

Design Review Board  
December 21, 2021  
9:00 a.m.  
via Video-Conferencing and  
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Those present were:

Robert D. Caruso, Chairman  
Kristin Corwin, Vice Chairman  
Amy Dalene, Member  
Ann Duffey, Member  
Lisa Perillo, Village Attorney  
Billy Hajek, Village Planner  
Thomas Preiato, Village Building Inspector  
James McChesney, Architect on behalf of 49 Huntting Lane, LLC and  
55 Huntting Lane, LLC  
Jonathan Patricof, Applicant, 49 Huntting Lane, LLC and  
55 Huntting Lane, LLC  
Marc Roth, Applicant, A La Mode  
Jason Nower, LTV Moderator  
Pamela J. Bennett, Village Clerk

Mr. Caruso: Good morning everyone and welcome to the Design Review Board of December 21, 2021.

1. **Minutes**

Mr. Caruso: The first item on our agenda are the minutes of December 7, 2021, are there any questions or corrections? If not, I would entertain a motion to approve.

Ms. Corwin: I will make a motion.

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

Ms. Duffey: I will second.

Mr. Caruso: Thank you Ann, and all in favor?

Ms. Duffey: Aye.

Ms. Dalene: Aye.

2. 49 Huntting Lane, LLC - 49 Huntting Lane - SCTM #301-3-8-9.2 and 55 Huntting Lane, LLC - 55 Huntting Lane - SCTM #301-3-8-10.2

Mr. Caruso: The next item in the Historic District of Huntting Lane, 49 Huntting Lane, LLC and 55 Huntting Lane, LLC, do we have the applicant present?

Mr. McChesney: I am the architect for the applicant, I am James McChesney.

Mr. Caruso: Oh Jim, how are you? Great seeing you.

Mr. McChesney: You too. Happy Holidays.

Mr. Patricof: Robert, I am actually here as well, it is Jon Patricof.

Mr. Caruso: Oh Jon, hi, how are you?

Mr. Patricof: I will let Jim take the lead but I am here as well and thank you all for your time.

Mr. Caruso: Thank you Jon and welcome. Jim, can you describe the project for us please.

Mr. McChesney: Sure, we are putting an addition onto the house, to the right side of the house, which is going to contain a new kitchen, living room, and dining room. What we have really tried to concentrate on was since obviously the house has a big tower and a big vertical element was we wanted to keep everything on a one-story and low so it did not seem so massive and really the idea was kind of to not create a real figural addition but really kind of be subservient to the existing house and tower. We are using traditional materials, there will be a wood shingle roof, wood siding, and some vertical tongue and groove siding on the front and on the back.

Mr. Caruso: Bill Hajek, are you here with us?

Mr. McChesney: I am sorry, also a new separate two-car garage.

Mr. Caruso: Billy Hajek, are you present?

Mr. Hajek: Good morning.

Mr. Caruso: Good morning, Billy. What is your opinion?

Mr. Hajek: So I provided the Board with a...

Mr. Caruso: Thank you for your memo.

Mr. Hajek: I provided the Board with a written report outline. The one item I point out is that this is an existing single and separate lot, so it is two buildable parcels they are proposing to merge and create one lot that allows for the allowable GFA for the construction of the addition so it is about 1,920 square feet, all one-story, they also are manipulating or adding to the porch at the front of the existing residence, and there will have to be the installation of a second driveway which the plan does not depict at the moment. So, I simply provided the Board with the guidelines, the Design Review Board guidelines and also the Hunting Lane Historic District Guidelines just to focus your attention on what to pay attention to. So, if you have any specific questions for me, I would be happy to try to answer them.

Mr. Caruso: Okay, and Tom Preiato, are you available? Tom, good morning.

Mr. Preiato: Good morning, yes, sorry. Pretty much like Billy said, zoning-wise it complies, the survey that is attached is not the latest but the pool has been installed, just so you know, on the adjoining lot and zoning-wise it will be compliant.

Mr. Caruso: Thank you. Board Members, any input? Amy or Ann?

Ms. Dalene: One of the things that stick out to me is the window profiles of the new addition of the historic building, and would these profiles be different or the same on the new addition?

