

Design Review Board
February 1, 2022
9:00 a.m.
via Video-Conferencing and
Published by Local TV, Inc.

Those present were:

Robert D. Caruso, Chairman
C. Sherrill Dayton, Member
Amy Dalene, Member
Ann Duffey, Member
Lisa Perillo, Village Attorney
Billy Hajek, Village Planner
Thomas Preiato, Village Building Inspector
Mark Searage, Architect on behalf of L.W.L. LLC
Robert Strada, Agent on behalf of Woods Lane Holdings LLC
Andy Triffitt, Builder on behalf of 50 Cross, LLC
Jody Gambino, LTV Moderator
Pamela J. Bennett, Village Clerk

Mr. Caruso: Good morning all and welcome to the Design Review Board. I call to order the Design Review Board for February 1, 2022.

1. Minutes

Mr. Caruso: The first item on the agenda are the minutes of January 18, 2022. Do we have any questions or corrections? If not then, I would entertain a motion to approve.

Mr. Dayton: I give a motion.

Mr. Caruso: Thank you and do I have a second?

Ms. Duffey: I will second.

Mr. Caruso: All in favor?

Ms. Corwin: Aye.

Ms. Dalene: Aye.

2. L.W.L., LLC – 27 Newtown Lane – SCTM #301-3-4-12

Mr. Caruso: The first item on our agenda is the core commercial district at 27 Newtown Lane. Is the applicant present?

Mr. Searage: Yes, that is me.

Mr. Caruso: Good morning. Can you explain the project, please?

Mr. Searage: Sure. With the application in front of you is for the removal and re-installation of a new storefront on the front elevation, it would be a new wood door, the glazing would be replaced and the columns in the storefront themselves would be painted wood and the color on the paint would be white to match the existing building. Also, the replacement of the rear entry door to a wood door and removing the aluminum...[inaudible].

Mr. Caruso: And I noticed the glazing replacement, you are going to put a new wood mullions or new wood verticals?

Mr. Searage: Yes, the storefront probably will be broken up more than what the columns are themselves. I know they want to try to keep as much glass as possible for the display so it would be minimal on the muntins themselves, yes.

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

Mr. Preiato: Thank you, Robert, good morning, Mr. Chairman, Members of the Board. I had spoken to Mark previously on this and it is pretty straight forward. Any ADA compliance that could be brought up, we would look for that, obviously this is not going to have a ramp but the hardware, itself, no, overall look, no comment.

Mr. Caruso: Any questions from the Board? Any Board Members have any questions regarding this application?

Mr. Dayton: I wouldn't take the old door off until you make sure you have a new one, I understand that they are getting very hard to get, wood products, windows, doors, garage doors. It looks good to me.

Mr. Caruso: Billy Hajek, are you with us?

Mr. Hajek: Good morning, yes, I am here.

Mr. Caruso: Good morning, any input on this application?

Mr. Hajek: No, I have no comments to offer. I just want to clarify that the color is white to match what is existing, is that correct?

Mr. Searage: Yes, it will be, yes.

Mr. Hajek: I saw the sample but printed on white paper I couldn't really see it.

Mr. Caruso: Ann?

Ms. Duffey: No, I just want to make sure I am clear. The windows are staying the three display windows but the doors are going to be a wood mullioned divided light door?

Mr. Searage: Also, the columns within the storefront are going to go wood also, painted wood to match the doors. What we plan to do is eliminate all the aluminum.

Ms. Duffey: Okay. So, it is still going to be the same size, the display windows, it is just going to have wood framing around it if I am understanding.

Mr. Searage: Correct.

Ms. Duffey: Okay, that is it.

Mr. Caruso: Are there any other questions or comments on this application?

Ms. Dalene: Is the door size increasing or will it be remaining the same?

Mr. Searage: Door sizes will stay the same, and I believe they are 3/0 on both the front and the back.

Mr. Caruso: Okay, if there are no other questions or comments, may I have a motion to approve this application?

Ms. Duffey: I will make a motion.

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

Mr. Dayton: We will second.

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

Mr. Dayton: Aye.

Ms. Dalene: Aye.

Ms. Corwin: Aye.

Ms. Duffey: Aye.

Mr. Caruso: Great, thank you all, and thank you applicant.

3. **50 Cross, LLC – 50 Cross Highway – SCTM #301-5-1-15.1**

Mr. Caruso: The next item on our agenda is the timber-frame landmark at 50 Cross Highway. Has everyone looked at those drawings? (yes) Is the applicant present?

