are doing, the storm drain floods in that area, even though a slight rain, so we wanted to do some maintenance and just fix the piping that goes to the cistern so it does not flood any more.

Mr. Caruso: Tom, what are your thoughts?

Mr. Preiato: Obviously on the subject property you are talking about? When you say the storm drains on the applicant's property, correct?

Mr. Picco: Correct.

Mr. Preiato: Yes, you are able to maintain that.

Mr. Picco: Okay, great, thank you.

Mr. Hajek: One question. The stockade fence that goes through the parking lot right now, is that temporary or is that permanent?

Mr. Picco: That is temporary.

Mr. Messina: You do not sound convinced.

Mr. Picco: No, no, no, the stockade fence is shielding the work area where we are working, they are working out of, but it is not permanent I assure you. If you would like a letter to that effect I would be happy to provide that.

Mr. Hajek: That is okay, as long as it is on the record now, that is all. Thank you.

Mr. Picco: You are very welcome.

Mr. Caruso: Are there any other questions on the application? Anyone?

Mr. Picco: I did have, Gerard here, the fence, I just want to make sure we covered the fence, I know I mentioned it in our scope of work but are there any questions on what we are installing, it will be cedar, it will be spaced to match existing and painted, primed and painted.

Mr. Preiato: So, you are removing what is there right now?

Mr. Picco: Correct.

Mr. Caruso: This fence will match the front fence.

Mr. Picco: Yes.

Mr. Caruso: And I noticed the front fence, areas of it, will you repair it? It seems to be sort of damaged.

Mr. Picco: We would love to replace it but, in the meantime, if it needs to be repaired we can do that as well, we would love to remove and replace the existing old cedar fence with a new replica of the existing. And that is just a shot of what the cedar would look like, the spacing, the pickets match what is already there and here is the specification, it is also contained in our application for the record.

Ms. Corwin: So is this new fencing that you are putting up or is it replacing existing?

Mr. Picco: This would be replacing existing including an area where the hotel had started to install vinyl fence and the work was stopped. We would remove that as well.

Mr. Dayton: Yes, I was going to ask you about that.

Mr. Picco: That is how I got involved. I said you cannot just go ahead, it is an Historic District, you need to submit an application and get approval to do this sort of work. I do not have anything else on my list other than, as far as the lighting, could we approve any of it today or do you need more information?

Mr. Messina: Your lighting is going to be subject to the approval of the Building Inspector with respect to its Code compliance if we are doing what we had talked about doing a few moments ago unless the Board is going in a different direction.

Mr. Picco: I just want to make sure I am doing my part so we can...

Mr. Messina: And I think the Board is trying not to drag you back here.

Mr. Picco: I appreciate that, thank you so much. You know what, look, if we need to we can and we are here for you guys and I appreciate the work you all do.

Mr. Dayton: I almost think that if the lighting is too bright, it can be turned down, is that right?

Mr. Picco: That is correct. If the source of light is desirable to be seen and does not comply, we can make these translucent, we can change the wattage of the bulb.

Mr. Preiato: Just to say I am obviously fairly freshly on board here and I am not looking to overturn any, I am not looking to change the look of the Village and the nice crystal clear traditional looking light and if the lighting Code was not enforced as diligently in the past, I am certainly not looking to overturn anything here.

Mr. Picco: Understood. I want to make sure we saw a visual on the tree, this was the tree we are looking to remove on the property.

Ms. Dalene: Are you replacing it with anything else?

Mr. Picco: I am sorry, I did not catch that.

Ms. Dalene: Do you plan on replacing it with anything else?

Mr. Picco: No.

Mr. Dayton: Is that on the property line, you said?

Mr. Picco: It is on the property line or near the property line, I thought I had, I am looking for the, so here is the tree on our site drawing that is at our property line here.

Mr. Caruso: Do the limbs go into the neighbor's property?

Mr. Picco: See that is really the problem, it is over their property and near their house so they are worried it is going to come down so I guess either we take it down or it is going to come down.

Mr. Caruso: And you did receive a written permission from the neighbor?

Mr. Picco: We have been asked to do it, to my knowledge I do not know if a letter was sent, I can obtain one but we have been approached several times to do it.

Mr. Caruso: Vincent, do you think we should have a letter stating that they have the permission to remove or cut down the tree, from the neighbor?

Mr. Messina: That would be a prudent thing.

Mr. Dayton: I think you should.

Mr. Caruso: Just legally.

Mr. Messina: Well, even still, it is just a prudent thing so that the Board has a basis for its determination.

Mr. Picco: We will obtain written permission and approval from the neighbor and we will submit that.

