

Design Review Board
May 17 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
Lisa Perillo, Village Attorney
Vinnie Messina, Village Attorney
Billy Hajek, Village Planner
Tom Preiato, Village Building Inspector
Robert Rattenni, Applicant, 55 Main Street, LLC
Dominic Kozerski, Architect, 55 Main Street, LLC
Anna Piedra, Agent on behalf of Gucci
Carol Duffy, East End Awning on behalf of Gucci
Tara Burke, Agent on behalf of Chanel and
Highway Restaurant
Rebecca Brown, Agent on behalf of Chanel
Andrew Goldstein, Attorney on behalf of Guild Hall of
East Hampton, Inc.
Peter Pennoyer, Architect on behalf of Guild Hall of
East Hampton, Inc.
Sarah Kautz Preservation of Long Island
Graham Rice, Associate, Peter Pennoyer's Office on
behalf of Guild Hall of East Hampton, Inc.
Andrea Grover, Executive Director, Guild Hall of East
Hampton, Inc.
Steve Giles, Project Engineer, Maidstone Club, Inc.
Kenneth Koch, General Manager, Maidstone Club, Inc.
Jody Gambino, LTV Moderator
Pamela J. Bennett, Village Clerk

Robert Caruso: Good morning. I call to order the Design Review Board for Tuesday, May 17, 2022.

1. Minutes

Robert Caruso: The first item on our agenda are the minutes of May 3, 2022. Do I have any questions or any corrections?

Sherrill Dayton: No.

Robert Caruso: If not I would entertain a motion to approve. Do I have that motion?

Sherrill Dayton: I will make the motion.

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

Kristin Corwin: I will second.

Robert Caruso: All in favor?

Group: Aye.

Robert Caruso: Thank you.

2. Tutto Caffé and 55 Main Street LLC – 55 Main Street – SCTM #301-3-6-25.3

Robert Caruso: The next item on our agenda are the Tutto Caffé at 55 Main Street LLC. Is the applicant present?

Robert Rattenni: Yes.

Robert Caruso: Good morning.

Robert Rattenni: Can you guys hear me okay?

Robert Caruso: I can.

Robert Rattenni: I had a little trouble with my speaker, sorry about that.

Robert Caruso: Okay.

Robert Rattenni: There we go. I am back.

Robert Caruso: Okay. Robert can you explain the application?

Robert Rattenni: I am going to leave that to Dominic who is my architect or the architect for the project. He is on the meeting with us also.

Robert Caruso: Okay.

Robert Rattenni: If that is okay with you, Robert?

Robert Caruso: Yes. Please.

Dominic Kozerski: Good morning everybody. I am Dominic Kozerski. So today, we are going to be looking at the project again. Last time we were at this meeting, together we reviewed outdoor planters and exterior signage and awnings, and we took on Board comments and issued a revised package dated May the 3rd, which you should all have in front of you. One item that we wanted to point out as well is that we did deliver I think about 10 or 12 examples of the pots that we are going to be using on the patio in front of the space and we have a slightly revised exterior plan also in this package that we want to review with everybody, but the pots and planters are available to be reviewed at any time. They are on site.

Robert Caruso: Okay. Thank you. Do you want to share your screen and go through the drawings?

Dominic Kozerski: Yes. So as an update on the exterior planters, we are working with the tenant's landscape designer, we have a slightly different layout. Not in terms of plan but in terms of some wood box planters which will be the same height as the pots, about 18 inches high, where you can see these white rectangles and squares. So on this side of the space is the parking lot and then this is the walkway connecting to Main Street and this little triangle here is that access manhole to the ejector pump. And then this we are proposing to be the main entrance up the stairs here into the space. So just to give a little bit more context as to the design, we are proposing that these wood planters be painted white to match the building. You can see here the updated renderings showing the signage, and we will get to the signage in a minute, and then we also thought that

it may be best to paint the picket fence white to link it back to the building, and then the rest of the planting would be this mix of pots. So you can see in this image here it is all natural terracotta pots, different sizes and shapes here along the perimeter. Just kind of a close up view now of the planting proposition. So in this area number one, number two, and then number three and number four and number five. This is how we are proposing to have that mix of plants. So we have a, most of it is just low, low shrubbery. And then there was a proposal to have just a handful of lights inside the planters. I know we had spoken about last time that it is not generally allowed but we just wanted to show that if we were going to do them they would be right up close to the building and just in these single locations here just to give a little bit of light at nighttime.

Ann Duffey: Do you have lighting on the building currently?

Dominic Kozerski: There is currently lighting on the building. There is these gooseneck lamp lights here.

Ann Duffey: But not on the side where you have seating?

Robert Rattenni: No there is also existing, see this here? There are lights under each of the entrance ways, I will call them, where the steps are.

Dominic Kozerski: Yes, in each of these, yes, in each these recesses in the building, this one being the main entrance, there are lights in the ceilings there.

Ann Duffey: But in the recess not on the building by the windows. Not on...

Dominic Kozerski: No, no.

Robert Rattenni: That is correct.

Ann Duffey: Okay.

Robert Rattenni: The ones in the recesses are very minimal strictly to illuminate the steps for safety purposes, and again to provide some light at night so that it does not look like a dark alley.

Ann Duffey: Right.

Dominic Kozerski: And these lights are the existing ones which were kind of ceiling mounted lights. We have made them into recessed lights so there is going to be no glare. So there is just going to be light pointing down on the stairs because there are three steps up here to get into the space. So we thought at night it would be not safe to not have light, but by making these into recessed lights instead of ceiling mounted fixtures, you will no longer see the light source.

Ann Duffey: And did you provide the actual sample or drawing of the lighting that you are proposing for the, out in the pots?

Dominic Kozerski: Yes. On the last page there is this little iGuzzini mini light. So I think it is...

Speaker 3: It is five inches.

Dominic Kozerski: Five inches long and about two inches in diameter and it is hidden in the planter.

Robert Caruso: What is the rating of the light bulb there? What type of light is that?

Dominic Kozerski: It is a very warm 2700 Kelvin source.

Robert Caruso: Okay, is that like an LED?

Dominic Kozerski: Yes it is an LED, but it is a very warm yellow LED.

Robert Caruso: Okay.

Ann Duffey: And is the light source going, projecting up or is there a cover on it and it is projecting down?

Dominic Kozerski: It is going to be buried into the plants and the idea is just to throw some light in the plants. You know kind of make a sort of romantic bit of light.

Ann Duffey: So it is projecting down into pot, not up.

Dominic Kozerski: Yes. Probably set like this image. Sort of pointing across and just putting light into the into the plants.

Ann Duffey: Okay. All right. So it is a completely, so now I see the light fixture.

Robert Rattenni: It is a very, very minimal light source.

Dominic Kozerski: We are just concerned that it could be a little bit dark next to the building and you know we are not putting it on the perimeter here on the walkway, but it just feels as though it might look a little bit dim and dark in those areas close to the building. And you will notice that those there is a banquette in front of them in all these locations. So you actually will not even see the source but there will be a little bit of light in the planting.

Ann Duffey: I was just going to ask what the hours for Tutto Caffé is going to be. Do you know?

Robert Rattenni: Do you want me to answer that, Dominic?

Dominic Kozerski: I do not know the answer to that.

Robert Rattenni: Well I can answer that. I believe the working plan currently is approximately eight to eight.

Ann Duffey: Eight to eight?

Robert Rattenni: I think that will probably be adjusted downward seasonally. I would imagine in the winter months it probably will not be as late. Their primary focus is coffee, pastries you know breakfast, not a full breakfast, but breakfast type items and more breakfast lunch as you know things. But that is sort of the working plan, and I believe that is a bit of a work in progress to see how it is received and what the community is looking for and so on and so forth.

Robert Caruso: So essentially the lighting is basically to illuminate the foliage?

Dominic Kozerski: Yes.

Robert Caruso: And then it is going horizontally as opposed to going straight up.

Dominic Kozerski: Correct.

Robert Caruso: Okay.

Kristin Corwin: Is there wait service at these exterior tables?

Dominic Kozerski: Yes. So there is a little service station in, so there used to be entrances into these four separate units, and there still is an entrance here which will be serving the kitchen space, so there is a service pantry here where there will be cutlery and menus and things like that, and that is up a few steps, so this is the existing steps up and this space here is not going to be used. We just have some pots and planting here, but yes there would be a wait service running from here. And both these three areas in gray, there is a gray blue stone on the landing there, each of those, we have changed the lights to recessed down lights. Again in a 2700K very warm light. Nicer than there is right now.

Robert Caruso: And what will be the total seating for people here? How many people on an average?

Robert Rattenni: 16 seats, Robert.

Dominic Kozerski: 16 seats, Robert, either inside 16 or outside 16.

Robert Rattenni: Yes, that is per the health department requirement or regulations. A better word.

Robert Caruso: So basically 32 people overall. 16 in and 16 out?

Robert Rattenni: No, it can be 16 total.

Robert Caruso: Total.

Robert Rattenni: Total.

Robert Caruso: Okay.

Kristin Corwin: It looks like you have more seats than that.

Robert Caruso: Yeah.

Dominic Kozerski: So chairs will be, so if we are seating mostly outside, we are going to take chairs away or the tenant will take chairs away and put them into the basement. We have lots of storage in the basement. There is a staircase down here into the basement, so the chairs will be taken away.

Robert Caruso: Because it looks like 16 outside just from a quick calculation.

Robert Rattenni: Well we are trying to give you a perspective of what it would look like in either situation.

Dominic Kozerski: Yes.

Tom Preiato: Mr. Chairman?

Robert Caruso: Yes, Tom?

Tom Preiato: So I just want to kind of nip this in the bud a little bit here.

Robert Caruso: Yes.

Tom Preiato: Our code is pretty specific that there is not wait staff so there will be no need for this. This is for people to come in, get their items, and sit outside. I can see this already, well I cannot prejudge, I just want to be clear, Caffé, no wait staff, people go in, get their stuff, come out, sit down, we want to be sure of that. Our code is pretty specific.

Robert Rattenni: We are. I believe Dominic misunderstood some of that with what we have negotiated with...

Tom Preiato: But yet he is presenting it in a public forum here. So I want to be clear.

Dominic Kozerski: Sure. I mean the service station is for somebody to clear the tables, bus things, you know, that sort of thing.

Tom Preiato: Yeah. It is not really, you know...

Sherrill Dayton: Not wait staff.

Tom Preiato: Yeah. There is no wait staff. There is no wait staff. We do not need a hostess station, we do not need, whatever, and then also I just do want to mention that your elevations there, Dominic, are not exactly accurate insofar as where the awning comes off the building. There is, as you know obviously as there is with any awning, the area that it rolls out from that is not shown on that

building, and I guess there was a little presumption taken insofar as it was already installed so clearly this is not an indication of what is in the field.

Dominic Kozerski: Yes. There is a box here, and Tom it may have been explained to you, but the awning is installed by the awning company without any notification to anybody, and we put them on notice and if we need to remove it, I would like to have it removed.

Tom Preiato: Understood. Thank you.

Dominic Kozerski: Absolutely, Tom, it was definitely not...

Tom Preiato: No I did not take it as that but I just want to be transparent here.

Dominic Kozerski: Yes.

Ann Duffey: So Tom can they have a place to, can they have people from the inside come out and bus tables or is that...

Tom Preiato: I guess that would, I think that...

Ann Duffey: Or did they need to have...

Tom Preiato: Yes, that is a thin line there, yes someone could clean up.

Dominic Kozerski: Yes somebody should really up the table.

Robert Rattenni: Can I address that? I think specifically that is to clean up the tables. With no disrespect to anyone, we know how the general public can be sometimes and we are trying to make a real first class setting here. I also happen to live in that building, I am right there in the apartment, and I want it as clean as possible. I think you know the way I try to take care of my property. So this is primarily from a cleanliness point of view so that there is no issue and there is no anything flying around or so on and so forth.

Tom Preiato: No I understand.

Robert Rattenni: Yes.

Tom Preiato: And then there would, otherwise you have to have receptacles et cetera. Yes.