Ms. Bennett: Jody, are there any callers?

Mr. Gambino: There are no callers on the line.

Ms. Bennett: I was just wondering if Any Triffitt had called in; I had sent him the link but maybe you could jump to Woods Lane Holdings?

Mr. Caruso: Yes, let us hold off on 50 Cross Highway until the applicant joins us.

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

Mr. Caruso: Okay, the next item is the Historic District at 6 Woods Lane which we have discussed in past meetings and I believe Robert Strada is here, good morning, Robert.

Mr. Strada: Yes, good morning everyone, and happy February in advance.

Mr. Caruso: Thank you. We also loved the snow storm, thank you.

Mr. Strada: It was great, it was a lot of fun until it wasn't. I'm back because of something that was deemed to be important to come back with. You have already seen the proposed east and west elevation changes and you approved them. One of the things that has transpired since then has been a lengthy conversation about the original windows in the attic on the east elevation, and that has led to our coming back today to say instead of having a gable roof over the proposed second story addition, which you have already approved, we would like to go with a flat roof and keep the existing windows in the attic. That is what this is all about. There are no other changes other than to tell you that instead of having the gable roof on the east addition, it will be a flat roof and it will have a handrail around it exactly as the other handrails are on the structure, they will match. And this way those original windows will stay.

Mr. Caruso: Thank you, Robert, for bringing us up to date on that. I did notice that revision in your drawings, thank you. Tom Preiato, do you have any questions or comments on this application?

Mr. Preiato: Thank you, Robert, no not particularly. As far as Zoning Code, etc. no I think it is more aesthetic...

Mr. Strada: Tom, nothing has changed.

Mr. Caruso: Right, exactly.

Mr. Strada: We put an effort into preserve the original windows in the attic.

Mr. Caruso: There is like a little delay on the video this morning. Any other Board Members, Amy, any questions or comments on that?

Ms. Dalene: I think knowing that that is the reasoning why you want to have that flat roof and now I am taking note of those windows, I think they do look really nice and I do like that you want to keep them. I think it still holds a really nice look for the whole house, I think it still looks beautiful.

Mr. Strada: Yes, Amy, standing in the attic where there is a sitting room, preexisting sitting room, and suddenly you realize, wait a second, what are we doing with these windows and losing them, it was just apparent that it was a mistake.

Ms. Dalene: Yes, that natural light.

Mr. Strada: Yes, and it is overlooking the Pond. I don't want to make it sound like a no-brainer but in hindsight it really is a no-brainer, it never should have gotten this far.

Mr. Dayton: Is there any access to the...

Mr. Strada: No, no access, however, Sherrill, I am glad you brought that up. Our engineer has had to calculate the load as if someone, or many people, to climb out the window and stand on that deck, which he has. Tom Preiato will be happy to know that the engineering remains unchanged and that it will support a load but there is no access to it, there is no door there.

Mr. Dayton: Beautiful view.

Mr. Strada: It is a great view but in the event that there's some trouble or a need for egress, people can escape through there and stand on that flat roof.

Mr. Dayton: Yes, that was what I was getting at.

Mr. Strada: But, Sherrill, there is no door, there is no easy way out, you won't see a party there this summer, no.

Mr. Caruso: And you know what, I have to say just regarding that statement, I mean 20, 25 years ago I could have easily jumped out of that window but now I think I need a ladder to get to the window and a ladder to get outside the window.

Mr. Strada: And they are wonderful windows, I mean they are irreplaceable.

Mr. Caruso: They are beautiful. It is great that both you and your client came to the realization to leave it the way it is and that is a very good attitude.

Mr. Strada: I have a separate question if I may after you decide whether this is okay or not.

Mr. Caruso: Sure.

Mr. Strada: My question concerns the lengthy conversation we once had about the roof but it is unrelated to this application.

Mr. Caruso: Oh, okay. Well, I see no problem with this and I actually think that the applicant came to a good decision regarding leaving the beautiful window and leaving the outside porch the way it is because it does have a nice view of the Pond and it is preexisting and it looks great. Are there any other questions or comments regarding this application?

Mr. Dayton: No, it looks good.

Mr. Caruso: Thank you, Sherrill. Then if there are not, then I would entertain a motion to approve the application, do I have a motion?

Mr. Dayton: I will make it a motion.

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

Ms. Dalene: I will second.

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

Mr. Dayton: Aye.

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Mr. Caruso: Okay, thank you all then.