Mr. Dayton: We will be notified about taking that tree down?

Mr. Picco: I beg your pardon?

Mr. Dayton: Would the Village be involved in taking the tree down?

Mr. Picco: No, the tree is squarely on our property.

Mr. Dayton: Oh, it is on your property.

Mr. Picco: The tree is directly on our property beyond any eminent domain or Village responsibility.

Mr. Hajek: I think we have covered all the topics here. I think it is okay to move on here.

Mr. Caruso: Okay so why do we not do this. We will approve the items, you are going to work with Tom in the Building Department about the lighting, the only concern that I have is the lights where you have an exposed, the three or four bulbs. I do not think we should see the light source. That is my opinion but we can work that out. Maybe the glass should be frosted.

Mr. Dayton: Or the bulbs frosted.

Mr. Caruso: Or the bulbs. I actually think that, it is not a guiding light, it is not directing traffic or anything, it is just aesthetics. So, it is 75 watts sometimes can be bright when it is not shielded so maybe it wants to be 15 watts each for a total of 45.

Mr. Dayton: That would work.

Mr. Caruso: So, then that being said, do I have a motion to approve this application?

Ms. Duffey: I will make a motion.

Mr. Caruso: Do I have a second?

Mr. Dayton: I will give it a second.

Mr. Caruso: All in favor?

Ms. Corwin: Aye.

Mr. Dayton: Aye.

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Mr. Caruso: So, thank you and good luck.

Mr. Picco: Thank you very much, I appreciate everybody's time and concern for our community and I will definitely make sure our client is in compliance. Thank you so much, appreciate it.

Mr. Caruso: That you Gerard.

Mr. Picco: What is our next step. Do we wait for a letter?

Mr. Caruso: Tom?

Mr. Preiato: Well as far as a letter...

Ms. Bennett: There is no letter.

Mr. Preiato: There is no letter, we will discuss it, we will be in contact as we have been.

Mr. Picco: Okay, thank you so much.

Mr. Preiato: Thank you for being as responsible as you are.

Mr. Picco: Whatever you need from me I am here for you guys, thank you.

Ms. Bennett: Mr. Chairman, I see that Mr. Moore who represents 34 Huntting Lane is on the line if you want to take him.

4. **Jacqueline Barth and Jay S. Nydick – 34 Huntting Lane –**
SCTM #301-3-7-19

Mr. Caruso: Good morning Mr. Moore.

Mr. Moore: Good morning, I am sorry I only have audio, not video, I could not get it on the internet.

Mr. Caruso: Can you describe the application, please, for 34 Huntting Lane.

Mr. Moore: Yes, my clients want to replace all the windows in the house, I thought we were going to have a live meeting, I had a prototype made up of the window that I was going to bring with me. I met one of you gentlemen a couple of months back at the house and we walked through the house and we came up with six over one. I believe you have shop drawings for it and he said the only issue would be in the front that you can do on the three sides what we wanted but the application is really for the front which comprises of five windows at the front of the house. We take the aluminum storms off and then there are Green Mountain inserts which you should have a picture of it in the yard. We are looking to take the aluminum storms off and replace the sashes, leave the casing that is there on the inside and the outside.

Mr. Caruso: Bob Hefner, what is your opinion on this?

Mr. Hefner: I did meet with Mr. Moore a couple of months ago at the house and suggested that, so I am very glad the casings are being retained, only the sash are being replaced, but I think the Guidelines for replacing sash in historic houses, we look at the significance of the historic property and the significance of the windows, the district is general, and this house is not one of the most character-defining houses on Hunting Lane, the house has been altered previously. So, in this case I think replacing the sash is something that is consistent with the guidelines for the historic district, I do not see a problem with this application.

Mr. Caruso: Okay, thank you, Bob. Any other questions from Board Members? Anyone? (no) All right then, we would entertain a motion to approve this application. May I have a motion?

Mr. Dayton: I will make a motion.

Mr. Caruso: Do I have a second?

Ms. Corwin: I will second.

Mr. Caruso: Okay. All in favor?

Ms. Corwin: Aye.

Mr. Dayton: Aye.

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Mr. Caruso: Beautiful, thank you.

Mr. Moore: Thank you.

5. Woods Lane Holdings LLC – 6 Woods Lane – SCTM #301-8-7-53

Mr. Caruso: The next application is 6 Woods Lane. Is the applicant present?

Mr. Strada: Yes.

Mr. Caruso: Good morning, Robert.