Robert Rattenni: Right. No we are aware of all the regulations and we are strictly adhering to them, and we want a very pleasant and comfortable place. I envision this as sort of a gathering place in the Village to, again, bring some vitality and some energy to the community, and it has been incredibly well received to this point. So I am very optimistic. One last thing while we are looking at this picture. The last meeting we had we discussed the color of that enclosure for the septic equipment. And I agree totally with Dominic. I think painting that white to match the building would be the best overall solution. I think it will be a very consistent theme throughout and be much more attractive than strictly the weathered cedar.

Dominic Kozerski: Yes. We looked at it in gray in the rendering and it just felt as though it was part of another language, and in the end we thought maybe better to link it back to the building.

Ann Duffey: Robert, will you be doing some plantings inside that or on the fence? Or will it be like it is now and really you can see through and see the equipment that is in there?

Robert Rattenni: You know Ann that is a really good question, and I have been I have been trying to come up with what would be the best solution for that. It is somewhat difficult inside to plant.

Ann Duffey: Right.

Robert Rattenni: I mean we can but we need to put a certain type of thing without a heavy root structure because there is some equipment in there. How do you feel? What are your thoughts?

Kristin Corwin: You could do like a climbing hydrangea or something just along the edges.

Robert Rattenni: I would like to do something. I think it would be attractive. To be quite honest with you, while I have been focused on it, it has not been the main focus and I have not come up with what I think would be the ideal solution to this point.

Ann Duffey: Robert a clematis does not have a big root structure that is a climbing and flowering and they do have clematis in white. I mean it would just be a summer you know it would just be something that you would that would cover in the summer that would not cover year round.

Robert Rattenni: I think that is a wonderful idea and I am very open for suggestions. I readily admit that I am not a horticulturist and I know a little bit about it but I am far from an expert on it, I have made some notes already to that and I am going to look into that today.

Ann Duffey: And the hydrangea is really beautiful too, you can ask your, I am not sure of the root structure on a climbing hydrangea but they are quite wonderful too.

Robert Caruso: Billy Hajek, may I have your input on this application? Thank you.

Billy Hajek: Good morning Members of the Board. You will have to excuse me, I am a little under the weather. I think for clarity's sake, I would recommend that whatever approval is granted for this project, I would recommend that a plan be provided without the seating because there seems to be some confusion about the number of seats and where seats are located, plus this seating is not really within the Board's jurisdiction, and I think just for clarity it makes sense that we have plans that just do not show any seating. And secondly, I would ask that the lighting specifications, you know, just cut sheets from the lighting manufacturer be provided that has the Kelvin, the wattage, and the direction that the lighting is going to be pointed, just for the record so that if it changes in the future, we have a record of what was approved. Those are my only two comments. If you have any questions for me, I would be happy to answer them.

Robert Caruso: And Billy as far as the awnings and signage you are...

Billy Hajek: Yes I went over the signage with Kent Howie and it appeared to be all you know compliant.

Robert Caruso: Okay.

Billy Hajek: And I think at the last meeting the Board's only question was the color and I know they provided the color of the awning as oyster.

Robert Rattenni: Can I make one comment on the signage? As you can see in this picture where the Tutto Caffé signs are, these were designated spaces on this building from an approval that is probably now 20 years ago. So you know these were specific and been compliant obviously so they were designated spots on the building, those rectangular spaces there, so we are being consistent with what was previously there also. So there is nothing that really has changed other than the name and perhaps the color.

Ann Duffey: And can you tell me why you chose on the awning the dark brown and on the building black? On lettering?

Robert Rattenni: That is a good question. Dominic?

Dominic Kozerski: I think that is a tenant choice.

Ann Duffey: So the tenant color is brown? Is that their...

Dominic Kozerski: They are doing little to go bags and things like that that where the lettering is in brown, but this would all be these letters would be in black.

Ann Duffey: I mean it just seems to me that it should be consistent.

Dominic Kozerski: These are brown.

Ann Duffey: I know. I am just saying it just seems like the signage should be consistent in color.

Dominic Kozerski: But let me get back to the tenant with that comment because I actually do not disagree. It seems, I am not a signage person so it is not...

Ann Duffey: I do not know if anybody else on the Board has a comment on that?

Amy Dalene: Yes. I had taken note of that too. I had noticed the two different colors and I was a little confused as well as why it would be a different color on the awning. I think the consistency could be a little bit, you know, something to consider.

Ann Duffey: It just seems like the building should be the same. If that is their corporate color, then the building should be the dark brown along with the awning or both should be black. It should be one or the other.

Sherrill Dayton: One or the other.

Kristin Corwin: I would agree.

Robert Caruso: What makes it confusing I think what Ann is saying is that if you do have the black and then you notice that the awnings are not white, the awnings are like this parchment color that we all saw, right?

Dominic Kozerski: Yes.

Robert Caruso: So then what is confusing is if you have the parchment color, the brown does not really go with it. You know? Either you have the brown with the parchment color and then continue the brown on the building or have the black and the black.

Dominic Kozerski: Yes. I think it is a good point, Robert. Thank you. So I will talk to the tenant about it and we can, in the final revised package, which will remove the seats, put the lighting cut sheets and everything together, we will get to resolution on that.

Robert Rattenni: I would make one comment on that. While I tend to agree with what the Board members have all brought up today, I understand that, I am sort of a, what is the word I am looking for, you know a consistent, schematic or chromatic colors, existing awnings on the building towards the front, which were approved by this Board, do have some of those disparities also though. So it is not the only situation, just as food for thought, but I think Dominic can speak to them.

Dominic Kozerski: Yes, I can talk to them about that. It was something that just came to us from their graphic designer and we are not we are not party to those conversations but we gave them the rules that they could do.

Robert Caruso: Okay thank you. Tom going back, Billy Hajek, as far as the seating then, we are asking the applicant to resubmit a drawing without the seating and chairs?

Tom Preiato: I think, you know I agree with Billy, that makes good sense. I will need one when it comes time for the outdoor dining permit to show no more than 16, we can save that plan for that, I will need that, but yes, again, like Billy said, the outdoor dining I do not believe is before your Board, Robert. I mean a

quick count I had 17 there because you have two people sitting, we will get it right and Bob always gets me whatever I need so I am not concerned there.

Amy Dalene: Would the outdoor seating affect the planters then, the planter application then?

Dominic Kozerski: No, we do not expect it to.

Robert Rattenni: The planters are effectively acting as a property barrier, and in fact I cannot remember which one of the Board members mentioned it last time but even thought that the idea for the rectangular box, so as I am looking at the screen out to the left from the parking lot, acts as a barrier for just general foot traffic because we already have the walkway. So it is strictly a border for the property line and instead of a permanent structure, you know fence or wall or anything like that of course. Did I answer that question?

Amy Dalene: Yes.

Robert Caruso: Okay. So then following the advice of Tom and Billy Hajek, why do not we go ahead and have the applicant resubmit the drawings without the tables and without the chairs, and today we could go ahead and approve the planters and the plantings. And the awning as far as the color, do you want to come back and tell us what the color will be?

Dominic Kozerski: For the signage?

Robert Caruso: Yes.

Robert Rattenni: Can I ask one question. Yes, we will get the color on the signage correct. The awnings themselves, are we good there?

Robert Caruso: Tom, the awnings, how are you with the awnings as far as the height and the literature input on that?

Tom Preiato: Yes, I do not really have an objection, it appears to be code compliant.

Sherrill Dayton: It has to be seven foot six off the ground.

Tom Preiato: Yes..

Robert Caruso: Six feet seven inches. Am I correct? Something like that?

Tom Preiato: Correct, six seven, and I believe the earlier plans did demonstrate that and I think you have it on another page I think Dominic.

Sherrill Dayton: I think it was seven foot six.

Robert Caruso: Seven foot six.

Tom Preiato: Correct.

Dominic Kozerski: We are going to verify that as well, we are going to verify in the field as well.

Robert Rattenni: I believe we will be well above that.

Dominic Kozerski: Yes we are well above that.

Robert Rattenni: Yes.

Robert Caruso: Okay so you will go ahead, you will resubmit the drawings without the tables and the chairs. You will get back to us regarding just simply the lettering color.

Dominic Kozerski: Correct.

Pamela Bennett: And lighting specifications.

Robert Caruso: Obviously, yes, the lighting. So we could go ahead and approve, if that is okay with everyone, the awnings that they are the seven six, the planters, and the plantings.

Ann Duffey: And the awning color too? The oyster, right? We can approve.

Robert Caruso: Yes we can. I think the choice for the applicant whether it wants to be black or brown I think is you could let the Board know that.

Dominic Kozerski: Absolutely.

Robert Caruso: That is not a hard choice.

Dominic Kozerski: I am going to get on the phone right after this meeting and explain that to the tenant, and I am sure we will have an answer within a day.

Robert Rattenni: I will also do some investigation for potential plantings within that equipment enclosure, I am going to call it, to have that for you for the next meeting also.

Robert Caruso: Yes. I think Amy made an excellent choice. Those white, they come in different colors, but they are very attractive that grow like we have at Main Beach.

Robert Rattenni: Can you tell me the name?

Ann Duffey: It is Clematis.

Robert Rattenni: Clematis, right.

Ann Duffey: And looking at what your other flowers are probably to be consistent, the white, it comes in white and pink.

Robert Caruso: I think the white would look great probably.

Robert Rattenni: Yes I tend to agree.

Robert Caruso: Okay so I think that is a very nice idea.

Robert Rattenni: And Dominic, can you pass that along to the...

Dominic Kozerski: Yes, I am going to exactly that is another thing that I am making for my tenant phone call now. I am going to tell them to tell their landscaper...

Robert Rattenni: Yes to be consistent with one person handling the whole thing it makes more sense. And we have irrigation in there. I arranged for this when we put the equipment in last year so there is some irrigation in there also.

Robert Caruso: I just want to take this opportunity to thank the applicant because you really put a lot of work and effort into this and it really does look quite nice.

Robert Rattenni: Well, Robert, I appreciate you saying that and while this, the people that I have chosen to be the tenants here, and they have other places in the Hamptons, they have impeccable taste but this has been sort of a labor of love for me and it is something that it was almost like I look at this as like a try to be a gift to the community because I really do think it is going to be an interesting little gathering place much like you see people sitting outside of Starbucks in the morning, and I think it will be a nice addition to our community going forward and that is certainly my intention.

Robert Caruso: Okay thank you, Robert.

Robert Rattenni: No, thank you.

Robert Caruso: Okay so may I then have, maybe we take a vote onto we are going to approve the awnings, the planters, and the plantings, and the applicant will then resubmit the drawings with and without the tables and chairs, without them rather. Okay? May I have a motion to approve the awnings?

Ann Duffey: I will make a motion.

Robert Caruso: Okay and planters. Do I have a second?

Kristin Corwin: I will second.

Robert Caruso: Thank you and all in favor?

Amy Dalene: Aye.

Kristin Corwin: Aye.

Robert Caruso: Okay, thank you. I just want to thank you all, it is a very nice discussion, thank you.

Dominic Kozerski: Thank you, it was very nice.

Robert Rattenni: Thank you all, have a nice day.

Robert Caruso: Splendid job, thank you.

3. Gucci – Premises of Kemper Way, LLC –

17 Newtown Lane – SCTM #301-3-4-15

Robert Caruso: Okay the next application here is for the Gucci, 17 Newtown Lane. Is the applicant present?

Anna Piedra: Hi good morning this is Anna how are you?

Robert Caruso: Good morning Anna.

Anna Piedra: Good morning.

Robert Caruso: Can you explain what you would like to do there please?

Anna Piedra: Okay so I noticed that when I received the invite yesterday it was talking about the awning. That is something that one of the corporate team members is going to have to revisit and get on another call because I do not have the correct verbiage and I am not really sure what it is that they want with the awning. I know very little I know that we are

Pam Bennett: We have someone here for that.

Anna Piedra: Oh fantastic. I was not sure I know I emailed somebody last time and I did not get anyone. So they can speak about the awning and I can speak about the planters.

