

Design Review Board  
March 15, 2022  
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  
Timothy Hill, Village Attorney  
Billy Hajek, Village Planner  
Thomas Preiato, Village Building Inspector  
Robert Strada, Woods Lane Holdings LLC  
David Ganz, Village Resident  
Douglas Moyer, Architect on behalf of Hedges Inn, 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 March 15, 2022.

1. **Minutes**

Mr. Caruso: The first item on the agenda are the minutes of March 1<sup>st</sup>. Do we have any questions or corrections?

Mr. Dayton: No.

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

Mr. Dayton: I make a motion.

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

Ms. Corwin: Second.

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

Mr. Dayton: Aye.

Ms. Duffey: Aye.

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

Mr. Caruso: The next item on our agenda are in the historic districts, one is 6 Woods Lane, and is the applicant present?

Mr. Strada: Yes.

Mr. Caruso: Good morning, Robert. Could you please explain what you would like to do there?

Mr. Strada: We are talking about the front door. The front door is of an unusual size, the existing front door is an unusual size, it doesn't relate to any historic standards or norms, and I included in the narrative on the second page of the narrative, you get an idea in that photograph of what the house looked like at the time of Fred Mengoni purchasing it. The issue here is that, I cannot find a historic reference to the significance of this door, and in my narrative, I mentioned to you, there is a wrought iron handrail also in that same photograph, that early Mengoni photograph, and that kind of relates to the way the door possibly has evolved. In other words, there is an etching on the door that is also not historic, has no reference to any significant period aesthetically or contextually. So I am thinking that the door was changed as the railing went in somewhere in the 20<sup>th</sup> century but prior to Mengoni purchasing it.

Mr. Caruso: Prior to 1989, you are saying?

Mr. Strada: Yes, exactly, and in fact I think you will see, and, again, I am not saying this to let you know how hard I have worked on this because it is only a door, but the ideas that we went through, 162 pages of documents that are in the file just to try to find anything that might be kind of the Nancy Drew moment, oh there it is, that is how this evolved, there is nothing there. There is a reference though regarding the wrought iron railing shall be removed and replaced by a wooden one, which it was. If we do anything with the porch, it would just be to repair it with like kind materials, and we are not even suggesting that at the moment, but I am just saying that wrought iron railing is the only thing that I can

detect that could lead to why this door is even there. So the owner has a preference for a new door of a proper height of a 6 foot 8 door, which makes sense, and he would prefer to have a Dutch door, that is why I have included the renderings that follow that early Mengoni photograph. So on page three, there is the existing front door, and on page four, that is what we are looking to replace it with.

Mr. Caruso: Yes, I see it.

Mr. Strada: Even just toggling back and forth between three and four, it is of course always your call but there is hardly, in my opinion, a significant difference other than we are losing a non-descript etching in the glass, and the owner is gaining a proper height door and that is what this is about.

Ms. Corwin: What is the current height of the existing door? It is shorter?

Mr. Strada: It is much shorter, much lower, yes. It is there, and the Building Department, and I don't see Tom here but Tom would verify this, the Building Department would let us keep the door because it is preexisting nonconforming but it is so nonconforming that it is not desirable to keep, that is the issue.

Ms. Bennett: Mr. Chairman, there is a caller on the line so I am not sure if he is for this application or the next; maybe we could have Jody find out.

Ms. Caruso: Jody, if you could find out what the caller is looking for.

Mr. Caruso: Robert Strada, I don't have a magnifying glass but looking at this old photo, just curious about this, the door, the item to the right is that a screen door?

Mr. Strada: It is a screen door that is open, it is flipped open and this file is in the Village's archives, this is not a remote image that somebody has photoshopped.

Mr. Caruso: And to the left of it, it is obscured, you cannot tell what is there like shingles or whatever but you can see it.

Mr. Strada: Yes, they appear to be shingles but at that point you lose all the resolution to the image, you cannot really detect it. What is really fascinating to me is to see the diamond shaped windows going toward the pond and the six over six original windows, the dormer, all of that is great to have in the file and that has been restored.

Mr. Caruso: You could tell in those days, the house was, generally it looked like in disrepair.