Mr. Strada: I am the managing member of the Strada Baxter Design/Build and I am here on behalf of Adam Sandow and his company Woods Lane LLC. As we all know this is the house that is sort of iconic and the entrance to the Historic District of our wonderful Village. Our application includes three items, as you see on the paperwork, one is the replacement of the existing electric lights, many of which do not really work, with gas lanterns on the existing posts. The second item is to erect a front porch on an accessory building which you will see on the drawings as well as on the survey. And then the last item we want to discuss is the proposed restoration of the historic barn. So, the first item we have a rendering that you should have there and that is a picture of the house where we are proposing to remove the existing electric lamps and they are all in disrepair and not functioning, especially the one on the corner where Main Street meets Woods Lane. The specifications of the lanterns are in strict accordance with New York State Building Code, each lantern will be positioned on the existing fencepost at a minimum of 54 inches high above the sidewalk along Woods Lane and on Main Street and these are really beautiful hand-crafted, made in the United States, gas lanterns, made by Bevolo and this is our first request to replace the electric lights with these beautiful gas lanterns. The second item we want to discuss is this accessory building. There is a survey, which you all have, there is that enormous sheet of paper produced at Walbridge which will take up everybody's desk, but the purpose of it is to show you that there is an existing accessory structure that was also in an application going back to May 23, 1989 where the site plan describes this structure as the laundry house. In the notes that I managed to obtain from the DOB file dated March 29, 1990, Fred Mengoni was approved to move that building. So back in 1990 we moved the building 18 inches further south of where it was at the time so it would comply with the ZBA requirements and he did that as you can see on that survey. Bob Hefner, glad you are here, Bob Hefner wrote back in December of '89 this small dependency recalls the early 20th century period when this farm became a small summer estate. If you would just simply go to the third page of our drawings, it is labeled A01, that is the sheet that talks about proposing to put a porch on this accessory building, and when you reference the Walbridge survey, you will see that the porch conforms to the 20 foot setback and in addition to that, the design and the materials used for the porch are not going to be the plastic..[inaudible]..used on the current balustrade and porch railings but actually a proper cedar material that will look like the existing

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on the house but will be made of wood. The spacing conforms to DOB requirements, you can see the note there that there is a 3 and $\frac{3}{4}$ inch space between each of the ballisters, the drawing refers to them as spindles and so that is the porch. So, the only thing that changes on that existing accessory structure is adding a porch. The door stays the same, it is essentially taking the same number of steps, although we might have to add, no, it is the same number of steps to the grade. Nothing else changes on the building, we are not deleting anything, we are only proposing to add a porch. The third item that I want to talk about is the proposed barn restoration and there if you go to our drawing which is existing number 11 as the first drawing you see in the barn drawing set, it shows how the interior was subdivided from the original interior of the barn. It created a raised platform and they added some corresponding partitions to basically implement the approval of a cabana. I should have included this drawing in your set but this drawing goes back to 1989. As you can see, if you would like to see it, it was approved to take an existing apartment and turn it into this cabana. Part of that approval was granted to install a doorway and two windows in the west elevation and to remove one window from the west elevation and to build a brick landing and steps to this new doorway all on the west elevation and that is what we have today. So, if you would go to the next drawing, existing 12, you see where this loft area was created to kind of implement this cabana idea and we have it shown as the loft and you can see the steps down to the base of the barn. The flooring was paved, so the flooring, there is no flooring, I mean there is some flooring but basically the majority of the floor is concrete and I will deal with how we want to change that in a moment. So, what you have is sort of a bastardized barn. This has really been messed with over the years. It was originally red. I mean that is how I remember it. It was a red barn, you could see it from the road somewhat but it was painted white and the owner would like to keep it white. We are not proposing any changes like that. So, if you go to existing drawing 13 you begin to see some of the elevations but it is really in existing drawing 14 that I want to show you how the exterior of the original barn was changed to install this doorway with a window and a brick landing to the steps that lead to this new doorway. All of that was added in 1990 and is unbarn-like. And just before I go on, I would like to tell you a little bit more about Adam Sandow's intent. His intent is to really to restore the barn and really using true restoration techniques that is why we have been talking about it for a while, for months. As Bob Hefner would know, we would use our experience with restoration work, use like-kind materials, follow the Secretary of Interiors standards for the preservation of historic buildings to