Pam Bennett: Yes.

Robert Caruso: Oh okay great.

Anna Piedra: Fantastic. So last year when we opened we had six planters throughout the summer, they were greenery and what we ended up doing was bringing the planters inside the store, they are in these beautiful blue planters and we did not want to obviously get rid of them so we ended up bringing them inside the Gucci store. They will be taken care of every Monday morning. So there is nothing that is changing from last year. We do have two steps in front of the store so it is just adding the planters, the exact same planters with the exact same foliage outside of the store for this season.

Robert Caruso: Okay and your personnel for the awning who is making the presentation?

Carol Duffy: Hi good morning.

Robert Caruso: Oh good morning.

Carol Duffy: Hi, good morning, my name's Carol Duffy, I am with East End Awning.

Robert Caruso: Hi.

Carol Duffy: Hi. So we had done the original awning for Gucci last year that is that solid green.

Robert Caruso: Yeah.

Carol Duffy: Beautiful they are doing a collaboration right now and we have asked for permission to put in this temporary awning that we submitted the design for again starting June 8th for three weeks commencing.

Robert Caruso: Okay Billy Hajek your input on this application?

Billy Hajek: Good morning.

Robert Caruso: Good morning.

Billy Hajek: I have no comments regarding the planters, excuse me. In terms of the awning, I am not aware of a temporary awning that has been approved in the past. Not to say you cannot do that but in general the Village guidelines for awnings call for solid material, you know, solid color, solid material. I mean this is not obviously not solid, it is a pattern. I do not know if it is an emblem that it is representative of signage.

Billy Hajek: You know, once you start displaying patterns and you know monograms that, it starts to categorize itself as signage based on the definition of the code. So I would just be cautious of that, but I do not know if the Board has discretion to allow it for a limited period of time to see how it goes. I do not you know, I do not know, but I think that is sort of a Board question.

Robert Caruso: Tom Preiato, what is your input?

Tom Preiato: Thanks Robert. I would agree with Billy, we do not have any others like that, and then you know it could turn into, I am not sure if that design, it is obviously a brand I am thinking.

Robert Caruso: Yeah.

Tom Preiato: So it may very well for the square footage of it may equate as equal to what you are allowed as a sign. I am not saying I am for or against it, it is a temporary, it is there for a temporary time. What is it actually? Or is it just a design? I mean I guess we kind of need to know that.

Kristin Corwin: Well it is Adidas' logo on it.

Robert Caruso: Yeah it is their logo. This is Gucci's new logo which they use. Am I, applicant do you know that, that this is the Gucci logo?

Carol Duffy: Yes it is.

Tom Preiato: Okay because the code is pretty specific on just a one line lettering so I do not know if Lisa wants to opine or I am not really sure which way to go exactly.

Robert Caruso: Yeah. Lisa, what is what is your opinion on this?

Lisa Perillo: Good morning.

Robert Caruso: Good morning.

Lisa Perillo: It does skirt a little bit with the signage, there is a little bit of an overlap so I think it is a bit of a novel issue for the Board in my understanding. The temporary nature of it may impact your decision here. I do not know that it may set a precedent in the future for other buildings and occupants requesting temporary, let us call it signage, although it is in a bit of an abstract form and not so overt. I do not know if there is any square answer in the Code to address it.

Robert Caruso: Thank you.

Tom Preiato: It is an excellent analysis.

Robert Caruso: Yes nicely put.

Tom Preiato: Yes I agree.

Robert Caruso: My personal opinion is, I do not think it is a great idea to start a precedent because we will have other, we will down the road have other applications or other applicants requesting the same thing. And then it is going to be a high maintenance patrol for people to say okay two months is over or your three months is over, the summer is over but the awning is still there and then I did not really get a chance to speak to the awning company. We really, the headquarters did not finally figure out what we want to use again, and I just think that is that is an avenue that we do not want to go to. What is the opinion of my Board members? Amy, do you?

Amy Dalene: You know, Robert, I kind of understand where you are coming from with thinking we do not want to set this precedence with it. I kind of agree that three weeks could turn into six weeks and then the whole season.

Robert Caruso: Right.

Amy Dalene: So I feel the same way about it a temporary awning with a pattern like that.

Robert Caruso: Yes.

Amy Dalene: Would probably not be easy.

Robert Caruso: Thank you. Sherrill Dayton, what is your opinion?

Sherrill Dayton: Well I do think it sets a precedent that you got to look at the next case scenario.

Robert Caruso: Thank you.

Sherrill Dayton: I like the solid color on the awnings, and I think that would go even if it is temporary, is an awning really necessary on that building?

Ann Duffey: Currently we approved an awning before.

Robert Caruso: Yes.

Ann Duffey: It currently has an awning so.

Carol Duffy: We would be going directly, in three weeks, directly back to the original. We have it would not be discarded it would be reinstalled immediately once the other one is taken down.

Robert Caruso: I personally think that it is for the Design Review Board and for the people who enforce code enforcement to do this and start doing this, it may seem simple to you, but for the people involved in this, it is not simple. It is it gets involved and I do not think it is a good avenue to go down. I think you are, as far as you the pots that you have there and the plantings that you installed there are really quite nice and beautiful. And your awning there is quite nice, the existing one. So my recommendation is that we stay with that and other than that, we have been down roads like this before in the past, I am on the Board for over 25 years, so I do not think it is a good idea for us to do that, anybody else on the Board have any?

Sherrill Dayton: No I agree with you on that.

Robert Caruso: Yeah. Okay.

Kristin Corwin: I agree I think to have actually to have a logo across the awning you know is also considered signage and it is a large span of, I prefer the solid color as well.

Robert Caruso: Yes. Okay.

Sherrill Dayton: It goes well with the building.

Robert Caruso: Yes. So as it stands now we are going to approve the pottery that you are going to have the planters and the other item is the awning will remain. So if there are no other objections, then I would go ahead and ask the Board, may I have a motion to approve this application without the logo of the Gucci? So we are only approving the pots and planters.

Sherrill Dayton: I make it a motion.

Robert Caruso: Do I have a second?

Kristin Corwin: I will second.

Robert Caruso: All in favor?

Amy Dalene: Aye.

Ann Duffey: Aye.

Robert Caruso: Okay, thank you.

4. Chanel – Premises of 26 Newtown Lane LLC – 28 Newtown Lane –

SCTM #301-3-2-6.2

Robert Caruso: The next application is Chanel, 28 Newtown Lane, is the applicant present?

Tara Burke: Good morning this is Tara Burke from Lighthouse Land Planning and I am here with Rebecca Brown from Osprey Landscape Design.

Robert Caruso: Okay.

Rebecca Brown: Morning.

Robert Caruso: Good morning. Can you tell us what you would like to do there?

Tara Burke: Sure. There are actually two separate applications for this property at the moment. I am going to be handling the portion for repainting the existing white railings and re-securing them and then changing out the door handles on the two front doors. And Rebecca is here to discuss probably in more detail the landscaping changes and some of the other exterior changes.

Robert Caruso: Okay. Can you just share your screen and show us what you want to do with all the landscaping and you want to show us your whatever you have there.

Tara Burke: Sure Rebecca do you want do that part or do you want me to do it?

Rebecca Brown: Can you do it?

Tara Burke: Sure yeah.

Rebecca Brown: Just because I am not as up to date on that as you are.

Tara Burke: Well let us see that is to be determined. Can you guys see my screen?

Ann Duffey: Yes.

Tara Burke: Okay so do you want this one Rebecca or the color one?

Rebecca Brown: Let us start with the colored one with the plants on it, yeah, thank you.

Tara Burke: Right is that good or do you want?

Rebecca Brown: Yeah for right now that is I think okay. So in terms of scope of work, we will start with the front Newtown Lane, we are keeping the bed size current, we are not changing the metal edging, we are just cleaning out the beds and proposing new plantings, and then we are going to propose sod cut existing lawn and just replace it with the new sod and even in the strip along the brick walk between the two buildings. All grass would be replaced as is in the front. I had sent in a revision on Friday. It is kind of a fluid kind of process just in our industry with what plant materials are available and then also what Chanel wants based on site visits and then the group of people that are making decisions. So the front would be, currently where we proposed a hedge basically and an Ilex Schwoebel on the inside a white blooming Nepeta. The existing bed around the small sign and the light post, there is Boxwood there, we are taking that out, but we would just do the perennial white we are trying to keep it simple and white hence the hydrangeas around the building to give it a very inviting, cozy feel. They gave me a list of wants so they want, and I am just putting it out there as I would not say not in the vernacular of the village, but the brick pathway and in the front, they would like the opportunity to basically white wash that. So it looks like that brick that has been painted and seasoned shall we say. Would not apply that to the brick pathway running between the buildings from the Newtown Lane to the back parking lot. That would just be in the front. If we do not keep the exact lighting fixtures that run along the front pathway, they would be similar to what is already there, keeping the current uplighting, that is on either sides pointing up towards the building. They did request the possibility of hanging baskets off the front and in the front that is basically it in terms of any major change. Running on the west side of the building along the hardware store, the

second story, the windows that look out, overlook the first story roofline of Sam's and all of the storefronts so it is not exactly something ideal to look at. And the side of the building of the hardware store is you know there is plywood alongside of the building it has not been repainted in years so we are trying to come up with something that would be aesthetically pleasing to be looking out on the west side for those first story and second story windows. So the precedent is there for the bamboo and we would propose planting a line of bamboo with a root barrier completely circling it for a clumping Bamboo Fargesia in that section that runs from on the west side that is currently all stone. So we would do a two foot bed for section number three, area number three. And then that leads us into the backyard. The proposal is currently that all that gravel, we would take that out, and plant sod. The beds, again, all the beds are going to remain. We will probably make the beds along the green giants a little wider top plant hydrangeas but we are adding all of that lawn. There is the proposal to have, they would like to have some Adirondack chairs and some pavers as a place to sit. Now that we are taking all the gravel away, they would like to be able to have some seating back there and an umbrella. So I have it represented as blue stone in grass with five inch joints. It would be roughly a 12 by 14, 14 by 14, again, that is still a fluid situation for a number of reasons, supply chain as well as choice in terms of the group of people that I have to deal with in all over the world and all over the country just kind of a fluid thing. So if it was not in five inch joints in the lawn, it would be a patio in sand just with some bluestone dust but, again, roughly four Adirondack chairs, side tables, and you know an umbrella. We are taking out all of the current plantings that are on the northwest side and replacing that with a new planting, other than that do you have any questions for me?

Sherrill Dayton: Bamboo, is that not an invasive plant?

Rebecca Brown: So there are two types of bamboo. There is spreading bamboo and clumping bamboo. Fargesia, there is clumping bamboo and that is what we would put in there as well as with a root barrier for the protection. That is what is there now and it would be, the property is being maintained, there is maintenance contract from weekly maintenance for all of the plantings, the lawn, etc. that would be year round so it is not like it is going to be neglected and not taken care of.

Sherrill Dayton: Yeah. All right.

Robert Caruso: Billy Hajek, have you had a chance to look at this application and what is your opinion?

Billy Hajek: Good morning, Chairman, and Members of the Board. I have not had a chance to look at the revised plan that was resubmitted but hearing the presentation here and I just offer a few comments for the Board and I have a couple of questions. My first question is, is the fence remaining along the...

Rebecca Brown: Absolutely. There is nothing structural to what is existing.

Billy Hajek: Okay.

Rebecca Brown: At least from my standpoint and what I propose that is changing.

Billy Hajek: Okay so the fence remains.

Rebecca Brown: Especially in the front yard. Yeah, all of the current metal edging for the beds, all of that is staying.

Billy Hajek: Okay, thank you. The white washed brick pattern, I mean that is going to be something that is new for the village, I am not aware of an area where there has been white sort of the white washed brick. I think that is a decision for the Board to make, I would be cautious of the hanging baskets on the building. I mean this is an iconic building.

Rebecca Brown: Yeah.