Mr. McChesney: It would be the same window, we are going to use the Marvin windows and we will use their historic sill and a similar profile on the muntins.

Ms. Corwin: Are they double-hung windows or casement windows?

Mr. McChesney: Some of them are double-hung and some of them are casement. I chose to use the larger size casement windows in the dining room so that it looked more open. My image was for it to have been, almost to look like it had been a screen porch that was enclosed so I wanted to use tall windows to kind of maximize the light through there.

Ms. Corwin: I think most of the homes in the Historic District have double-hung windows, I don't know if anybody has input on that.

Mr. Caruso: Billy, do you have any opinion about the windows?

Mr. Hajek: Yes, I would agree with Kristin. Traditionally renovations or additions, they are designed, like the addition component is designed to not detract from the historical elements of the house but there is some symmetry that is attempted to be achieved and that is traditionally using, a lot of it they are accomplishing here, it is cedar shingles...

Ms. Corwin: The roof.

Mr. Hajek: Usually double-hung windows with real divides is what the Board has historically tried to accomplish.

Mr. McChesney: I am sure that we could change the casement windows to oversized double-hung windows if the Board preferred that.

Mr. Caruso: Right. And Tom, when we are talking about the casement windows, normally casement windows today, due to ease of like the Fire Department, they are normally located on second floors. Am I correct about that, Tom Preiato?

Mr. Preiato: No, not necessarily but there is an egress requirement that often times is met through the use of a casement window whereas it will look like a double-hung window. If it is an egress issue, I would agree a home of this caliber would generally, double-hungs are generally used.

Mr. McChesney: I am sure we could supply a window that is the same size that is a double-hung as opposed to a casement window.

Mr. Preiato: Again, if the room does require an egress window, five square feet on the first floor, five seven on the second, obviously a casement gets you pretty much twice the opening. So yes, like you said, it may need to be oversized because you are only having half the window unobstructed opening.

Mr. McChesney: On the front elevation that the room where mainly it is in the living room and in the dining room so there is no egress necessary so it could be changed.

Mr. Preiato: I would think so.

Ms. Corwin: Can you tell me how wide the building is in feet from left to right, I know you are within your permitted GFA, but the building looks quite wide relative to other buildings on the street?

Mr. McChesney: Let me just, it is, let me just go to my drawing file, the total length is 74 feet, excuse me, no, it is more than that, including the...

Ms. Corwin: It looks at least 90.

Mr. Hajek: It is about, I am dimensioning it just from the survey, the addition and the proposed is about 135 linear feet.

Mr. McChesney: One hundred thirty-six.

Mr. Hajek: And the lot itself is 220 feet in width, double lot, once the two lots are put together.

Ms. Corwin: I personally think that is, 130 feet seems pretty wide relative to the neighboring homes, I don't know if I am the only one with that opinion.

Mr. McChesney: On the side that we are adding the addition to, there is still 70 feet from the addition to the side property line.

Ms. Corwin: But you also have the garage there.

Mr. McChesney: Correct.

Ms. Corwin: Anybody else have an opinion on the length or width of the house?

Ms. Dalene: I agree with you, Kristin, that was something that stuck out with me a bit was this addition is, it does really extend the front of the house significantly and that was something that I noticed right away as well.

Mr. Caruso: Tom, what is your opinion about the length of the house?

Mr. Preiato: It is not really for me to say, it is certainly a voluminous volume being added there, I will reserve comment there and just stick strictly to a zoning perspective.

Mr. Caruso: Thank you Tom.

Ms. Duffey: What is it in comparison to the original size of the house? What was the original length of the, the length of the original home? Is it doubling it, is it...

Mr. Hajek: About 78 feet.

Mr. McChesney: Yes.

Mr. Hajek: What exists is about 78 feet.

Ms. Duffey: So it is a little bit more than double the size of the original house?

Mr. McChesney: Yes.

Mr. Caruso: So it is double. Approximately, Jim, what is the approximate additional square foot total to the original house itself?

Mr. McChesney: The existing is 3,125 square feet and the proposed is 5,045.

Mr. Caruso: So it is around...

Ms. Corwin: Nineteen hundred.

Mr. Caruso: About 9,000 square feet?