Mr. Strada: If I could return to a subject that you are going to think we have beaten to death, in the amount of time it has taken to arrive at a decision, I hope that you will be pleased with what we are thinking about when it comes to the roof. There is an existing painted cedar roof on the building. Some Members of the Board liked the way it looks, other Members of the Board, like Sherrill, brought up at the October meeting, you just don't paint roofs made of cedar because you basically cut the lifespan to maybe a third, maybe even less. So, we have exhausted this discussion but here it goes. We would like to propose a slate roof. The problem with a slate roof, as our engineer will tell you, is that this structure cannot sustain it. It just is not capable of sustaining the load, it is not possible. So, the second-best thing is, and I would be happy to come back with a new application for this but I thought while we are here and maybe you had a few minutes, I would like to suggest that we listen to our friends at Cedar Design,

Tommy Haynia came back with a DaVinci composition slate roof. I have some samples I can show you or I can submit.

Mr. Caruso: Robert, I think we would have to, Pam, correct me if I am wrong but this is something that we would have to, you would have to resubmit another application and also submit what that sample so right now we cannot go there but thank you very much.

Mr. Strada: Please just look at it as, since October, since the October meeting, we have done nothing but talk about what are we going to do with this roof so we finally have a solution and I will get that application on Pam's desk, with samples, right away.

Mr. Caruso: Okay.

Mr. Strada: Thank you all.

Mr. Caruso: Thank you, Robert.

5. 50 Cross, LLC – 50 Cross Highway – SCTM #301-5-1-15.1

Mr. Caruso: So Pam do we have....

Ms. Bennett: Mr. Chairman, yes, Andy Triffitt is on.

Mr. Caruso: Okay, thank you, Pam. Andy, good morning, can you bring us up to date with this application?

Mr. Triffitt: Good morning, we have filed for a building permit about six weeks ago. We have had a little back and forth with Tom and Kent, they have asked us to make some changes to the plan which we have done, and the historic part of the house, there have been some windows that the architect added with the same fenestration in kind as to what is there and all we are proposing to do is add those windows, re-shingle with the same shingles, same stain color, and paint the trim the same existing white color. I had a conversation with Billy on Friday and he called me after he looked at the plans and he said didn't see any problem with the application.

Mr. Caruso: Billy, can you bring us up to date on this application?

Mr. Hajek: Good morning, Mr. Chairman, Members of the Board. Yes, in terms of the architecture and the colors and the materials, that is up to the Board to decide, I didn't see any issues with it, it seems like they are matching what exists. In terms of the actual, physical additions, I looked it over last Thursday with Tom and it is unclear as to whether or not the one addition, the way it is drawn on the survey it appears to require a variance because it is within the required setback, and then there is a question of internal access to another part of the addition, but in terms of architecture and this Board's jurisdiction, I have no real questions or concerns about it.

Mr. Caruso: Okay, Tom Preiato, can you bring us up to date from your viewpoint.

Mr. Preiato: Sure, Robert, thank you. Yes, would address any of the zoning concerns, this office doesn't really have any comment on the windows, the fenestration, the painting or anything like that, but, yes, Billy and I did discuss, as did the other members in my office, some possible zoning concerns but I don't see that, respectfully...

Mr. Caruso: So we can approve the application, Pam, the way it is presented, Tom, Pam?

Ms. Bennett: No clue.

Mr. Preiato: Well, I would, regardless of what is in the building but you cannot obviously approve windows or an addition that doesn't meet setback but as far as like the garage area, we can worry about if it has that internal access as it is meant to flow from, intent-wise, heated space to heated space, we discussed that, but obviously it wouldn't be within your Board, you would usurp the ZBA to approve an addition that doesn't meet a setback. We haven't done, I personally haven't done a full review of the plan so these things are coming to light. There are other concerns on the property that we may have put our attention toward as far as violation of third floor and we are looking to get that sprinkled and squared away so maybe we didn't, we were more concerned with that than the whole picture, sometimes things get lost but regardless, it go through its review and meet what it needs.

Mr. Caruso: So Ann, what are your comments?

Ms. Duffey: Well, I was a little confused by the application because it seems like it was a, that they are expanding the house but all we are looking at is windows.

So, I was thinking that we should probably, if there is a zoning issue, shouldn't it wait until the actual expansion has been approved and then look at it in its entirety instead of just looking at windows on something that is not, that there are still some zoning issues on?

Mr. Caruso: Pam, what is your take on this, what do you think?

Ms. Bennett: Well maybe the Village Attorney should weigh in on this, it is not for me to say.