see that the barn was brought back to being a barn again. Now Strada Baxter has restored five..[inaudible]..years and the two that are most like this in my mind are the Captain Isaac's Sayre barn for the Southampton Historical Museum which Bob Hefner did the historic structure report and that was a barn that we basically restored using the Secretary of the Interior's standards using all like-kind materials, all white oak and used as much of the original structure as we could including these enormous purlins an integral part of that barn design, and we intend to use as much of the original barn here, of course, in this restoration but the other project, I mentioned that there were two that this reminds me of, the other one is a project that we did for Bill Campbell in his re-creation of the Topping Rose Inn in Bridgehampton and that is the Topping Rose barn, that is an original Bridgehampton potato barn but Campbell uses it in a delightful way as part of his restaurant. While you have this historic structure and it is correct, the use and some of the modifications that they made for then Tom Colicchio to run his kitchen staff through it and do things like that, did not affect the timber-frame structure. Let us go to the renderings if we can. So, what you are looking at in this first rendering is that quite a bit of the west elevation, the side of the barn, the gable side of the barn has been modified over the years. We propose to bring it back to what it was originally as a timber-frame structure. It would match what is on the other side, the east elevation and that is what you see in the first rendering. The second rendering just shows you how the traditional cladding will be put on, the sheathing and then the cedar shingles, and then finally in the third image, what you see there is a west elevation that has all of the correct timber-frame structure but it is clad in glass. Now this is only the west elevation and when you look at that final rendering and you realize that this is a fully restored timber-frame structure, and I would like to grab Bob Hefner's comments from back then, the barn was previously altered when an apartment was built in the west end, that is this same area, the west elevation, this included introduction of four windows therefore the present proposal, meaning back in 1989, the present 1989 proposal does not alter the 18th century barn but continues in a similar fashion the type of alteration already introduced to this part of the barn, and the altered west façade, this is critical, the altered west façade is also not visible from the street, not Main Street, not Woods Lane. Furthermore, again, these are Bob's words, the alterations will not affect any of the 18th century framing of the barn. I could not have said that better myself. And then I would just like to tell you, just to wrap up, a little bit about who Adam Sandow is because he is not from here, he is from Florida, he lives and has recently created a very modern, uniquely modern house where he lives in

Florida and on a visit to East Hampton fell in love with Mengoni's house and purchased it. Also, a little something about Sandow, he knows the significance of this building, this property to the Village, to the Historic District but to the entire Village and he made sure last December that all of the holiday lights were lit. Now he did not own the property at the time but he made sure they were on for this past holiday. Another thing I would like to mention about him is that when he did finally take possession, he thought he would begin by replacing windows which he did not because we explained to him that is not what we do here and he understood that. So, what you are looking at are all the original windows, there is some new glass because the glass was a mess but all of the sashes were completely restored including the diamond sashes on the porch. Another thing about Sandow is I introduced him, I do not know if this was a good thing to do or not, but I introduced him to Richard Barons over at the Moran House and all the two of them could talk about was publishing and historic buildings so he is into this, very much so. And then finally he has committed to, this is a minor thing, but he is committed to having the house on the house tour next November 2022 for the 100th anniversary of the East Hampton Historical Society banner year, 2022, this house will be on the house tour. That is about all I have to say. If there are any other questions I can answer I am happy to do that and any other information I can provide.

Mr. Caruso: Well thank you and the house does look beautiful. I think everybody passes by it have noticed the tremendous amount of work that has gone on over there to restore it. Bob Hefner, do you have any comments?

Mr. Hefner: Yes, I think the important thing about this application in the way of what is not in it in that the property is really not being changed at all. I mean there is potential for expansion of the house but that is not being proposed, the house is being kept exactly as it is, and these changes are all somewhat modest. Taking the barn, this is one of our handful of 18th century timber-frame barns in the Village. We certainly appreciate our barns. In fact, when the Historic District was created in 1986 we did not include that barn because I did not know it was there and upon discovery, we did expand the district to include it. For the barn, the timber-frame is the important thing so in this case the timber-frame is being restored and that is good. The treatment of the west wall with glass does not really, it does sort of go with our guidelines that rear walls can have more glass. I think the important thing is the restoration of the timber-frame, the glass wall is not seen from the street, it is something that can be reversed in the future if

someone else wanted to make that wall look more than a traditional barn. I do not see any problem with that and it is a pool house so that is a different use where a glass wall makes some sense. The little laundry building is the building for the Moran property because Mary Nimmo Moran painted it and it was probably moved because it was on the property line since Moran bought that property from the owner of the Mengoni house, 6 Woods Lane. I do not think that a porch on the front really affects the integrity of that laundry building at all from Moran it will look exactly the same. The lights on the fenceposts I think for the Historic District there is not any issue with the gaslight. I suppose we have the same question that came up with the Hunting Inn about whether in the historic district's traditional lanterns are allowed with low wattage. I suppose some idea of how the gas flame would compare to incandescent light, that would be important to know.