Ms. Corwin: No, 5,000, they are adding close to 2,000, 1,900 square feet approximately.

Mr. McChesney: Right.

Mr. Caruso: Jim, what is the size of the lot in general?

Mr. Hajek: Just over 40,000 square feet, roughly 41,000 square feet, one acre.

Ms. Corwin: I know your GFA is within what you are allowed when you are combining the two lots, it is within what you are permitted for GFA, my opinion is it is just, relative to the houses around it in this historic district, it does look to be significantly larger.

Mr. Patricof: I don't have the facts in front of me, but I don't know if anybody has the context here. So, my family's house next to us, which is at 63 Hunting Lane, I would imagine, and I don't have the numbers in front of me, I would imagine is the same or more, quite frankly, Greycroft. I do not believe this would be any larger than that house which is a pretty voluminous home.

Ms. Corwin: But is it in lengthwise...

Mr. Patricof: Yes, in length, I would imagine it is larger in length.

Mr. Caruso: I think there is one important part here that everybody needs to understand is that Hunting Lane is an Historic District and also, I would say, most of the houses, if not all the houses are fairly large as far as square footage and from my experience, they all seem to go way out toward their borders. I have always noticed that the houses all on Hunting Lane are approximately the same in size. Does anybody have an opinion about that? Tom, do you have an opinion about that?

Mr. Preiato: No, Robert, not particularly, I haven't researched it.

Mr. Hajek: If the Board would like, I can provide you with information relating to other properties in the district relative to the width of the house. The size of the house itself is not, from what I am gathering, is not really the concern, it is the arrangement.

Mr. Caruso: My opinion is that the house falls into the allowable square footage for Hunting Lane. If we did an analysis I am sure if you found out the square footage of each of the houses which is sort of the way Hunting Lane has always been. I remember when I first came here, I noticed that, and if anybody drives down Hunting Lane, all the houses are fairly large. The Patricof house, your parent's house, is, again, large, the houses across the street are so unless it goes over what is the required square footage, I don't really know if that is such an issue.

Mr. McChesney: For me, my intent was to keep it all very low, I think a lot of the houses on Hunting Lane have been added onto and kind of have an addition just put on the side of it and what I wanted to do was that same thing and to keep the addition very low. So, while I am within the gross floor area, it is not on second floor space which would make the house seem much bigger. There is also in front of the house, there is a whole grove of trees that we want to work within and I think that that is going to hide a lot of the length of the addition.

Ms. Duffey: I have another question. On the new addition, the roofline, the style of the roof seems, if I am reading it correctly, a different kind of pitched roof than the old section. So, it really is going to look like an addition to the house.

Mr. McChesney: Well I did that intentionally because the house where the front porch is now, that was an addition to the house, it never had a gambrel roof element to it and so what I thought was to do something, again, very modest that would be subservient to it. I didn't want to add another gambrel roof and make it seem overly fussy. I thought that this kind of simple roofline would kind of make it, would be able to keep the towers more of a bigger element and this would kind of ground the rest of the house. That was my thinking behind it.

Ms. Duffey: Does anybody else have thoughts on all those different elements when you are looking at roofline and new versus old?



Ms. Corwin: I agree with you, Ann, that it is not as cohesive, it does look more like an addition, changing the style from the existing.

Mr. Caruso: The only thing that looks a little peculiar is that it does look very stretched out, very long. Does anybody have an opinion on that?

Ms. Duffey: It just seems like the roofline is what, bringing this new roofline in is what is really stretching it out and having it focus on that being a very new, more modern element to the house.