Mr. Caruso: I don't see the Village Attorney on here.

Ms. Bennett: Lisa is here.

Ms. Perillo: I am here.

Mr. Caruso: Good morning.

Ms. Perillo: Good morning, how are you?

Mr. Caruso: I am well, thank you. Could you weigh in on this application?

Ms. Perillo: Well, I agree with your take that it is premature if there are still outstanding zoning issues. I don't know the parameters of exactly what may or may not change subject to the zoning approval so it may be precipitous.

Mr. Caruso: Yes, thank you. Personally, my opinion is that the windows and the siding would not be a problem, however, I do think that if there are zoning issues and we have some issue regarding the interior layout or access or any kind of situation like this, I think we should first wait until the zoning people take a look at this application and whatever variances need to be done is commented upon. So I don't feel that we should do anything with this right now except let the other people look at this. Are there any comments on that?

Mr. Triffitt: Can I just say one thing, respectfully?

Mr. Caruso: Sure.

Mr. Triffitt: So after talking to Billy on Friday, he made me aware of the issue of how you cannot go from conditioned space to unconditioned to conditioned. I

4045

have a plan from the architect that we were going to that we were going to submit to the Building Department today to rectify that issue. The thing that was brought up about the addition possibly needing a variance, if they look at the plan, it looks like the surveyor shaded part of the house as being all addition when he shaded part of the house that was actually existing which is nonconforming, preexisting nonconforming. The addition we are proposing is within the setbacks. So I can bring documentation into the building department today to show that.

Mr. Preiato: Until I actually look at that I guess we are still somewhat on hold, but I would be glad to have a look at that.

Mr. Caruso: So, my recommendation is why don't you submit that and we will find out about if it needs a variance and clear it all with Tom and also with Billy and we will put this application on hold until we have all the necessary documentation and approval. So we will regard this as one whole application and not try to do it piecemeal. The other recommendation is when you do come before the Board again maybe you also would like to have the architect with you so we could speak to him about the plans so it would be more complete.

Mr. Triffitt: I completely understand. I only got the zoom invitation this morning.

Mr. Caruso: Thank you so much.

Mr. Triffitt: I apologize.

Mr. Caruso: That is okay. So, my recommendation is you will deal with Tom, Billy will find out about the zoning, we will come back with a complete application and new plans and also the architect should be represented here also, thank you. And we will put this, Pam, on hold until we receive all the documentation.

Ms. Bennett: Sure, yes, that is fine.

Mr. Caruso: Thank you.

Mr. Triffitt: Thank you.

Mr. Caruso: You're welcome and have a nice day. Are there any other questions regarding anything we have discussed so far this morning?

Mr. Dayton: I would like to tell you a funny story about when that house was first built, I worked with a fella, years ago, that worked on that house, and I see that they are going to re-shingle the side walls of the house which made me think of it, we used to use what you call a story pole where you lay out your courses for the sidewalls, the only thing is, they didn't put top on the top of the story pole so one crew started on one side and they used the stick one way, the guys worked on the other side and turned the stick around, it was upside down, and when they got finished, there were a course and a half out of whack. And the fella I worked with, I said what did you do, he said I told the boss, you got us into this mess, now it's time to get us out!

Mr. Caruso: That's funny.

Mr. Dayton: That's what made me think of it when I saw the wooden shingles on that. We did quite a little work on that house when he told me about that, I kind of had a chuckle. Piece of history.

Ms. Dalene: Part of the craftsmanship.

Mr. Caruso: I do remember when, years ago, when we did use story poles, I wonder if any of the people use it today, the builders, but I do remember that.

Mr. Dayton: Well, we used to use a long tube and put water in it and it had a plastic tube on the top of each end and you jiggle jaggled it around to get your courses right but I don't know, they probably use a transit or probably have other ways of doing that. The old method was kind of hard to beat. You had to remember to put top on the top of the story pole.

Mr. Caruso: Exactly. Sherrill, thank you for that piece of history. Are there any other questions or concerns, Ann, Amy, anyone? (no) Pam, any concerns or any items we may want to discuss here?

Ms. Bennett: Nothing else from me.

Mr. Caruso: If not then I would entertain a motion to adjourn.

Mr. Dayton: I make a motion.

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

Ms. Dalene: I will second.

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

Mr. Dayton: Aye.

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Mr. Caruso: Okay, have a great day.

The meeting was adjourned at 9:27 a.m.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 3/3/22
TIME: 11:34 AM

Pamela J Bennett