Mr. Strada: I am afraid so, yes.

Mr. Caruso: Unfortunately. Billy Hajek, what is your input, what do you think about this application?

Mr. Hajek: I have no real comments regarding the request.

Mr. Caruso: Okay, thank you. Anybody? Sherrill Dayton?

Mr. Dayton: Yes, I was looking the plan over and the original front door is 64 inches, that is 5 foot 4, is that right?

Mr. Strada: Yes, it might be a little taller than that Sherrill but it is not, it is a very short door.

Mr. Dayton: I was going to say that that is kind of hard to get in and out of.

Mr. Strada: I agree, and not that it is hard to get in and out of so it must be somewhat taller than that but it is not a six foot eight door.

Mr. Dayton: No but putting that six foot eight door in, I kind of like the look of the transom window over top of the door, I think that goes with the setting of the house but I guess you are going to eliminate that to raise the height of the door.

Mr. Strada: That may, Sherrill, be, you may have just put your finger on the reason why the door is the size that it is which is someone at some point liked the look of the transom and basically what we are trying to do is reverse engineer what they have done. There is no room for the transom and yet keep all the other architectural details.

Mr. Dayton: Are you going to put a screen door on it?

Mr. Strada: We are. Sherrill, it looks like that is the kind of thing we are going to build in the shop, Dick would probably make it in the shop and so that it would have really appropriate hardware and all of that and I would be happy to come back to you with the hardware on the screen door so you can see it but it would be, it would be typical to the original period.

Mr. Caruso: How will the screen door be divided?

Mr. Strada: The screen door is actually not going to be divided. The reason why the owner wants the Dutch door is because he likes the idea of having the fresh air, he is from Florida, likes the idea of having the top of the door open and the bottom closed with the screen door open or closed. Ironically, there is no plan at the moment for a storm door so that is where we are.

Mr. Caruso: Okay, and will the glass be single pane or will it be insulated?

Mr. Strada: It will be insulated glass and the idea would be that the new door would meet the new Code and the existing door does not.

Mr. Caruso: Ann Duffey, any questions, comments?

Ms. Duffey: Not today, Robert, no.

Mr. Caruso: Okay if everybody is satisfied with this application...

Ms. Bennett: Mr. Chairman, let us see if the caller wants to comment on this application.

Mr. Caruso: Okay, let us go ahead with that.

Mr. Gambino: Caller, you are on the line.

Mr. Ganz: Yes, thank you. I just have a comment on the mission of the DRB. I am just curious how the DRB is able to approve...

Mr. Caruso: Could you just state your name please.

Mr. Ganz: David Ganz, I am a Village resident.

Mr. Caruso: Okay, thank you David. And what is your question?

Mr. Ganz: The question is, is the role and function of the DRB in terms of allowing Hampton Chutney to have seating for 70 outside of their...

Ms. Bennett: Mr. Ganz, this is not on the agenda and will not be discussed.

Mr. Ganz: I know.

Mr. Caruso: Thank you.

Mr. Ganz: How would I get this on the agenda?

Ms. Bennett: The applicant would have to make application; you can talk to the Code Enforcement Office, not here at DRB.

Mr. Ganz: So, therefore, you are saying the applicants never made application to have eight benches, eight tables and two benches outside their place as well as to light the trees in front of their new establishment. So given that they not made application, how does someone say well why were they allowed to do it.

Mr. Gambino: This isn't on the agenda.

Mr. Hajek: I would ask you to keep your comments relative to the application that is before the Board right now, Mr. Ganz.

Mr. Caruso: Mr. Ganz, we will have to excuse you because this is not pertinent to this, and it is disruptive actually, so if you have questions, make a phone call to Pam at Village Hall and speak to her privately but thank you and have a nice day. Bye, bye. Okay, everyone then, are there any other questions regarding this application?

Ms. Dalene: Yes, I do have a question.

Mr. Caruso: Yes, thank you, Amy.

Ms. Dalene: Is the trim, are you going to have modify the trims and change out any of the original trim around that door and replace it or can that original trim remain?