Mr. Patricof: I am reluctant to jump in just because I am clearly the least expert in any way here, but I just, again, reiterate what Jim has said which is, our belief, maybe the Board disagrees is that the main structural element of this home is the water tower. For those who do not know the history here, the water tower was originally part of this property at 63 Huntting Lane about 125 years ago. In the 1920's or 30's the water tower was moved to a separate property and was created as its own home. I think everyone knows the tenants who lived there for a very long time and they were wonderful, wonderful people and they were my neighbors. I grew up at 63 Huntting Lane, so they were at 55 and they were artists, they added I believe in the 1960's a workshop to the original structure, the original structure was a water tower that had the adjacent first floor and that was the structure, it had been, again, the water tower. So, it had moved over, they built an artist studio adjacent to the building and lived there until they passed away at which time my family purchased the property, my wife and I moved into that home, and we have lived there now for close to 18 years. We did a renovation of that home about 12 years ago and we have lived there ever since. Again, as we have looked, basically our family expended, our children have grown, again, as we are laying out, the property at 55, 49 is the adjacent lot that sits empty. We have now received a variance and built a pool there last year and had agreed that we would never, basically that those would remain two separate lots. So, in terms of the expansion of the home, obviously we have done a lot of work, a lot of thought has gone into this, we tried to consult at different times with relevant people in the Village, and I think you all know that we as a family have been very involved with the historical district in particular the Huntting Lane Historic District including the celebration of Greycroft's anniversary of 100 years, 20 years ago. I think we really care a lot about the historic district, a lot about the Village, I have lived on that street for 40 years of my life so definitely want to do something great that is consistent. I think the option of building on, if we

are going to expand and combine the two lots and therefore give up the ability to have a separate building on 49 which is what this would mean, instead of having a separate home on 49 and a separate home on 55, we are combining the two, I think that ultimately anything that would go more vertical as opposed to horizontal would really, in my opinion and I don't know if the Board thinks, interfere with the water tower, and, therefore, that really is not our desire because we really want the water tower to stand out and I think that is in all of our best interests. I think we are the only home as I know of in the Village that has, or at least certainly on Huntting Lane, has an existing water tower and it is a very remarkable element. So again, just to give you a sense of where we have gone, the combining of the two lots, obviously we will avoid there being a separate home on 49 and then obviously the way we have designed it is, again, to maximize the water tower. Of course, for all the other comments, we are happy to take them into consideration but our intention is certainly not to make it look different or not stand out. We have been among the biggest proponents of retaining the historical district and Huntting Lane in particular.

Mr. Caruso: Thank you. Lisa Perillo, do you have any opinions on, what is your opinion about the total area and the look of the house?

Ms. Perillo: I am so sorry, I was muted. It takes me a while to figure out how to do that. The appearance of the house I have no opinion on, if you would like the Village Attorney's office to give an official opinion about the size, we can look into that for you and prepare it for you.

Mr. Caruso: Okay, why don't we do that, Lisa, and that is a great idea. Since it is a question, why don't we get an official opinion and we can then move forward from there. We can work together with Jim regarding the double hung windows and the casement windows, and the other area we have, Billy Hajek in his memo, the survey also shows a temporary access point driveway where the zoning code requires vehicular access to a garage building, a plan showing the proposed new driveway has been requested of the applicant's representative and is forthcoming. So we do not have that yet.

Mr. McChesney: That is right, correct.

Mr. Caruso: So why do we not get all these facts together at our next meeting and you can submit everything and we will move forward from that point. Is that okay with everyone?

Ms. Corwin: Yes.

Ms. Duffey: Yes.

Mr. Caruso: Okay, does anybody have any questions about this? Jim, why don't you arrange all that and then we can discuss this at our next meeting.

Mr. Patricof: Thank you for your time.

Mr. McChesney: Thank you.

Mr. Caruso: Thank you.

3. **A La Mode – Premises of Newtown Pooh LLC –  
33 Newtown Lane – SCTM #301-3-4-9**

Mr. Caruso: The next item on the agenda is the A La Mode, the premises of 33 Newtown Lane. Is the applicant present?

Mr. Roth: Yes sir.

Mr. Caruso: Good morning. Can you please describe what you would like to do here?