Billy Hajek: Historic structure. I would recommend that the Board ask for some more detail as to the size and what they are going to look like. I did not see that detail in the plans so I would suggest that you see what they look like maybe even with a rendering of what they would look like on the building.

Rebecca Brown: Okay.

Billy Hajek: And, also, we have to have some, the Board has to approve a plan, so I understand while you are dealing with supply issues and you know a client's changing desire, we do have to have a plan that is going to be executed here. So whatever your final decision is on moving things around, we do need a plan that reflects that.

Rebecca Brown: So the revision is simply in the front specifically instead of hydrangeas along, in the existing beds on the inside of the fence, it would be an Ilex Schwoebel kept at just three foot to create that hedge look with a white Nepeta which is a perennial on the inside of the bed and so that would be the only change from what was submitted to what the revision was. The fence of the building remains and in the back...

Billy Hajek: I am talking more about the patio in the back.

Rebecca Brown: Yeah, the patio in the back. So I guess my question to you is, do you have, is it significant whether it is in lawn or if it is in sand, butt up against each other, if as long as it is like a 12 by 14 size? I guess that is my question.

Billy Hajek: I think the size and the location and the material, those are all the details that the village would require we know.

Rebecca Brown: Even though the whole backyard currently is gravel?

Billy Hajek: Yes it is pervious gravel right now.

Rebecca Brown: Right you still want...

Billy Hajek: It is considered a pervious material.

Rebecca Brown: A pervious small patio. Okay.

Billy Hajek: Yeah.

Rebecca Brown: So make choices and location and get that back to you?

Robert Caruso: Yeah. I almost think it is right now is the applicant explaining it to the Board I feel like it is very confusing with all the different materials you are just simply mentioning okay?

Rebecca Brown: What materials specifically? Plant materials or hardscape materials?

Robert Caruso: Well what you want to do the hardscape and everything. I think that is confusing and you also mentioned that you would like to somehow change light fixtures that you think might not work, and the Board does not approve any

or allow the applicant to simply change light fixtures that they feel, all that has to be submitted. You know like what light fixtures you are going to use it does not matter...

Rebecca Brown: Right I understand that. We will just keep what is there or we will not have light fixtures.

Robert Caruso: Okay and also another thing as far as like again this would be a bad precedent to simply go ahead and white wash the brick walkway. There is a parallel brick walkway that runs from Newtown Lane to the parking lot which is the village and to have a parallel walkway that is simply painted white, you know, is not I do not feel a good idea. If anybody else disagrees let me know but I think the brick walkway which is red brick should remain as such and not painted white.

Sherrill Dayton: I do not the paint would last at all.

Robert Caruso: And it will not last, no, and it is going to go in disarray and then I just think it is not a good idea at all.

Sherrill Dayton: I would leave it natural.

Robert Caruso: Absolutely.

Rebecca Brown: Okay.

Robert Caruso: Anybody else on this application? Ann, what is your opinion about the application?

Ann Duffey: I am in agreement on the brick and I think it is a good idea if they want to do the hanging baskets that we really need to see that.

Robert Caruso: Absolutely.

Ann Duffey: We need a rendering.

Rebecca Brown: You need to see brackets, I have a rendering, I can get brackets. Again, it is just an option that they put out there, if it is a no, it is a no, if it is a yes, I can give you more information absolutely.

Ann Duffey: I mean I do not think we can get to yes without seeing it.

Rebecca Brown: Yeah.

Ann Duffey: And I think it is more consistent in the village to have pots, you know, potted plants at grade level versus having the hanging baskets on any of the buildings.

Robert Caruso: Amy Dalene, your opinion on the application?

Amy Dalene: I agree with the Board Members about the brick. I think it should stay natural especially with that brick walkway on the side, I think that is the same. And I would like to review the baskets as well if that is something that they want to propose but that is about it.

Robert Caruso: How are the Board Members with the plantings? What is your opinion of the plantings?

Sherrill Dayton: I think...

Robert Caruso: Amy? Oh Sherrill? Go ahead I am sorry.

Sherrill Dayton: I think it is well planned out. I think that will bring a lot of beauty with it in the surrounding area. On those hanging baskets, you have a metal bracket, how far out do those baskets protrude?

Rebecca Brown: They traditionally are 18 inches. And I have looked at them, I would get the specs for obviously what they would look like, most likely wrought iron, and with the brackets and distance and then essentially also the size of the hanging basket itself.

Sherrill Dayton: Yeah that that would be good.

Rebecca Brown: Okay.

Amy Dalene: Yes, it seems like the plan for the plantings, it seems like it will enhance a lot of the landscape you know.

Sherrill Dayton: I believe so.

Rebecca Brown: Well honestly that is what Chanel was looking for. They are looking for a very inviting, even the word cozy was mentioned in terms of what

their, they want the site to really feel like when you enter and when you pass by and they want it to compliment what the Village requirements are and the Village. The hanging baskets, you know, I was on the site with some of the members of the team and once they were in the site, actually walking through the front, you know going up the steps, walking through the front arch, there were those questions of "Wow do we really want hanging baskets at that size with hydrangeas that are going to be at that 52 inch just under the you know the windows? Is it really necessary?" So we are having all of those conversations and again it is the wish list of let us put it out there and see what is viable, what is not viable, for the Board to you know approve.

Ann Duffey: Do we have baskets on any buildings? Hanging baskets off of any buildings? I am that we did lampposts.

Robert Caruso: Yeah.

Rebecca Brown: Yeah huge lampposts. Yeah.

Robert Caruso: Well the lampposts in the Village look fantastic so that definitely is excellent, however, I do not think that we should approve any hanging baskets until we know exactly what it is and we have a sketch and drawings of it so I do not want to belabor the point that simply, if you want to do that, then make an application for the hanging baskets and the material, what they look like, a little detailed sketching. And the other thing is the hardscape that you want to do. Unless somebody else has any idea I think that that should be just resubmitted that area there and explained you know with...

Rebecca Brown: The hardscape?

Robert Caruso: a drawing. Yes.

Ann Duffey: In the back?

Rebecca Brown: Okay.

Robert Caruso: Yes, in the back, yes. Why do not you resubmit that because it is sort of vague right now. I find it vague. Does anybody agree or disagree?

Sherrill Dayton: Yeah, I agree with you on that.

Robert Caruso: Yeah. Okay so as far as the plantings, I have no problem with the plantings. Does anybody else...

Tom Preiato: Excuse me, Robert. It is Tom.

Robert Caruso: Oh Tom.

Tom Preiato: I am sorry. I did not mean to interrupt, and, thank you, I would be remiss if I were not to bring up our fairly recently adopted property maintenance code whereas it speaks specifically to bamboo and even more specifically to certain Latin names. I see here Fargesia I have to actually look at the code and digest a little more, but I just wanted to mention that our code is specific as to not, that applicants do not introduce bamboo to a property. In fact, it goes as far as saying that the existing is to be removed. Now obviously we cannot go out throughout the whole Village and have everything removed, but I just want to bring that to your attention. That was within a year I guess after that.

Rebecca Brown: Yeah I read the code and I am very aware. Unfortunately, I look at it from the standpoint that this site has had bamboo on it and sets the precedent and the Fargesia is a clumping bamboo and we would take the precautions necessary to do the root barrier...

Tom Preiato: Understood. However you do not you do not...

Rebecca Brown: I am just putting it out there that it meets certain requirements in terms of how we are planting. There is year round maintenance on the property, listen...

Tom Preiato: Understood, but that is not something that you would get to decide right now.

Rebecca Brown: Right. It is almost full shade along that 4 foot 6 like kind of walkway through there. It is not the best conditions for anything surviving along there.

Tom Preiato: Understood. I just was making a point.

Rebecca Brown: Yeah. Very aware.

Robert Caruso: I want to thank you applicant. Tom, thank you for bringing that topic up. On my own property I have bamboo that somebody put years ago and it is a nightmare. And so as far as the Village of East Hampton, I really do not think that we should introduce bamboo if we do not have to.

Rebecca Brown: Okay.

Robert Caruso: So let us not include any bamboo please. And any other species or whatever that would be a maintenance nightmare for anybody in the future and least of all for the Village. So as far as the bamboo, I do not think you should include the bamboo and install it so let us not install it.

Ann Duffey: Robert is there, am I understanding there currently is bamboo there?

Rebecca Brown: Yes there is.

Ann Duffey: In that spot?

Robert Caruso: Yeah.

Ann Duffey: And so you were wanting to remove that bamboo and put new bamboo? Is that my, I am just trying to understand what...

Rebecca Brown: No.

Ann Duffey: Or leave it there.

Rebecca Brown: So the current bamboo, it sits along the hardware store just, they have a window at the corner of the building about 6 foot. So 6 foot in the bamboo begins. It is enclosed with a root barrier and it runs to almost where that inset is where that 4 foot 6 on the west side of the building begins, where the lawn ends and where the gravel begins there. I am simply proposing to extend that up along the side of the building because the side of the building is not a very, it is neither kept nor, it is unsightly. So we are we are trying to create something when you are looking out of the first and second story that is pleasurable to look at.

Ann Duffey: So the bamboo is not on your property it is on the other property?

Rebecca Brown: No it is, the hardware store and the property line, it runs 2 to 2 and a half foot, it is on the Odd Fellows' property on the front of the property.

Ann Duffey: So you are wanting to extend what is already there?

Rebecca Brown: Correct.

Ann Duffey: So I want to be clear, are we asking them to remove the existing bamboo as the code is saying? What are we doing here?

Rebecca Brown: Well I guess no, that is, if that is where you want to go with it, then that is a whole other conversation that you have to have, not with Chanel, but with the property owner.

Ann Duffey: Yes.

Robert Caruso: I do not think we should introduce more bamboo on the property, that is all.

Sherrill Dayton: Well I do not think so either.

Rebecca Brown: That is fine Robert.

Robert Caruso: Unless somebody on the Board, or Tom, anybody else feels that more bamboo should be put there, personally I do think that should happen.

Sherrill Dayton: No I do not, I agree with you on that.

Kristin Corwin: I agree.

Robert Caruso: So okay. As it stands right now, is everybody in favor of the landscape plan minus the seating area? That will all be, you will submit plans for that?

Rebecca Brown: Yes.

Robert Caruso: Okay. And as far as no electrical fixtures or anything like that without Board approval?

Rebecca Brown: Correct.

Robert Caruso: And no hanging plants without application and Board approval?

Rebecca Brown: Correct.

Robert Caruso: Do I have a motion then to approve the landscape plan submitted?

Kristin Corwin: I would make the motion but without the additional bamboo.

Robert Caruso: Yes, of course, no additional bamboo. Thank you Kristin. And do I have a second?

Sherrill Dayton: Yeah I will give that a second.

Robert Caruso: Sherrill Dayton thank you. And do I have everyone in favor of this?

Amy Dalene: Aye.

Sherrill Dayton: Aye.

Robert Caruso: Okay thank you, Amy, and everyone. Okay thank you applicant.

Rebecca Brown: Thank you very much.

Kristin Corwin: Thank you, Rebecca.

Robert Caruso: Thank you.

Pamela Bennett: Back to the other portion of the request for Tara.

Robert Caruso: Oh yes.

Tara Burke: Yes. This one hopefully is a little bit more minor, this is the existing front of the building. We already got the signage approval and now we are proposing to switch out the existing door handles. The existing door handles are these. They are a glass, sort of rounded handle, and we would like to switch them to a square handle and these will be matte black and they are recessed, the front of the building I think you are all very familiar with it, but it is set back from that archway so it is those glass doors. We would like to switch the door handles. And

then in addition to that, we just want to repaint the railings the same white color just for general maintenance, and the fencing along the sides here. Just touch it up.

Robert Caruso: Okay thank you. Ann Duffey your opinion?

Ann Duffey: I think that is fine. I think the maintenance and the repainting of the white is good. And I do not have a, as long as the handles are the black, I think that that is fine.

Robert Caruso: Okay. Thank you Ann. Anybody else ?

Amy Dalene: Are the handles the same size as the existing ones that are on the door?

