

Design Review Board  
November 16, 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  
C. Sherrill Dayton, Member  
Amy Dalene, Member  
Ann Duffey, Member  
Billy Hajek, Village Planner  
Thomas Preiato, Village Building Inspector  
John Ford, Applicant  
Robert Rattenni, Applicant 55 Main Street LLC  
Dominic Kozerski, Architect on behalf of 55 Main Street LLC  
Jody Gambino, LTV Moderator  
Pamela J. Bennett, Village Clerk

Mr. Caruso: Good morning everyone and welcome. I call to order the Design Review Board for November 16, 2021.

1. **Minutes**

Mr. Caruso: The first item on the agenda are the minutes of November 2, 2021. Do we have any questions, any corrections? If not, I would entertain a motion to approve. Do I have that motion?

Ms. Corwin: I will make the motion.

Mr. Caruso: Do I have a second?

Ms. Dalene: I will second.

Ms. Caruso: All in favor?

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Ms. Corwin: Aye.

**2. John and Cecilia Ford – 90 Pantigo Road – SCTM #301-4-7-24.1**

Mr. Caruso: And the next item on our agenda for today is a historic district, 90 Pantigo Road. Is the applicant present?

Mr. Ford: Yes, John Ford.

Mr. Caruso: Can you please explain what you would like to do?

Mr. Ford: Well we would like to put a picket fence right along the property boundary, facing Pantigo Road, and probably hydrangeas behind that if we can get them to bloom in that shade, that is the plan. It is a two-inch square picket, very much like the one directly across the street from us, just a conventional picket fence.

Mr. Caruso: What is the composition of the fence, what will it be made out of?

Mr. Ford: Cedar.

Mr. Caruso: Cedar. And how high will it be, John?

Mr. Ford: Four feet. The posts will be four foot six but the pickets will be four feet.

Mr. Caruso: Okay, thank you so much. Billy Hajek, do you have any questions for the historic district?

Mr. Hajek: No, what is described is consistent with the design guidelines for the historic district so I have no questions or concerns with it.

Mr. Caruso: Any other questions?

Ms. Corwin: I have a question. In the description you mention that with the setbacks, it is going to be further set back than the adjacent properties? Is that correct?

Mr. Ford: Yes, these are sort of out under the, I do not know if you have the survey there, they are sort of closer out to the power lines so we are going to be back from that which I don't mind at all but it will be back.

Ms. Corwin: I mean will that look funny, Billy, do you think that is going to look odd having other fencing closer to the road and then their fencing back from it?

Mr. Hajek: I looked at the site, it wasn't easy for me to tell if this is, as long as you follow your property line, that is probably the best bet. If other fences exist, it is possible they are not on their property line and we have to look at those to see whether or not they extend into the road right-of-way which would not be permissible, that might be the case here. I suggest that it be installed on your property line.

Mr. Ford: That is exactly what I would like to do.

Mr. Caruso: Tom Preiato, your input on this application?

Mr. Preiato: Thank you, Robert. No, I think it looks good as presented. I'm assuming it is, is it a, not that it really is my purview, but is it a natural cedar, unpainted, or is it white?

Mr. Ford: It is natural cedar right now, yes.

Mr. Preiato: Okay, thank you.

Mr. Caruso: If there aren't any other questions or any other comments, I would entertain a motion to approval this application.

Ms. Dalene: I have a question. He is mentioning that there will be solar lanterns installed on the posts?

Mr. Ford: Yes, not up high. I would like to just put them, just to mark them, they would actually hang down from the posts. I don't actually even have to have them if you rather I didn't, I don't have to put them on. I just thought it would be nice to have them out there.

Mr. Caruso: Okay, then why don't we do something like this, we will go ahead and move on the application for the fencing and, John, why don't you

do this, if you want to install these lanterns, maybe you could just send a picture to Pam and so she will distribute it to us so we know exactly the dimensions of it and what it looks like. How is that?

Mr. Ford: Sure. Or as I say, I can omit it altogether if it is preferable but whatever, either way is fine.

Mr. Hajek: The lights were only on the gate, correct? Just for the gateposts?

Mr. Ford: They are on the gateposts, I don't plan to put them on top because then they would stand up very high, so they would just be on the face of the posts.

Mr. Caruso: Would they be traditional?

Mr. Ford: Yes, absolutely.

Mr. Caruso: Okay. Any questions?

Mr. Dayton: No.

Mr. Caruso: Good morning, Sherrill, any questions you may have?

Mr. Dayton: No.

Mr. Caruso: Okay, so if there are no other questions, do I have a motion to approve the application?

Ms. Corwin: I will make the motion.

Mr. Caruso: Do I have a second?

Mr. Dayton: I will second.