Mr. Roth: Good morning everybody and I greatly appreciate your time. I would like to give you a brief background on the actual business as a whole. We have an ice cream shop in New York City currently, my dad runs restaurants; when I lost all the hair and had three girls...[inaudible]...my wife had this idea of opening up an ice cream shop. One of the things she was adamant about was making sure it was available and safe for everybody. So, we opened up a nut-free, egg-free, and sesame-free ice cream shop in New York City about seven years ago. It turns out about a month after we opened, a father with a child with a nut allergy, took a picture of our sign and it went viral and it turned out we were the only nut-free ice cream shop in the country. So, rapidly our growth was there pretty quickly and we started to get demand from across the country where can we get your

product, and this is kids and adults. To this day we still get 10 to 15 kids experiencing ice cream for the first time in our store and we have grown to a nationwide brand. We are in Madison Square Garden, we are the official ice cream...[inaudible]...New York actually going into nationwide and our distribution is across the states. We also do ecommerce. We had the opportunity, once Scoop DuJour had gone out, we heard that there was an opportunity for their space and we do a lot of catering in the Hamptons, we do a lot of events, ice cream trucks and so forth, it was a perfect fit. So, we were very happy to arrange, have a nice arrangement with the building and bring our second shop over to the Hamptons. So our goal with this is understanding and keeping the tradition alive. We have heard that this place has been a gem and a place to go to for years, there has been lines out the door, and it is the go-to place for ice cream after the restaurant, a place to be able to hang out and we would like to be able to continue that tradition. So, when we were opening up this shop, one of the things that we noticed, multiple reasons, number one because of the efficiency and being able to keep control of lines and also because of what has been going on for the last couple of years with COVID, we are recommending and asking if there is an opportunity to transform the existing window into a take-out mobile order window outside. I believe there had been drawings that had been submitted, I don't know if everybody had the chance to see that, it is not as much the awning on that rendering that we are asking about, it is more just the visual that we are trying to show you on the aesthetic on how it would look. If we are able to share a screen, I have an updated version and I would like to give everybody a sense of...[inaudible]. The reason why this is a little bit important is because the decision that you make on whether we are allowed the window or not, it basically gives us which route we are going to be able to go with the interior of our job. And if we are unable to do the mobile route, then we have to adjust and change but our plans and drawings are to be able to open it up on either option, one or two. So is there an opportunity to be able to share the screen?

Mr. Caruso: Yes, please do so.

Mr. Roth: Again, please keep in mind that I make ice cream so this is not my wheelhouse so I will do my best to be able to navigate, but I believe I might have to be asked to, can someone guide me on how to go ahead and do so.

Mr. Nower: I think you should be all good, yes. You can totally share, go for it.

Mr. Roth: But if they can just give me an idea, is there a route of how I share it, I am not familiar with the...

Mr. Nower: Oh, just hit...

Mr. Hajek: Just scroll down on your screen, there is a button at the bottom, it says share screen.

Mr. Nower: At the bottom of your zoom gallery screen, it is right there.

Mr. Roth: I see it. Thank you, I appreciate your patience on this.

Mr. Nower: All right, you are good to go.

Mr. Roth: Beautiful. What you will see here is, this is going to be while we are in the middle of construction, this is what is going to be up on the windows just to be able to cover our construction that is going on inside. This is what we are proposing, again, please keep in mind the awnings are just renderings but if you were just to see the window, it would be sort of a slide horizontal window or the other option could be a vertical as well where it can be moved up. The reason why this is important, because as we continue, if you notice on option one and option two, option one is if you are able to give us the opportunity to have that mobile, it gives a chance for us to build out that ice cream cabinet and the...[inaudible]...on the right side, gives an option of being able to have the children's area in the back as well, we will be doing events and parties, and option two you will see how far it would have to extend. So, again, we are trying to give you a sense and idea of option one on the left you will see how the aesthetic would look and option two and then here is just a few more images just to give you an idea of how the aesthetic of how the exterior would look. Our goal is efficiency, our goal is to be able to have the ability for flow of traffic in a safe way and being able to let people enjoy and have the opportunity to experience without having to wait an hour and a half in line. So that gives you an idea aesthetically of what we are looking to do interior and we are hoping and we are trying to match the same with the outside. Of course, we would love to keep it the same look with the rest of the neighborhood and we are open to however you see fit as far as the aesthetic of it is concerned. I think the

more important thing is the ability is have that as an option to be able to provide the ice cream outside for those for the guests outside. The difference would be those who want just ice cream to be able to take with them, to be able to go to that window, they could also do a mobile order in advance and then the option would be coming into the store experiencing shopping the boutique, sitting down having coffee, we are working with a local coffee company that is going to be providing the coffee so we can have that coffee experience and the ice cream experience. Can I answer any questions for anybody?