Tara Burke: I do not actually know the size of the existing ones. Wo I mean they are roughly the same size. They are they are going to be 16 inches from, I mean if they are larger they are not significantly larger but they are going to be 16 inches from the opening from the top to bottom. So this is 16. And then this distance from the attachment point to attachment point is 10.

Robert Caruso: Thank you. I have no problem with repainting handrails white the handrails white. The knobs to the door, the handles look perfectly fine. And also the maintenance to the side fencing you are going to repaint that white also, am I correct?

Tara Burke: That is correct.

Robert Caruso: Okay. So if anybody has an objection, do I have a motion to approve this?

Ann Duffey: I will make a motion.

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

Sherrill Dayton: I will second.

Robert Caruso: Thank you. All in favor?

Sherrill Dayton: Aye.

Amy Dalene: Aye.

Kristin Corwin: Aye.

Robert Caruso: Yeah and on this application I would just like to stipulate one other thing. Let us just to reiterate the sidewalk is to remain brick. No painting of any bricks anywhere on the property.

Sherrill Dayton: Yeah I would agree.

Kristin Corwin: Agree.

Robert Caruso: Yeah so reiterate no painting of any bricks on the either on the stairs going up to the building or any of the bricks on any of the property here. Okay.

Amy Dalene: And are the benches staying there?

Tara Burke: I have not heard otherwise. Rebecca?

Rebecca Brown: Yeah so the benches may stay, you know it is kind of a gift from the previous owner, the only difference would be you know they are currently cedar, they would like them to be white, and I do not know if that is really something that we need approval for seeing that they are existing and then we just do white. They are definitely getting power washed and sprayed, they have got lichen growing on them and they are just all well have not been maintained. So they are getting cleaned up.

Robert Caruso: Why do not we do something like this? Why do you not power wash them and if you want them painted white when you put in your other application, you could just include it okay?

Rebecca Brown: Okay.

Robert Caruso: How is that?

Tara Burke: Yep understood. Thank you.

Robert Caruso: Okay.

Sherrill Dayton: Thank you.

Robert Caruso: Thank you applicant. That was a nice presentation. We will move to the next item.

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

Robert Caruso: And the next item is Guild Hall, 158 Main Street. As you know, Guild Hall applied to the ZBA for a special permit and variance which was granted. Is the applicant for Guild Hall present?

Andrew Goldstein: Yes Andrew Goldstein.

Robert Caruso: Andy.

Andrew Goldstein: As you probably know, this Board granted Guild Hall preliminary approval some weeks or even months ago, and we are here for our certificate of appropriateness. Peter Pennoyer and Andrea Grover are here. Peter will make a presentation with regard to the exterior renovation of the building, the details of which have not changed since the preliminary approval. And just as a matter of clarification anticipating, in light of the comments that have I have seen to the application, that the Board's jurisdiction really extends only to the exterior of the building and not to the interior of the building. If the Chairman wishes, he may consult Village Counsel on that. We have submitted a lighting plan, and I also believe that we submitted a landscaping plan. So if I could call on Peter to address the Board.

Peter Pennoyer: Yes, thank you, Andy. We are pleased to be back before you to give you a brief presentation of our intended exterior restoration of the building. Overall, just to remind, our concept is to bring this back to the original architecture of Aymar Embury restoring each façade while improving accessibility to the site. What you are looking at here is a view that shows that we are removing the non-original storefront aluminum doors and transoms. The transoms, by the way, have a lot of signage in them now. All of that will be gone so that you can look into the building as was originally intended and see the fine detail as you go into the lobby. Other measures are taken, replacing the windows with matching original but they will be insulated and you know generally taking care of any areas of brick that need attention and bring the building back to essentially its original appearance. I do have a lighting plan if you want to look at

that, but the all lighting will be dark sky compliant and there are really two parts to the lighting, I would say some of it where there are egress doors from the building is required by code for safety, there will be very, very low level lighting to bring the façade out a little bit more facing Main Street and then Ed Hollander, the landscape architecture firm, has placed some very, very subtle lighting in some of the plantings. Starting at Pondview, that whole parking area, which is frankly a mess now and has no definition between the street and the pavement, is going to be better organized, the overall curb cut, I would not even call it a curb cut now, it is just sort of sloping to the street, will be defined, trees are added, grass borders are added and a proper accessible entrance to the building with well-marked disabled spaces, parking spaces, will be placed in an appropriate location. The pathway to the front of the building will be better defined both for safety and for aesthetics and trees will be added. By the way, I am not the landscape architect but one of the principle goals of the landscape plan is to green the site more than it is now, but also do it in a way that is sustainable using for example native fescue grasses in place of the grass that you see a lot in this neighborhood which requires the maintenance which is not ideal and requires a lot of irrigation. So that is part of the plan. Along Main Street, you will notice that we do have a relatively narrow light well that will be completely obscured behind hedges that provides much needed light and air to the offices in the basement. Right now those offices are very cramped and unpleasant, and it also provides an additional egress from the basement offices which we feel is important. At the front of the building you see that there are two pea gravel areas. Those are going to have limited tables, limited seating which will be removed when, subject to all the conditions of the ZBA determination of May 13th, and we think that will make a really lovely entrance to the building. On the Dunemere Lane side there is really no change visible to the street at all. What is going on in the garden is screened by the existing hedge and some additional planting. As at all the entrances to the building, we are looking at accessibility so we are adding a small ramp which creates accessibility to the Minikes' garden. Again this is not visible from the street but it does provide accessibility both from the theater exit and also from the gallery which we think is an important improvement. At the back of the building, there is currently honestly a hodgepodge of storage solutions, tarps, equipment, and it is at present quite unsightly. All of that is being reorganized and placed in a small, low profile shed which will not be visible from any public place or the adjacent properties because it is completely shielded by a hedge and that shed and those uses have been approved in the same May 13th determination.

So the only modification to the building that I should mention is really not a modification but a restoration of one of the great features of Aymar Embury's design which is that the main roof over the galleries has skylights which are not visible from the street or any public way as they are facing on the east side of the building, and we are actually installing those in the original framing. So we are actually not even modifying the reframing. It is simply an original feature which is being restored. I know we are not talking about the inside of the building but any changes are not again changing the exterior, for example, the chimney remains even though it will not function obviously, you do not have fires going in a museum but the chimney will remain. So the building will really look very close to what it looked like the day Guild Hall opened from Main Street. Thank you.

Robert Caruso: Thank you. Peter I noticed on the front of the building as you move towards the windmill, before the sculpture, there is like a nest of electrical wires or something coming out of where the roof line is down. Will those sort of be removed or put underground or...

Peter Pennoyer: Yes, so all of that will be cleaned up. There is a whole housekeeping list honestly of things that have been screwed onto the walls here and there.

Robert Caruso: Yes, yes.

Peter Pennoyer: You know that it is not anyone's fault but over the years this and that gets added and all of that is getting cleaned up and that is certainly something that will be addressed.

Robert Caruso: And then also I noticed that there are copper pipes left and right of the openings and you have them as white or is that like a new kind of...

Peter Pennoyer: I am not sure which, can we go back to the, we will pull up the rendering again.

Robert Caruso: That white, yes. Is that reconfigured, Peter?

Peter Pennoyer: Yes so those are, although we could pull up the existing image of the front of the building, I think that would be helpful, if you are able to do that Graham, let us see if we can.

Robert Caruso: Oh yeah.

Peter Pennoyer: Okay so indeed we have painted those white thinking that that was more in tune with what was there originally. They are kind of jarring, so we just felt that it became calmer. And I am glad we pulled this up because you see these aluminum doors which really would not even be accepted on a store these days.

Robert Caruso: Yeah, no, I just have to say the rendering and the detailing that you put into the drawing is really gorgeous, and it really makes Guild Hall look like it was from the very beginning.

Peter Pennoyer: Thank you.

Robert Caruso: So much more enhanced.

Sherrill Dayton: Are those leader pipes for the gutter?

Peter Pennoyer: Correct.

Sherrill Dayton: For the drainage?

Peter Pennoyer: Yes.

Sherrill Dayton: Well you have to have those.

Peter Pennoyer: Absolutely, yes.

Sherrill Dayton: Painted white I think that would be look a lot better.

Robert Caruso: Yeah. On the new drawing it is there, Sherrill. If you take a look at the new façade.

Pamela Bennett: Mr. Chairman, when you are ready, I think there is a caller.

Robert Caruso: Oh, okay, sure yes. Sherrill, you can see the you see the elevation there?

Sherrill Dayton: Yeah.

Robert Caruso: It shows the drain.

Sherrill Dayton: Yes, it looks a lot better.

Robert Caruso: Beautifully.

Sherrill Dayton: It blends in with the building.

Robert Caruso: It is quite beautiful. Yes, may we have the caller please?

Jody Gambino: Sure. Caller ending with 4664 you are on the air. Caller you are on the line.

Sarah Kautz: Hello?

Jody Gambino: Hi there.

Robert Caruso: Yes, could you introduce yourself please to the Board.

Sarah Kautz: Hi this is Sarah Kautz I am the Preservation Director at Preservation Long Island. I am okay to listen to the Board's comments and questions and make my comments later.

Robert Caruso: Okay.

Sarah Kautz: I am just interested in hearing what you all have to say before I speak.

Vincent Messina: This is your opportunity. You will not get the opportunity later. This is your opportunity now.

Sarah Kautz: Okay. Okay. I will make, so I submitted a, well, Preservation of Long Island submitted a letter of comment on May 5th.

Robert Caruso: Okay.

Sarah Kautz: And you did not, I just wanted to ask if the Board had a chance to read that and digest?

Robert Caruso: What is your comment? The Board did receive, yes. Okay, so tell us what your concern is.

Sarah Kautz: So in the letter we addressed a couple of things. One important question was whether or not the proposal as a whole meets the Secretary of the Interior's standards for the treatment of historic properties. So I was wondering if the Board and the applicants would say that it does or does not. And as a CLG certified local government, that should be one of, that should be something of a concern, although it is not, I understand, part of the formal code of the Village. The Village is a certified local government and so the Secretary of the Interior's standards do hold at least a prevailing sort of interest that most CLGs in other communities would encourage an applicant to trying to stay as close to them as possible. So I was wondering if the Board thought that this application did meet the Secretary of the Interior's standards and if the applicants thought that it met the Secretary of Interior's standards.

Vincent Messina: Well that will be part of the Board's determination at the conclusion of the meeting. We are going to listen to all the evidence and to everything the public has to say. And then the Board will make its determination. So thank you.

Robert Caruso: Thank you.

Ann Duffey: Talking about the exterior and how it relates to standards for the exterior correct, in this meeting?

Vincent Messina: It is just, that is the only thing that the Board has jurisdiction over. That is correct.

Robert Caruso: Yes. Not the interior. So okay. Peter Pennoyer can you continue with your presentation? Thank you. Let us go back to the site plan. Yes so I think that that basically summarizes everything that we are doing to the building which is as you know no additions as I said the only changes are the light well and the shed. I think that other than that, I think that sums up our approach.

Robert Caruso: Thank you Peter. Billy?

Ann Duffey: So, Peter, I have a question. In looking at the exterior, it seems that you are taking it back to the original. Is there any modification that you are doing

besides the shed in the back that is on the exterior that is new to the building and not taking it back to the original?

Peter Pennoyer: No, there are no new design elements whatever on the façade.

Kristin Corwin: The two patios out front are new, are they not?

Peter Pennoyer: Correct. They are part of the landscape element. Those are pea gravel which is permeable, and, as I said, they are subject to the limitation of use in the ZBA May 13 determination. They address a problem or a challenge with this building is that when there is a reception or a theater event, people come out during intermission, there simply is not enough room inside the building and so people end up sitting in the grass and sitting on the curb and this provides some area which is much needed. And as I said it is permeable and it is set between those two lawn panels of fescue.

Sherrill Dayton: I would like to make a comment, if I may.

Robert Caruso: Go ahead, Sherrill.

Sherrill Dayton: It pertains to the outside tables and chairs.