Mr. Preiato: I will just comment briefly. Right now, there are advancement in that so that this glare would be a lot less actually, more traditional.

Mr. Strada: The idea, you should know that we made sure that these conform to the New York State Building Code and they do. As far as brightness and as far as the type of light that it gives off, these are much less bright than an incandescent or LED bulb. There is an actual flame that is safe and enclosed and I think they are quite beautiful. We prototyped one just to see what it would look like. We put it on a post outside the back porch off the kitchen before we even thought of proposing this just to see how is this going to work and it is really very special and it is not bright. I think this is going to be a wonderful improvement but I have only lived here 42 years and Sherrill Dayton can comment on whether, with all the time he has spent here, whether this is appropriate or not but I think it is, I think it will be very special.

Mr. Caruso: And as you know there is, I am sure you have seen it, but there is a light, somebody on Newtown Lane across from the Middle School, that little house there, they have little gas lights also which really looks very nice. It is a nice touch I think.

Mr. Dayton: It goes with the house. I do not believe it is going to be too bright if you have a flickering flame, it is not going to be bright enough to light up a driveway or anything like that. I think the appearance of it would look good.

Mr. Caruso: Anybody else have any comments on this application?

Ms. Corwin: I actually, we have gas lanterns on my front porch on Cooper Lane and so I am very partial to gas lanterns. I do love the look. They can be hot to the touch and I know, especially on Main Street being close to the sidewalk if there is any consideration about that.

Mr. Strada: We did give it consideration. I do not mean to cut you off but just so that you know, I may have not said this, but they are sitting on top of the existing fencepost and the flame is over five feet off the, so if you are concerned even as I was, the first thing I thought of was little children may want to be interested in touching these but it is so high that it is beyond Code. Tom, I think Code is 54 inches so this is even higher than that. So, we have thought about that.

Mr. Messina: Is there anything you can do to protect to it from the grownups?

Mr. Strada: I am worried about the gun-toting grownups, great target. If it becomes a problem I know Adam Sandow, he will change it, he will fix it.

Mr. Messina: Yes, but he may not always own it, so in fairness, we do what we can do and that is that.

Ms. Dalene: Are they made out of wrought iron?

Mr. Strada: They are made out of steel and they are made out of a copper cladding that is applied to it. It conforms to all of the underwriter codes needed in our state and probably in every state and they are used throughout the country. If you would like to look it up, they are made by a company in the south called Bevolo and they have some really pretty wacky designs. This is not one of them. They have a lantern that they call the bat light which looks more like a blow torch. This is a very modest fixture, lantern. In fact, that is what they call them, it is a lantern.

Mr. Dayton: Makes it look like an old carriage lamp.

Mr. Strada: Yes.

Mr. Caruso: Any other questions? May I have a motion to approve the application?

Ms. Corwin: I will make the motion.

Mr. Dayton: I will second it.

Mr. Caruso: Thank you Sherrill. And all in favor?

Ms. Corwin: Aye.

Mr. Dayton: Aye.

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Mr. Caruso: A special thanks to Robert Strada on this project, all your projects you take a lot of time and effort and they always look great so thank you very much.

Mr. Strada: Thank you.

Mr. Caruso: And thank your client also.

Mr. Dayton: It is a beautiful estate, no question about it.

Ms. Dalene: I feel like it is coming back to life.

Mr. Strada: You have an owner who is not who is not here to antagonize the various Boards and the community. I never really knew Fred Mengoni but Pam Bennett and Linda Beyer were kind enough to provide me with all sorts of material going back years and when you read this file, it is like a novel. A lot has been attempted but boards like yours have managed to keep this from really getting out of hand and that is why, Amy, it looks like the way it looks today. It is what you do. Thank you.

Mr. Caruso: And also, again, thank you very much and thank your client when you speak to him, and we need more people to care that much about the Village of East Hampton.

Mr. Dayton: That is true.

Mr. Caruso: And its historic houses. Do I have any questions or comments from the Board in general, any of the items or anything in general? Pam, do we have any questions or any other materials.

Ms. Bennett: You have nothing else.

Mr. Caruso: Okay, then may I have a motion to adjourn the meeting?

Mr. Dayton: I make a motion.

Mr. Caruso: Thank you Sherrill. May I have a second?

Ms. Dalene: I will second.

Mr. Caruso: All in favor?

Ms. Corwin: Aye.

Mr. Dayton: Aye.

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Mr. Caruso: Okay, thank you all and see you at the next meeting. Have a great day.

The meeting was adjourned at 10:12 a.m.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 10/20/21
TIME: 2:49 pm

Pamela J Bennett

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