Mr. Caruso: Anyone? Billy Hajek, what is your take on it? What is your input?

Mr. Hajek: So this is for the window, right? He is requesting permission for just to replace a window?

Mr. Roth: That is correct, sir.

Mr. Caruso: Yes.

Mr. Hajek: And add the mobile order pick-up language to it as far as signage. Right now, it is a big glass panel, I don't really have any opinion on adding a take-out window.

Mr. Caruso: Ann Duffey, what is your opinion and also why don't we think about, do we want the mobile window to be vertical or do we like it horizontal? Any opinion about that, Ann or Amy?

Ms. Duffey: I kind of liked his horizontal version.

Mr. Caruso: So do I, yes.

Ms. Duffey: Versus this version that has the two, you have the stationary and then the pick-up window. It seemed more consistent with both sides of the building to do the horizontal.

Ms. Dalene: I agree with you two, I think the horizontal has a little bit of a better look to it. I also noticed that it looks like the trims were going to be painted a different color? Is that what your intention was going to be to have it be a different color than the rest of the trims outside on the building?

Mr. Roth: So, yes I am surrounded by pink and have been surrounded by pink since my 10 year old was born, this is pretty much part of the aesthetic of the look, that is what we are proposing, we are 100 percent open to making it any color that you guys feel comfortable with; it is just part of brand so we thought that it would work as far as matching but we are not against changing it if that is not what you feel would be a good look.

Mr. Caruso: Personally, what I think is, I like your horizontal look and as far as the awnings and maybe the paint color, maybe in your next application we could go ahead and discuss the coloring and that could be a separate application that you make to Pam. I do think, however, the awnings that you show that are rounded are nowhere in East Hampton. I did like the awnings that you did show us before where they are horizontal, the horizontal awnings and maybe you could go ahead and do a presentation with that, and we could then discuss coloring and the size of the awnings and the lettering on a separate application. Pam, what is your opinion about that?

Ms. Bennett: I can send him the applications, the sign and awning applications.

Mr. Roth: Okay, I do have them.

Ms. Bennett: Okay.

Mr. Roth: And I agree with you 100 percent that was our goal was to be able to initially first get the approval on the window, then we can get started with what we are looking to do interior, and then our next step, which was not as much as a time constraint is the awning, we can propose a couple of different options for you. Just to give you an idea, those scallop awnings that are there, we agree with you, it is not what we feel would be the best look, it is what we have in our current store in the city so we just put that up just to give you an idea of what it would look like. By all means, again, that would be a whole separate conversation that we could have, we will propose it the same exact way we are proposing the window today. As far as colors are concerned, it is the color of our brand, we do have packaging that is nationwide that is in retail stores and stuff like that so we are hoping to be able to match brand consistently throughout but, again, that is a topic of a whole other conversation that we can have at our next meeting.

Mr. Caruso: Absolutely. Maybe you could also get a swatch or the paint color, I notice there is a pink chair behind you but if you could just get that and maybe drop off several swatches of that so the Board Members could pick it up at Village Hall. Again, the horizontal layout that you showed us, I think we need to go along that avenue. We will look at that because I think that looks great. We will have to modify it depending on what the Board Members feel and then we could discuss signage and color for the windows and the door and all that. Any other questions? So you will make that application with Pam and we will see you at the next meeting.

Mr. Roth: Sounds good. Thank you so much for everybody's time and I look forward to joining that neighborhood.

Mr. Caruso: Good. Are there any other questions before the Board, Pam?

Ms. Bennett: Nothing else.

Mr. Caruso: Anybody else? If not, I would entertain a motion to adjourn.

Ms. Corwin: I will make a motion.

Mr. Caruso: Do I have a second?

Ms. Dalene: I will second.

Mr. Caruso: All in favor?

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Mr. Caruso: Thank you all and have a very Merry Christmas and a Happy New Year. I guess we will see you all next year.

The meeting was adjourned at 9:39 a.m.

FILED  
VILLAGE OF EAST HAMPTON, NY  
DATE: 1/24/22  
TIME: 2:41 pm  
*Pamela J Bennett*

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