Mr. Caruso: All in favor?

Mr. Dayton: Aye.

Ms. Dalene: Aye.

Ms. Duffey: Aye.

Mr. Caruso: Thank you all, thank you. Thank you, John.

Mr. Ford: Thank you so much.

Mr. Caruso: You are welcome.

3. **Ralph Lauren – Premises of Squires Family Limited Partnership –  
31-33 Main Street – SCTM #301-3-4-24**

Mr. Caruso: The next applicant is Ralph Lauren, 31-33 Main Street, the applicant is not present but it is a simple application for two wine barrels, left and right, of the doorway. You all received a picture from Pam, it is 18 inches tall by 27 inches in diameter. Billy, what are your thoughts on this?

Mr. Hajek: Actually, I didn't get a chance to look at the sketch that was provided so I have to take a look at it.

Mr. Caruso: Okay, Tom?

Mr. Preiato: I think they are just basic whiskey barrels?

Mr. Caruso: Yes, that is what they are.

Mr. Preiato: I mean I didn't have any objection.

Ms. Duffey: They have had them before?

Ms. Bennett: Yes.

Ms. Duffey: I was just wondering how long, is the application just for the holiday season or what the timeframe is on this?

Mr. Caruso: Pam, do you have any input on that?

Ms. Bennett: The applicant didn't say but if you want to say January 15<sup>th</sup>, they are pretty good about moving out their old and putting in the new. Like they have planters now which will be removed and these whiskey barrels will be put in.

Mr. Dayton: What will be planted in those barrels?

Ms. Bennett: Christmas trees.

Mr. Dayton: Christmas trees.

Ms. Duffey: They are lighted trees.

Mr. Dayton: Do they have a height limit on those outside barrels?

Ms. Duffey: Well they are 18 inches tall which is still, is that not still within the specs but they are wider than they are supposed to be?

Mr. Hajek: Yes, three feet is the maximum height for a planter.

Mr. Caruso: Yes, three feet, 36 inches, and I believe that they have done that before, in years past, as I remember, the whiskey barrels, the wine barrels.

Ms. Bennett: They have.

Mr. Caruso: They have so they are just decorating for Christmas, they are very good about removing things, we have never had a problem with them. So other than that, are there any objections or comments?

Mr. Dayton: No, not from me.

Mr. Caruso: If not then, I would entertain a motion to approve the two wine barrels or whiskey barrels.

Ms. Duffey: Are we approving it with a date for removal or just leaving it up to them?

Ms. Bennett: You can put a date in there, that is fine.

Mr. Caruso: Why don't we make that date January 15<sup>th</sup> to be removed.

Mr. Dayton: That is good.

Mr. Caruso: Any other questions? If not then I would entertain a motion to approve this application.

Ms. Corwin: I will make a motion.

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

Ms. Dalene: I will second.

Mr. Caruso: Okay, thank you. All in favor?

Mr. Dayton: Aye.

Ms. Dalene: Aye.

Ms. Duffey: Aye.

Mr. Caruso: Thank you all for that.

**55 Main Street LLC – 55 Main Street – SCTM #301-3-6-25.3**

Mr. Caruso: Our next application is 55 Main Street, Bob Rattenni. Can you just describe what you would like to do there?

Mr. Rattenni: Yes, thank you, hello everyone. So this is part of the on-going, I guess we will call it re-development of that site. Last year if you all remember which probably didn't come under a design review plan but we upgraded the septic system to one of the new IA systems as per the request of the Village. So, this is in continuing now, we are taking it to the next phase so we are moving forward with that plan to put in a, I am calling it a café, it is a small wet use, it is not a restaurant, we do not have a restaurant situation there. So we are just going to redesign the exterior of the building and I am sure you have all the plans in front of you. To give it a quick explanation, the way I described that property, starting from the Reutershan Lot and walking toward Main Street, that formally was four individual units and I named them Units 1, 2, 3, and 4 as we progressed toward Main Street, just to give you a sense of what I am about to say. So, we are going to redesign the entranceway for Units 1 and 2, the existing doors are going to be replaced with fixed glass which will be almost an exact replica of what is there now except it will be a glass window as opposed to a glass door. It

won't be functioning obviously. And then we are going to put a double door in the middle, between Units 1 and 2, and that will serve as the entranceway for the property. The only other change will be a window that will be between Units 2 and 3 and everything else will remain as such. All of the new windows and the new doors will conform to the exact same style as what is currently there in the building. I would think within a week or two of being there, nobody will probably ever even notice it was changed because it is going to look, for all intents and purposes, is going to look exactly the same. That is the extent of the entire exterior project at this time, and when I say at this time, there is no other plans for the exterior of the building, we will come back at some point and probably do some fence work on the exterior patio there where the old septic system was, but I will return to you before we do any of that and that will just be some plantings more than likely.