Sherrill Dayton: I think that is not really needed. I think it destroys the historic integrity of the building, surrounding residential areas. If you are going to have the tables, I would suggest they put them out in the garden with the, over toward Dunemere.

Vincent Messina: The tables were the subject of review by the Zoning Board and they granted permission with respect to that.

Peter Pennoyer: They are limited to three 36 inch tables per side and only three chairs per table and also there are further limitations about how long they can be out. They are not out there permanently, there is no food service, so the ZBA shared your concerns and really limited the quantity and use.

Robert Caruso: Right.

Vincent Messina: And they were only allowed to stay out during certain hours. For example, they cannot stay out past an hour past a performance, etc. so there

were some very strict limitations. The tables themselves were approved but with very strict limitations.

Andrew Goldstein: And they are also subject to annual, an annual permit from the Building Department.

Peter Pennoyer: Correct.

Vincent Messina: That is absolutely correct.

Sherrill Dayton: And going to serve alcohol at those tables?

Peter Pennoyer: No.

Andrew Goldstein: They are not serving. There is no wait service, Sherrill.

Robert Caruso: There is no service.

Andrew Goldstein: No. There is no way service at all.

Sherrill Dayton: Very good.

Robert Caruso: And Sherrill may I also add to your comment since we are all becoming more elderly, the chairs and tables are sort of necessary for the older people in the village too. If they are tired they can sit down between per performances.

Sherrill Dayton: You're not old.

Robert Caruso: Thank you.

Andrew Goldstein: Sherrill excluded.

Robert Caruso: Yeah.

Andrew Goldstein: He's not getting older.

Sherrill Dayton: We are already there.

Robert Caruso: We are there.

Kristin Corwin: I have a question so if it is permitted during a performance that people can come out in an intermission, will the chairs and tables be set up all day, every day?

Andrew Goldstein: Yes. The chairs are allowed, the tables and chairs are allowed to be open during museum hours. If there is no performance they will be taken in within an hour after the museum closes. Days of performances they will be allowed to be out during the performance. They are to be stored inside.

Kristin Corwin: I would tend to agree with Sherrill that I do not, I mean it is approved by the Zoning Board, but I do not particularly care for the patio tables and chairs myself but I guess it is already approved.

Sherrill Dayton: You would think they would have looked that over.

Kristin Corwin: I have another question about the doors. They are currently flush with the exterior of the building, is the plan now they are set back?

Peter Pennoyer: Correct. So there are two sets of doors, there are the aluminum doors and then the inner doors. So we are reducing it to simply one set of inner doors. And the inner doors are better for accessibility, they operate better, they are good for egress, they comply with the code.

Kristin Corwin: You are removing the exterior metal doors. And are the interior doors wood on this?

Peter Pennoyer: They are a brown color, bronze and they are very, I would say that this is exactly what the Secretary of Interior guidelines would require us to do in this case because they do not look like exactly what might have been historically, they are simpler and that is exactly what the Secretary of Interior's guidelines encourages but originally the building did not have outer doors at all.

Kristin Corwin: Okay.

Sherrill Dayton: They sat inside.

Peter Pennoyer: Excuse me?

Sherrill Dayton: I said the doors originally sat inside the little walkway area as you enter the building.

Peter Pennoyer: Correct. And that is where they are going, that is where they will be.

Sherrill Dayton: Yeah.

Robert Caruso: Yeah.

Peter Pennoyer: Yeah.

Robert Caruso: If you take a look at the aluminum doors, it looks like a 1950's kind of addition.

Sherrill Dayton: It does.

Peter Pennoyer: Right.

Robert Caruso: I mean they look, I hate to say it, they look, they do not look great.

Peter Pennoyer: Right. Also they block the view of the detail above the doors and the boughs and so and that is really a very welcoming feature. I think the building will be, well maybe not friendlier, but I think it is more inviting and I think you will appreciate from Main Street you will get that gentle glow of light under those arches.

Robert Caruso: And it is also beautifully illuminated. If you take a look at the windows Sherrill.

Sherrill Dayton: Yeah.

Robert Caruso: The windows that they have now that will be put onto the building you will notice that all the mullions everything lines up.

Sherrill Dayton: Yeah.

Robert Caruso: If you take a look at the windows that they have now and the storm panels, the storm panels, the horizontals, do not line up. They cross over the windows.

Sherrill Dayton: Is the glass going to be insulated glass?

Peter Pennoyer: Correct. So we are improving the environmental performance of the building.

Sherrill Dayton: The doors and the windows?

Peter Pennoyer: Excuse me?

Sherrill Dayton: I said the glass will be insulated on the doors as well as the windows?

Peter Pennoyer: Correct.

Sherrill Dayton: Yeah. Well that will save on the heating bill.

Peter Pennoyer: Yeah. No it is really the current arrangement does not work at all and they are in terrible shape and actually you can see, well this picture speaks for itself.

Sherrill Dayton: It does.

Peter Pennoyer: Yeah.

Robert Caruso: I mean nothing lines up.

Kristin Corwin: No.

Peter Pennoyer: Yeah.

Robert Caruso: And if you take a look at the condition of the bricks, look at the condition of the paint, look at the condition of the windows, look at the conditions of the gutters, look at the conditions of the storm doors, just look at that metal, I mean it...

Sherrill Dayton: Yeah.

Robert Caruso: it ruins everything.

Sherrill Dayton: It takes away from the integrity of the building.

Robert Caruso: Yeah the building, I mean, is a fabulous work of art and these renovations that they did previous to this application, does not in any way enhance Guild Hall. Guild Hall should be returned to its original, that is it, look how gorgeous that is. I mean it is it is beautiful.

Sherrill Dayton: It is too bad they did away with the fence.

Robert Caruso: Yeah.

Sherrill Dayton: You know I have to tell you a little story about that fence. One of the Board Members approached me that they wanted to replace the fence. So my father and I went out we got all the materials to do it. And I was started to set the post and Enez came out and she said "What are you doing?" So I told her "We are rebuilding the fence." She said "Well stop right there. You know we have not have enough money to pay last year's fuel bill let alone build a new fence." So there was never a fence put back there.

Amy Dalene: Oh that is so funny.

Robert Caruso: Well, Sherrill, I knew you would have the story on that. Thank you.

Sherrill Dayton: Oh I did a lot of work on that building from setting up the art shows to inside the theater. Once a year I had to build a scaffold to take down all the globes, wash them, change the bulbs, the multi-colored bulbs, then put them in a basket, lower them and hoist them back up, and replace them. My dad did a design where they had a winch up in the upper portion that you could lower the whole thing down, but I do that it was ever, I think the winch was still up there in the attic I guess. I do not know. I do not think they ever decided to do that, but I think that is one of the main things that makes Guild Hall. Guild Hall. My neighbor and his father did all the striping of the circus, stripes up on the ceiling, and I think it would be terrible if they did away with that.

Robert Caruso: Okay. This application is just for the outside of Guild Hall we are not...

Sherrill Dayton: Yeah.

Robert Caruso: The interior is not under our jurisdiction.

Sherrill Dayton: I just thought I would make a comment about it.

Robert Caruso: Thank you, Sherrill, thank you.

Ann Duffey: I have a question about the hanging light in the center arch. Is that original to, I do not know if you can bring up the new...

Sherrill Dayton: I think that is original.

Ann Duffey: That is an original fixture or is that a new fixture, you guys?

Peter Pennoyer: No, we are putting a new fixture there which is...

Ann Duffey: Can you bring it...

Peter Pennoyer: I do not think there is any fixture there now.

Ann Duffey: Do you have it in your...

Peter Pennoyer: Yes, we can bring that up.

Ann Duffey: Oh.

Graham Rice: There is currently a fixture there now and we are replacing it damp-rated fixture as it is becoming exterior.

Peter Pennoyer: Right, because this complies with the light level, right, so it is...

Graham Rice: Yeah, and it is shielded as it is kind of an interior space as well.

Peter Pennoyer: Right, so the other one is not rated for exterior use, for wet location.

Ann Duffey: And the original from, how does that relate to the original fixture when the building opened?

Peter Pennoyer: It is roughly the same size and shape and it is I do not think we have a picture of the original.

Ann Duffey: I can see something hanging but I could not see from the photograph you had what it looked like.

Peter Pennoyer: Right. Yeah the lunettes are blocked by the film on the glass so you cannot really see in.

Sherrill Dayton: I think there was a hanging fixture like the one you had, the new design, as I remember it.

Peter Pennoyer: Yes, there is, I remember that.

Andrew Goldstein: A call on the phone line.

Robert Caruso: I am sorry, Andy?

Andrew Goldstein: I noticed there was a caller on the line.

Peter Pennoyer: Graham, you can go back to the total view of the front if you want.

Robert Caruso: Yes, thank you. Billy Hajek, your input on this project?

Billy Hajek: I would suggest if there are callers on the line, that we allow the callers to speak.

Robert Caruso: Okay.

Jody Gambino: All right.

Robert Caruso: Is there a caller?

Jody Gambino: There is one caller on the line.

Robert Caruso: Okay.

Graham Rice: Caller ending with 8256 you are air. If you can lower your volume.

Sarah Kautz: Hi. This is Sarah Kautz at Preservation of Long Island again. I was like muted I was not actually finished speaking so I just wanted to say that one thing that we heard a lot in the ZBA hearing was that this Board, the DRB, their purview is different than the ZBA. So they may have approved this seating in front with the picnic area, but it is up to this Board to determine whether or not it is appropriate for the historic district and this structure. And another thing I will go back to the sort of process of a restoration based on Secretary of the Interior standards, I find it really disingenuous that some items are held up as a really good Secretary of the Interior standard's usage and some are just ignored. So one of the key things in doing a restoration based on the standards is to pick a period of restoration. So what is the period of restoration we are restoring this building to because it is been existing for over a hundred years, so we need to pick a period. It can be a frame. It does not have to be a specific year. And then the entire project on the exterior should be according to that period of restoration. So all the lighting, all the exterior seating, all the exterior finishes, everything, that is basic fundamental practice, and it is disturbing to see the practice so mischaracterized because this is a field in which Preservation Long Island, among other groups, tries to endorse and educate best practices. And this could be a wonderful project, definitely best practice, and of course the use is amazing and the restoration could be fabulous, but this is not a by the book kind of best practice project. And again I want to say we heard a lot in the ZBA about the purview of that Board. And the purview of this Board has nothing to do with the ZBA. So even though the ZBA may have approved these seating areas, that has nothing to do with this hearing and this certificate of appropriateness. And I would also like to point out that cumulative effects. So the number extent and pace of the change of one single project is something other CLGs take into account that we are doing a lot of change all at once, and that is generally seen as a negative, adverse impact on the cumulative effect of the change. And in a historic district that is as sensitive as this, at the gateway to the village, these are things that you know Preservation Long Island and myself, as a practitioner for 20 years in the field, would really like to see this Board consider. We saw half an hour discussions of awnings and plantings in other areas. This is one of the most significant buildings in the village if not Long Island. I think it deserves a lot more deliberation and discussion and I would really encourage you to do that. Thank you very much.

Andrew Goldstein: Robert, can I respond?

Robert Caruso: Please, yes, Andy.

Andrew Goldstein: The building is, as I understand it, the building is being renovated to what it was essentially in the exterior to 1933 or '31 when the building was opened. As you look at it there will be no difference between the exterior of the building today and when it was built. So the period is early 20s or early 30s. In terms of the lighting and in terms of other facades. we are, I think you know you would not want to put the same lighting that existed in 1931.

Robert Caruso: Of course.

Andrew Goldstein: We have Dark Skies legislation in the village which prevails here and also we have the need for ADA compliance with regard to the ramps. This Board had a full hearing on this and asked questions some time ago in order to give us the preliminary review. So probably the entire time that we have spent on this hearing and application I think far outweighs the attention given to the audience previously. Finally, with regards to the tables this is a facility that is used by the public and certainly there were no tables in 1931 but it is a known fact that the population of the village of East Hampton is an aging population.

Robert Caruso: Thank you, yes.