Mr. Strada: Amy, the plan is to keep the original trim but to repair it. In other words, the fluting and the columns, the base of the column, the proportion, you can see in the photograph on page three that it is literally floor to ceiling, the architrave is literally floor to ceiling, we would like to maintain that. And as Sherrill correctly pointed out, if you omit the transom, you are really accommodating what we need to do with the door so when you look at everything above the transom, it is going to be, now that I am looking at the rendering, Amy, I am looking at the

rendering on page four, and I am looking at the original, we plan to keep the original and that may not be coming across in the rendering.

Ms. Dalene: So the door thickness will be probably the same thickness as the original door, I am guessing, to remain the same?

Mr. Strada: The door is generously wide; in fact, it is oddly wide. So we are not changing the opening but we are trying to get a proper height door and the only thing that we are asking is that the owner would prefer to be a Dutch door and since it is going to be a new door, it would conform to new Code but everything else around it remains, the dental molding, certainly the fluted columns and all of the details around it.

Ms. Dalene: Yes, the original moldings are just so beautiful so if you can keep the thickness of the door so the jam doesn't have to change is pretty.

Mr. Strada: Amy, as you and I are speaking right now, old world molding is on sight, but if you are picking up a sample of a seven and one-half inch crown molding that they are going to create a new knife, a new dye for, because we don't have enough of it because it has been damaged on the inside, and that is the extent of the care that this owner has entrusted us to make sure it is all right. I can assure you he is not going to let anybody mess up the outside of the house. That is why I took so long to talk about shingles, we still don't have a decision. I need to repair the roof and I am only going to repair it with like kind shingles and if I have to paint a handful of shingles or whatever, we will, but there is still no decision on what we are going to do about replacing the roof so I will be back to you guys on that, but I am here today just to talk about the door. The 162 pages in your file and how there is no reference to why this existing door looks the way it looks and is the size that it is.

Mr. Dayton: There were smaller people back years ago.

Mr. Strada: Yes, but not five feet four, Sherrill, to your point, I suspect that is a typo there.

Ms. Duffey: I do have one question. On the Dutch door, are there any other in the historical district for that time period of house? Actual Dutch doors?

Mr. Strada: There could be but I am not aware of it; Dutch doors are pretty common.

Mr. Dayton: I would say so, they have been around a long time.

Mr. Strada: They were probably in use before someone had a screen door.

Ms. Corwin: I think there is one on either Hither or Middle Lane.

Mr. Strada: Ron Delesner has one. When we repaired the windmill on Ron Delesner's place on Middle Lane, what is it 31 Middle Lane, there is a Dutch door in his house.

Ms. Corwin: Yes, they have a golden retriever.

Mr. Strada: But that is the only other one I can think of, thanks for bringing that up, but we also restored on a place known as Taylor's Island in Shelter Island, and I don't want to dwell on it but it is just a sandbar on Shelter Island and a guy named Smith who, when we were much younger, anyway when some of us were much younger, there used to be a television commercial about 20 mule team Borax.

Mr. Caruso: I remember that.

Mr. Strada: Yes, and Smith's family, that was their company and Smith came east for the first time and someone brought him from the Roosevelt Hotel in New York City to Shelter Island, and he fell in love with the place, and he proceeded to build a western-style log cabin on this little tombolo, this little sandbar, and when we restored it I don't know ten years ago or so, there is a Dutch door and that Dutch door is three feet six wide so they seem to be making, like this is a wide door, it is not that wide, but it is not your standard two foot eight door. So there is no screen door there on this little tombolo but the intent was you can tell that they didn't want any varmints getting into the place but they wanted all of the fresh air coming in off of Coecles Harbor, and I suspect it is something like that in this case.

Mr. Caruso: That is amazing.

Mr. Dayton: I think that is where the Dutch door came from, they didn't want animals coming in the house if you had the door open.

Mr. Caruso: That makes a lot of sense. Okay, are there any other questions regarding the design of the door? If not then, I would entertain a motion to approve. Do I have that motion?



Ms. Duffey: I will make a motion.

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

Mr. Dayton: I will second.

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

Mr. Dayton: Aye.

Ms. Corwin: Aye.

Ms. Dalene: Aye.