Mr. Caruso: Any questions from the Board here on this application?

Mr. Dalene: I have a question. Are the railings going to stay the same or are they going to change?

Mr. Rattenni: We do not have any plans at this time to change that at all. We are not under the, and I have discussed this with Tom numerous times, that building is a preexisting nonconforming, if you are referring to ADA compliance, and there is really no practical way to do that that would make sense. That ramp would be out into the parking lot or out on Main Street. It obviously doesn't serve the purpose so the answer is no, we are going to keep everything, like I said, for all intents and purposes the only exterior change are what I described.

Mr. Caruso: So, Bob, then essentially Units 1 and 2 are sort of combined, in other words, interior space?

Mr. Rattenni: Well all four are actually going to be combined. We are going to be, it is going to function as one large space as opposed to four individual spaces. Interestingly enough, way back in the day, when I first purchased that property, which was in '94, Units 2, 3, and 4 were combined at that time, it was a real estate office way back in the day, and then it morphed over the years and it has gone back and forth a few times which is under the guidance of the Village Building Department and it is all allowable that way.



Mr. Caruso: Tom Preiato, what is your input on this application?

Mr. Preiato: Thanks again, Robert. It is pretty straight forward, there's permits for demo and rebuild for inside, and as far as the fenestration and doors, it looks pretty compliant. There is no specific size on the windows, of course the doors, as an egress, will be compliant.

Mr. Caruso: And Billy Hajek, your input?

Mr. Hajek: In terms of design, I don't have any questions. I am trying to read the elevation plan though, is the vestibule area for Unit 1, is the vestibule basically being converted into interior space? I am having a hard time...

Mr. Rattenni: No, no Billy. What you are calling the vestibule, do you mean when you come up the steps, what I would call the landing area there?

Mr. Hajek: Yes.

Mr. Rattenni: No, it is going to be, no, the answer is no to that. We are not expanding the footprint of the building, no. The existing wall is where the doors are going to be.

Mr. Hajek: Okay. It is hard to tell...

Mr. Rattenni: I understand. The interior dimensions are...[inaudible]...as such.

Mr. Hajek: Okay. No questions.

Mr. Caruso: Any other questions from any Board Members? Ann? Any questions from anyone?

Ms. Duffey: So, when, I guess it is 3 and 4, the doors inside the vestibule are staying intact, Rob?

Mr. Rattenni: Correct. That is correct, Dominic, right?

Mr. Kozerski: Yes, they are being replaced as windows but yes, 4 is remaining as a door.

Ms. Duffey: Oh, so the door is getting removed from, the stairs are staying but there is not going to be a door in 3, is that correct, is that what I am understanding?

Mr. Kozerski: Yes, correct.

Mr. Rattenni: So the door for 4 will remain.

Ms. Duffey: So that will give you a second access out of the single space.

Mr. Rattenni: Correct, which is compliant with what we have discussed with Tom.

Mr. Preiato: Yes, the travel distance is no greater than 75 feet so it is compliant with State Code.

Mr. Caruso: Thank you, Tom. Any other questions from any Board Members here? Any other concerns? If not then I would entertain a motion to approve this application? Do I have that motion?

Ms. Duffey: I will make a motion.

Mr. Caruso: Do I have a second?

Mr. Dayton: I will second.

Mr. Caruso: Thank you, Sherrill. All in favor?

Mr. Dayton: Aye.

Ms. Dalene: Aye.

Ms. Duffey: Aye.

Ms. Corwin: Aye.

Mr. Caruso: Bob Rattenni, thank you.

Mr. Rattenni: Thank you always, every one of you, I appreciate it, and I think you are going to be very happy when we complete this come

springtime, and I am looking forward to it so thank you again and everybody have a good week.

Mr. Caruso: Are there any other additional items, Pam, anything that needs to be brought before the Board here?

Ms. Bennett: Nothing else.

Mr. Caruso: Okay if there are no other questions, then I would entertain a motion to adjourn. Do I have a motion to adjourn?

Mr. Dayton: I make a motion.

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

Ms. Dalene: I will second.

Mr. Caruso: Thank you, Amy. All in favor?

Mr. Dayton: Aye.

Ms. Dalene: Aye.

Ms. Duffey: Aye.

Mr. Caruso: I wish you all a Happy Thanksgiving and I will see you at next meeting and have a great day. Thank you.

The meeting was adjourned at 9:19 a.m.

FILED  
VILLAGE OF EAST HAMPTON, NY  
DATE: 12/7/21  
TIME: 10:53 AM

*Pamela J Bennett*