Andrew Goldstein: And as was brought out, every census supports this over the last two censuses, three censuses. And you know as Ed Hollander said, it is not a static poster of a building, it is a building is that used and has to be enjoyed. And if the enjoyment, if those tables enhance the enjoyment of the building, then, you know, to the extent that they somehow detract from the exterior I mean I guess the traffic going by 30 miles an hour, 35 miles an hour on Main Street you know may glimpse the tables, but I do not think that they are going to overall detract from the building.

Vincent Messina: And Mr. Goldstein, not to interrupt you, but is it not a fact that the tables are not a fixture right? They can be moved, they can be brought in, there are all kinds of things that can be done with that.

Andrew Goldstein: I mean, you know, I think to be fair, they are not a fixture but they are, arguably are within the purview of the Board. I am not going to say that they are not but I think that they are, at least in terms of this rendering, I think

they are attractive. And I do not think they detract from the appearance of the building from the street.

Robert Caruso: You know I have been a village resident and my husband and I have lived in East Hampton village for 45 years. I have been to every event at Guild Hall. We totally support Guild Hall. As I aged, and as we aged in general, I now walk out of there after looking a performance and I look for a chair or a table to sit at. I am not looking to have dinner there. I am simply looking for a place to sit down and rest for a few minutes. If you're 40 years old and you have young children how can you even think of that? You're too active. But when you age and as Andy Goldstein said this is an aging community with older people. And what we require is we would like to sometimes sit down during intermission.

Andrew Goldstein: The other thing I am going to say is that the pace of change, I do not know if the suggestion is that they should somehow do a partial renovation and see what happens and then, is the suggestion that completely renovating this building to the state it was in 1931 which is what they are doing the exterior is somehow counter to the Secretary of Interior's recommendations? I mean I just cannot, I just do not believe that to be the case.

Robert Caruso: I really do feel that you have to almost, with a lot of these things, you have to use something called logic.

Sherrill Dayton: Yup.

Robert Caruso: I mean logic is important. I mean if you are going to restore something to 1640, okay, are we supposed to use candles outside or can we use a light that elderly people will not trip and fall into a manhole? I mean let us be realistic here.

Sherrill Dayton: How many people can sit at the tables outside?

Andrew Goldstein: Total of 18.

Sherrill Dayton: If you have a whole theater full of old people, you are not going to have enough seating outside for them.

Andrew Goldstein: Well you want us to add more, Sherrill? Well we will add more if you want to add more but I mean we were trying to be, the limitation, the 18 seats was this limit set by the ZBA.

Sherrill Dayton: I think less is better.

Ann Duffey: I have a question. The color of, I did not see what the actual seating and tables look like. What are they?

Peter Pennoyer: I do not believe, I am not in a position to answer that, but I think that this was an idea of natural wood tables that everyone was happy with, they fold, these will all have to be taken in so that they have to be relatively, you know, they are small, they fold, and they are teak. It is a very durable wood sustainably harvested, all of that, we do not have a cut sheet on the tables and chairs themselves.

Ann Duffey: The design of the tables and chairs, is that something that is under our purview? I know they have already been approved to have them.

Jody Gambino: Hey guys, oh sorry, I just wanted to let you know here at LTV the meeting is going to shift from cable television YouTube because a town meeting is going to start in five minutes. So just wanted to let you guys know.

Vincent Messina: So to answer your question, I do not know that the Board has jurisdiction over the tables and chairs per se.

Ann Duffey: Okay.

Vincent Messina: That is something though that the applicant can volunteer and you can certainly make suggestions on.

Sherrill Dayton: I do not personally think they are needed. They never had them out there, I do not think...

Vincent Messina: Whether or not they are needed is not what I am referring to. What I am referring to is the composition of them and the styling of them and things like that. The ability to have them was granted by the ZBA, and your point is taken and it is on the record obviously. So I think though that the other member's question really had to do with the...

Ann Duffey: Design.

Vincent Messina: Right.

Ann Duffey: The design of them and the impact of them. If we saw what they were and we are able to make some comments on the impact and the design and how it fits with the building is what my...

Andrew Goldstein: Can I this...

Vincent Messina: You can certainly make those comments. Go ahead Mr. Goldstein.

Andrew Goldstein: If the Board feels strongly about wanting to have a say in the design, I do not think the applicant would have an objection to that, but I would ask that it not hold up the approval because...

Ann Duffey: No.

Andrew Goldstein: They would like to be able to start, you know, there is a timeframe in which they have to get a building permit based on the ZBA.

Vincent Messina: So, Mr. Goldstein, are you saying that you will agree to come back with respect to the design another day, we can segregate that though from the rest of the applications.

Andrew Goldstein: Andrea Grover is on the line, I think also if she does not object to that, I think they will do that.

Robert Caruso: Okay.

Andrea Grover: That is fine with me. So we would be able to move forward with our permits except for the question of the design of the tables and chairs. Is that right?

Robert Caruso: Yes.

Andrew Goldstein: Yes.

Andrea Grover: And if I could since I am unmuted now, thank you everyone for your comments, and thank you Sarah for calling in. As someone who operates this building today, we have about 60,000 people, this is in the pre-pandemic ages that come to Guild Hall per year. And with regard to Mr. Dayton's comment about the seating, so I do not know at what point the gallery stopped being a seating area, but in the beginning, the galleries were furnished with Duncan Phyfe furniture and chandeliers and imported rugs and they were seating areas so when the theater let out, people would go into the galleries. So there is 360 seats in the theater and the lobby capacity is much smaller than that. When we became accredited by the American Association of Museums in 1973 which we are only one of 1,000 with that accreditation in the U.S., all of the furniture was removed from the galleries, the wood paneling, the rugs, the chandeliers, the drapes, and the fireplaces were later covered over. So that caused a need for a place for people to go during intermission to sit down. The lobby has never really been able to accommodate that. So when we have something like The Met HD Live screenings, you will see 360 people come out of the theater with walkers, with canes trying to cram into the lobby. They spill out onto the sidewalk. There are two benches now. Those benches fill up in about 30 seconds and then you have people standing for a 30 minute intermission when it is a five hour opera. So it truly is a safety issue, and also, and a comfort issue and an enjoyment issue, and the other thing I wanted to mention is that what Mr. Caruso said is absolutely true. The average age in East Hampton at the last census was 61. Guild Hall, one third of our membership is senior citizens, so it really, this is about safety, it is about having a way for people to not be standing for long periods of time, and it also I think it is a beautiful addition to the building too. It is very park like and welcoming. So I just wanted to say as someone who operates this building that this is not a feature that was taken lightly, it was something that we really thought about in terms of the safety of our patrons. So thank you.

Robert Caruso: Andrea, thank you. And I just have to say this that people who may complain about the tables outside with the various chairs, there is one thing the design which we could ask the applicant to just resubmit a design so we can pick out whatever tables we all agree upon, but people who criticize the tables outside which will be and can be removed, are people who probably do not frequent Guild Hall and people who do not go there frequently. I have to say I frequently, we go there all the time and so do our friends, and a lot of our friends are in our age group and we really respect Guild Hall for providing tables and chairs for our friends and ourselves. Thank you.

Andrea Grover: Thank you.

Robert Caruso: Thank you. Okay. Billy Hajek, any comments on any of the construction or...

Billy Hajek: I have nothing to add beyond what has been discussed already. If you have any specific questions for me, I would be happy to answer them.

Robert Caruso: Okay. Thank you. Tom Preiato, any questions, anything?

Tom Preiato: Thanks Robert, no, I have nothing further. No comments.

Robert Caruso: Okay. Then if there are no other questions...

Ann Duffey: I just have one more and that is going back to the center lighting, the center light on the entrance, and I know it is Dark Sky compliant, I do not know if there has been any research done on how it fits in style to going back to 1931, and that would be my only, it does not seem like the style is of that time period, and I do not know if there is something that is modern that a modern fixture that is something more typical of a '30's light fixture that is compliant. That would be my one...

Sherrill Dayton: I think it is very similar to the to the original light that was in the...

Ann Duffey: It is?

Sherrill Dayton: It is.

Ann Duffey: Okay. Then that is good.

Robert Caruso: Thank you. Are there any other questions for the application? If not then I would, I would entertain a motion to approve this application. Can I have a motion?

Ann Duffey: I will make a motion.

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

Kristin Corwin: Second, but I mean we do want to see the tables and chairs.

Robert Caruso: Yes. All in favor?

Amy Dalene: Aye.

Sherrill Dayton: Aye.

Robert Caruso: Okay.

Ann Duffey: Aye.

Robert Caruso: And then for the applicant, just submit to Pam an application with how many tables are there or will there be and how many chairs?

Andrew Goldstein: Six tables and 18 chairs.

Robert Caruso: Okay. So why do not you just submit to Pam Bennett an application for that and then we could consider that at a later date whatever is convenient.

Vincent Messina: Actually, Mr. Chairman, I do not think you have to submit a new application, we will continue to that leave that open as part of this one.

Robert Caruso: Okay.

Vincent Messina: And we will do it on, obviously on notice when we get the plans from the applicant.

Robert Caruso: Okay.

Andrew Goldstein: Will the certificate of appropriateness issue today?

Robert Caruso: Yes.

Vincent Messina: It will issue pursuant to this vote whether or not that happens today.

Robert Caruso: Okay. Thank you.

Peter Pennoyer: Thank you.

Robert Caruso: I just want to thank everyone. Peter Pennoyer, thank you so much.

Peter Pennoyer: Thank you.

Robert Caruso: It is a beautiful plan, and I just want to thank our Board, I want to thank everybody involved in this and thank you people who have had questions and I look forward to seeing Guild Hall revitalized. Thank you.

Peter Pennoyer: Great. Thank you.

Andrew Grover: Thank you all.

Pamela Bennett: Mr. Chairman, I heard Ann made a motion, Kristin seconded was everyone in favor?

Robert Caruso: Yes. Is everyone in favor?

Amy Dalene: Yes.

Sherrill Dayton: Yes.

Kristin Corwin: Yes.

Pamela Bennett: Thank you.

**6. Highway Restaurant – Premises of East Hampton Veterans Association Inc. –
290 Montauk Highway – SCTM #301-6-1-4.1**

Robert Caruso: The next application is the Highway Restaurant, 290 Montauk Highway. Is the applicant present?

Tara Burke: Yes, this is Tara Burke from Lighthouse Land Planning in Montauk representing Highway Diner.

Robert Caruso: Hi Tara. Okay. Nice seeing you again. Can you present the application and discuss it please?

Tara Burke: Sure, I am going to share my screen again, hopefully, it goes as smoothly as before. Okay. Can you see my screen now?

Robert Caruso: Yes.

Tara Burke: Okay, great. Well this application is primarily for facade changes. We are proposing to remove the existing brick that is currently on the front facade for a portion of the building and replace that with a new plywood siding, we are leaving the brick water table on the building, I just got kicked off my work computer, hang on, I was remoting in, so we are planning to paint the building white and do a Kensington blue trim on it, and then for the existing patio on the eastern side, should come up in a second, we are proposing on a trellis with an awning over. You can see that in this second rendering right here. Here is the trellis with the awning over it. And then we are removing, there is an existing door on the southern facade, there is a door right here so this is the existing facade so this door is being removed, the brick that is all here is being removed, this brick on the bottom is staying, and then the building is proposed to be, here is the proposed southern elevation, then it is painted white with the blue trim, here is the trellis with the awning above, you can see the east elevation that shows that as well and that is the extent of the renovations for now.

Robert Caruso: Okay, Billy Hajek, have you seen this plan and what is your opinion, input?

Billy Hajek: Excuse me, yes, I have reviewed it, I have no comments concerning the facade changes to the building, the removal of the door and the changes of color, I think those are all decisions for the Board to make or opine on. My two comments related to the plans and the elevations and the diagrams that were submitted is I think they are showing some changes that are not being requested, and I would just ask that we receive plans that strip those items away. There is some changes in fencing and patios that I am not exactly sure if what the Board is approving. So we have to be clear exactly what is being requested and what is being approved. And on the pergola awning, you know the village code defines awning as a something that is affixed to the building. Typically they are retractable or permanent but they are not supported by any stanchions. They are only supported by the building themselves. So this is, while it is a covering over a pergola, it technically does not meet the definition of an awning. And based on the code definition of a tent, it actually is a, it does appear to be a tent which

raises some concerns over whether it is permitted on commercial property. So I think that element of the project has to be flushed out a little bit more clearly perhaps with conversation with Tom or review the information a little bit more clearly as to what is proposed.