Mr. Caruso: Thank you, thank you all. And Robert Strada, thank you for doing the research, it is exciting.

Mr. Strada: You know we all care about this place we call home.

Mr. Caruso: We do. This is our 45<sup>th</sup> year here.

Mr. Strada: Congratulations. My wife and I celebrated our 43<sup>rd</sup> anniversary on Sunday, and we bought this old house in Amagansett from Ben Krupinski's mother, the house that Sam Loper built while he was working at the lifesaving station in 1980, and it has just been a joy being here so we are all going to make sure we keep it great.

Mr. Caruso: We are trying, we are all trying and I thank each and every one of you.

Mr. Strada: If I had a hat on I would take it off to you guys, thank you.

Mr. Caruso: Thank you so much and have a lovely day.

### 3. Hedges Inn, LLC – 74 James Lane – SCTM #301-8-9-12

Mr. Caruso: The next item on the agenda is 74 James Lane, the Hedges Inn and is the applicant present?

Mr. Moyer: Yes, Doug Moyer, architect.

Mr. Caruso: Good morning, Doug.

Mr. Moyer: How are you, sir?

Mr. Caruso: I am well, thank you. Could you tell us what you plan on doing?

Mr. Moyer: Yes, we have two items on our application. The first is to replace the existing awning that is on the upper bluestone terrace. I found also in the file from the Village the original awning was given a building permit in 1987, I am not sure if it has been replaced since then but it is worn, but we asked about replacing it in kind with the same color, the color is discontinued, and I submitted with the application a copy, a piece of the existing fabric, and then the new fabrics that are being chosen. It is just a little deeper, not as green, green and Mills is going to do the new work basically making a new suit to match the same dimensions of the old one. There is a metal framework that holds it up; gable steel pipe frame structure, that is there now, and they have been taking it down and storing it in the winter in the recent past. It is mostly a maintenance, replace in kind with a slightly altered color. So I don't know if you would like me to go to the next.

Mr. Caruso: Yes, please do so. Thank you.

Mr. Moyer: The terraces that are currently there, there is an upper and lower terrace, you can see on the survey that I sent, there is some off season masonry, again, replace it, it is very cracked and the red colors in there we are using just regular blue bluestone so they have removed that now and discussions with the owner and Jenny, the Inn keeper, they want to install a 48 inch diameter, I sent you a cutsheet, small outdoor firepit that has lava rocks and it is going to be proposed to be connected to the existing natural gas that comes into the building. We are proposing to locate it, because it will be hard-piped to the location, it doesn't have a small LP tank like a lot of these things have that didn't seem to be very efficient, so it will sit on the lower terrace and in the location that I have shown, which is essentially behind the sign facing James Lane and it is also planted there in the bed, one can't even see it from walking by along the road. So I met with Tom on site just to go through things and it appears, they currently have several of these tall seven foot sort of a portable LP gas heater that is common in a lot of restaurants and, again, they need to have their tanks replaced more often if they are on in the cooler evenings so we just thought this would be a better use and people can sit around it and enjoy their meal or dinner or whatever in the evenings in the cooler weather. They are closed from November to May so this is really a summer evening thing.

Mr. Caruso: Thank you, Doug. Tom Preiato, is he present? Billy Hajek, your input? Oh Tom, hi.

Mr. Preiato: I am on my cell phone in the office, we are having trouble with our computers, but anyway I am here and to echo what Doug said, we did meet on site there and I have no objection, safety wise there will be the proper separation from the combustibles and the building is fully sprinkled and it is one step beyond a piece of furniture almost I want to say. It is kind of non-descript and small and like Doug said, will not be seen just passing by. And obviously with the awning, colors aren't me and they would be keeping the exact same frame, and I would have no comment there.

Mr. Caruso: Thank you, Tom. Billy Hajek, what is your input on this project?

Mr. Hajek: Regarding the awning, I have no real comment, that is just a color selection for the Board and it seems like they are matching the existing colors as best as possible. The fire pit, I have no real concerns or comments on, to me it is like an appliance, they are putting an appliance on the patio so I have no concerns about it, it doesn't change coverage or anything like that.

Mr. Caruso: Okay, thank you Billy. Board Members, any comments, questions about this? Ann, were you able to see the color of the awning?

Ms. Duffey: I was. It is a nice dark color, I think it is a nice replacement for what it is, I think it is actually better than what it is, color-wise, than what is there now.

Mr. Caruso: I agree, yes. The color actually is nicer.

Ms. Duffey: And then on the fire pit, you said they have freestanding units, will those be going away? Will they not be utilizing those; it will only be the fire pit?

Mr. Moyer: I cannot say that, I know they are still on site. There is one that is there, they don't even have a cover on it, it is laying down, but I cannot answer that. I could get an answer but they might depending on the amount of people or otherwise but they do have casual seating and dining on that terrace so it is 25 feet wide by 30 feet or so, so they may use the one that they already have although it is not a piped in, hard thing, it has wheels on it so they can move it around.

Ms. Duffey: So this is giving them, if they were open year-round, a year-round permanent kind of seating area and then the rest would be...

Mr. Moyer: They are movable, flexible, they stack up tables and chairs depending on the event or just their regular afternoon happy hours or lunches and breakfast for the Inn clientele but the decision was just made not to have a four or five of the little portable tank gas things around to be changed and it is just a little more upkeep than the hard piped utilizing the natural gas that it is in the building for their heating equipment. We have to fix it to that one location and then their seating won't be built in either, some sort of Adirondack chairs, which is being worked on on the side by the interior designer.

Ms. Duffey: Okay.

Mr. Dayton: Do you get as much heat out of that little heater on the floor? I think those upright heaters, the heat comes down from it and kind of spreads out, I wonder if you get the same amount of heat out of that the other stabilized burner.

Mr. Moyer: I think you are correct Mr. Dayton, I think it is also just a conversation piece and it is pretty common these days to see them at restaurants and dining establishments for people to sit around and talk so I think it is just in lieu of having a coffee table in the center, it is something that throws some heat.

Mr. Dayton: They are pretty popular. I have one on my patio but I don't use it for heat but it is kind of nice to sit around but I think if you are going to use it for heat, to heat the area, I wouldn't do away with those upright heaters.

Mr. Moyer: Correct, and we decided against doing some sort of, something you could take out the back of your truck and sit down on the terrace and use regular firewood and have an open flame like that so this is more manageable and on off, you don't have to mess with wood either. So, it is a conversation piece that throws heat.

Mr. Caruso: Sort of ski resort type and also they have one of these at Gurneys, I don't know if anybody has been there, but on the rear deck of Gurneys, the top level, they have a fire pit. Okay, Kristin, any comments? Have you all seen the swatch of the fabric and any other comments here?

Ms. Corwin: I have no problem with the awning or the fire pit, I think they are both fine.

Mr. Caruso: Great. Amy, what is your input on this?

Ms. Dalene: I agree too, I think the color of the new fabric is almost better than what was previously there, and I think as long as the coverage remains the same on that awning and style, like the style of the awning hasn't changed, it is the same, I think that is great, and the fire pit I am fine with as well.

Mr. Caruso: Thank you. Any other questions from Board Members? Anybody else? So this is a Certificate of Appropriateness, we will go ahead and take a vote on this?

Ms. Bennett: Yes, you can do that.

Mr. Caruso: Okay so then may I have a motion to approve this application?

Mr. Dayton: I make a motion.

Ms. Corwin: I make a motion.

Mr. Caruso: Do I have a second?

Mr. Dayton: I will do a second.

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

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Mr. Caruso: Great, thank you all and I do like the color better and it is going to look great. Thank you, Doug, for that application.

Mr. Moyer: Thank you.

Mr. Caruso: Any other questions from Board Members on any other topic? If not then, I would entertain a motion to adjourn.

Ms. Corwin: I make a motion.

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

Mr. Dayton: I have a second.

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

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Mr. Dayton: Aye.

Mr. Caruso: Great, and have a great day and see you all in a couple of weeks.

The meeting was adjourned at 9:32 a.m.

FILED  
VILLAGE OF EAST HAMPTON, NY

DATE: 4/12/22

TIME: 12:09 PM

*Pamela J. Bennett*