Robert Caruso: Yeah.

Ann Duffey: Billy, how is this different from what we approved at Blue Parrot last year and what Fresno has?

Billy Hajek: I am not familiar with Fresno.

Ann Duffey: Fresno, the restaurant Fresno, that has a covered outdoor kind of pergola, outdoor space that has been there for years.

Billy Hajek: Well that was determined to be, actually I do know, that was reviewed and approved by the Design Review Board and the Zoning Board, that was technically a structure.

Ann Duffey: Okay.

Billy Hajek: And the same with Blue Parrot where Blue Parrot was, that was a structure that preexisted and I believe recently the Design Review Board approved replacement...

Robert Caruso: Yes.

Billy Hajek: ...of it. And the other big distinction with those two is that they are both, those are both uses in a commercial zone whereas this is in a residential zone. So the regulations are slightly different for existing nonconforming uses versus restaurants and conforming uses or conforming zones.

Robert Caruso: And this reads as a tent in my opinion.

Billy Hajek: Yeah. It is going to be some interpretation questions I think of the code.

Robert Caruso: Yeah.

Tom Preiato: If I may just interject here a little bit.

Robert Caruso: Thank you, Tom.

Tom Preiato: Thank you. So yeah, thank you Billy, yeah that that is very accurate what Billy said. And again the distinction between awning and tent there is a fine line but the code is specific on what is allowed and what is not allowed. The awning is, actually I am looking at the definition here, it is an architectural projection which is wholly supported by the building. This does not appear to be, I guess we would need more information to know exactly.

Sherrill Dayton: Is that going to be temporary?

Tara Burke: Well it is retractable so you know it does not have to be up at all times but it was not like some in, in contrast to an application that was earlier, it is not intended to be for one month, you know, we would be seeking an awning approval to use as needed.

Ann Duffey: So this is retractable?

Tom Preiato: Yeah. I guess we would need to have a little more you know something more of a plan to see that because I was not able to ascertain that off the plan. So I just see it something over the, I mean I know you gave the manufacturers specs, Tara, but again if there are legs at the other, you know, it is kind of seeming like a tent, a definition of a tent, an enclosure or a shelter, there is a fine line, tents are not permitted at commercial uses and regardless of where they are at, they cannot be up more than 21 days in any calendar year. Like I said, I think we are going to need more information here. If it is retractable and it can be fastened, supported wholly by the building and not have those other legs, it gets to semantics or exactly you know what is this thing. So we need to know really what it is, have a definite plan.

Kristin Corwin: If they wanted to have the wooden structure, I mean, would that have to then go to the Zoning Board first for approval and then come to us?

Tom Preiato: Yes. That that is correct. That would have to go to the ZBA because this is a residential property and the use is a commercial use. So any real alterations other than, say an awning or you know facade changes, are subject to the review of the Zoning Board.

Tara Burke: I mean at the end of the day if the trellis aspect is what is going to kick us into Zoning Board, Memorial Day is right around the corner and I realize that is our problem, not anyone else's, but I have to ultimately go back to the client but I think we are just looking for something to put over that patio area to provide shade. We thought, I will have to review the definition of an awning again. It sounds like what I hear you are saying is that the front support legs are what might be kicking it into tent category rather than awning category. We just liked the design, thought it was sleek, thought it was attractive, thought it would beautify the site a bit more, but if the front legs are going to kick us into additional approvals, then I am sure we can present an awning that meets that definition a little bit more so that we can...

Tom Preiato: That might be the way to go, Tara.

Tara Burke: So I guess since I am in front of you now if I could just get a little feedback over whether or not you have any issues with an awning that meets the definition in this area over the existing patio?

Tom Preiato: That question is for the Board, I assume, yes.

Kristin Corwin: I think that that outside, I have been on that outside patio and it is lovely and you know it has, you know, would also provide protection against from rain and with COVID a lot of people do not want to sit inside so as long as the awning is compliant with our rules and zoning, I think it is fine personally.

Sherrill Dayton: Does that awning extend further out to the end of the two posts?

Tara Burke: So the awning to the end of the two posts, oh yes, it does. I see what you were saying. Yes. It comes out to the end of that when, you know, that that photo is like half retracted basically.

Sherrill Dayton: Does that roll up?

Tara Burke: I think it goes with into itself like, it goes into a little thing that is attached to the building a little thing right there.

Sherrill Dayton: Well how do you move it back and forth?

Tara Burke: It is mechanical.

Sherrill Dayton: Is it motor?

Sherrill Dayton: Mechanical?

Tara Burke: Yeah.

Robert Caruso: And what is the total footage again? What is the total length of that that it would extend out to?

Sherrill Dayton: That was going to be my next question.

Tara Burke: Let us see, the depth 17 feet.

Sherrill Dayton: Okay.

Tara Burke: And the height is 10 feet. So the awning is on top of the trellis which may or may not be feasible for the...

Ann Duffey: You said trellis.

Tara Burke: It is that...

Kristin Corwin: Wooden structure.

Tara Burke: This, right here, the wooden structure that we were proposing this thing, that Billy was saying would have to go to Zoning Board.

Robert Caruso: Yeah. I think it is...

Ann Duffey: So is that wood or metal?

Tara Burke: That is wood. Let us see if we can see it. I think you can see it here. See we were originally thinking we would put it over this wooden structure and then the posts would kind of be right up against them. And it would...

Kristin Corwin: And there is a track that it is that is set into the...

Sherrill Dayton: It does go into the building.

Tara Burke: It attaches to the building. It just has legs on the end and it sounds like...

Robert Caruso: Yes.

Tara Burke: ... the legs are what is might be the sticking point.

Robert Caruso: Yeah.

Billy Hajek: Can I can ask one additional question?

Robert Caruso: Yes.

Billy Hajek: I am familiar with the ADA ramp, I remember that being built, the seating area, does that have a wooden surround like that now or is it all vegetation?

Tara Burke: I looked back at the original plans that were approved and from what I can tell it has not changed.

Tom Preiato: So wood?

Billy Hajek: I understand what is there now, is it like that now, wood?

Tara Burke: Yes.

Billy Hajek: Thank you.

Tara Burke: And then just back to, well I do not want to switch gears if you guys still want to talk about this, I just wanted to address his comment about what is being proposed. The application points out the trellis which I am understanding might be an issue, repaint the building, remove the door in the southern façade, and remove the brick with the exception of the brick water table, and the new siding. I think what Billy was referring to, because we had gone back and forth in some emails about what this is, this little patio thing with the fence here, and that is not shown on the actual, these plans, the actual plans submitted, none of that is shown. It is just on the renderings. Originally that was something we were going to come in front of you for but we realized it was going to be a little bit more complicated and require a bit more review. So because Memorial Day is around the corner, we pulled that from the application which it is not reflected on

the application, the application itself only states what we are asking approval for and the plans coincide with that. The architects just did not have the time to fix the renderings. So if that is not clear, I am happy to submit a letter to the file noting that that is not part of this application for your record so we can move forward with at least the facade changes.

Tom Preiato: If I may, to Billy's point, I know we could say it does not include that, Tara, and that there will be a letter to that effect, but once these plans get put you know they are scanned, it makes it hard for us to know because you are going to look at that quick and you are going to see it and it makes it hard for us down in a future time to know, if plans are in there, we want them to be the plans that are to be built. I do not mean that to hold this up but something has to get swapped out or something, we do not want this to be part of the record, I would not think.

Tara Burke: Well then I guess my request to that if the Board is in agreement would be if we could we condition the approval on me submitting renderings that do not show that patio just so that they can start the painting before, you know, sooner than later?

Robert Caruso: And the colors that you are suggesting, we do not have a swatch of that or anything like that so.

Tara Burke: Yeah, that was submitted.

Robert Caruso: Oh this is...

Ann Duffey: Yeah, it was submitted.

Robert Caruso: It was, okay, all right, so polar white and the Kensington blue, that is it?

Ann Duffey: And is the polar white the current white on the building, Tara?

Tara Burke: You know, I do not actually know.

Ann Duffey: Okay.

Tara Burke: I mean it is your standard white but I do not know, I do not know if anybody knows what that white is.

Ann Duffey: Okay.

Robert Caruso: Yeah.

Amy Dalene: And what will the finish be on the trim with the blue with the Kensington blue?

Tara Burke: What do you mean by the finish?

Robert Caruso: Is it high gloss, semi-gloss, flat?

Tara Burke: Oh. My understanding is that it is flat.

Robert Caruso: Flat. And the polar white is that also flat?

Tara Burke: I believe so, yes.

Amy Dalene: So it is flat on the trim, the window trim?

Tara Burke: If you would prefer it to be different, I mean we are certainly open for your feedback on that.

Ann Duffey: It usually just shows, I mean usually on the window trim to have it different from what the building is, it usually looks better and it seems to hold up better to have semi-gloss.

Sherrill Dayton: I think the gloss holds up better than the flat I would think.

Ann Duffey: Yeah.

Robert Caruso: Yes, always will.

Sherrill Dayton: Always will.

Ann Duffey: So...

Sherrill Dayton: I think it gives it a better contrast.

Tara Burke: We are fine with that, we can do the semi-gloss for the trim, absolutely.

Robert Caruso: So, Tom, why do we not, should we just go ahead and just consider maybe just the painting and the applicant could go ahead and resubmit drawings for the awnings and things like that and the pergola.

Tom Preiato: Yeah, I mean I would not mean to give any directives to the Board.

Robert Caruso: No. Why do not we do that?

Tom Preiato: With due respect but I just would not like to see this get put into the record, that is all, I have no objection either way but we want what is accurate to be filed. That is all.

Robert Caruso: Absolutely.

Tara Burke: Understood.

Tom Preiato: Yeah, not to hold anything up.

Robert Caruso: So would the Board like, why do we not consider, let us consider giving the go ahead for the painting of the windows and trim and the modification of the door there. Okay?

Ann Duffey: Removing the door.

Robert Caruso: Yes, exactly.

Sherrill Dayton: I make that a motion.

Robert Caruso: Okay.

Tara Burke: And then the brick facade as well.

Ann Duffey: Yes.

Tara Burke: There is the brick on the front.

Robert Caruso: Yes.

Ann Duffey: And the wood is just, it is going in the same direction, correct, on the whole building?

Tara Burke: Yes.

Robert Caruso: Yes.

Ann Duffey: Okay.

Pamela Bennett: So is it items two through five on the application, Tara?

Tara Burke: Yes, exactly.

Robert Caruso: Okay.

Pamela Bennett: To repaint building white with blue trim, remove door on southern façade, remove portion of brick veneer at the west and south facade down to level of brick water table, new plywood siding with grooves at eight inch centers. So is that what the Board wants to act on?

Robert Caruso: I believe, yes. That is what we...

Kristin Corwin: Yes.

Robert Caruso: I we should do that.

Sherrill Dayton: I think so.

Pamela Bennett: Okay.

Robert Caruso: And then the other thing with the awnings or whatever, you will make a separate application when you can figure out exactly what you want to do there.

Tara Burke: Yes.

Robert Caruso: But just note that it may have to go to the ZBA.

Tara Burke: Yeah. I will work with Billy and Tom on what the appropriate avenues are and we will probably submit for the path of least resistance at this point.

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Robert Caruso: Okay. So then do I have a, we are going to approve, we are going to vote on items two through five, is that it inclusive, Pam?

Pamela Bennett: Yes, if that is what you want to do.

Robert Caruso: Okay. So do I have a motion to approve?

Sherrill Dayton: Yeah. I will give you a motion.

Robert Caruso: Do I have a second?

Kristin Corwin: I will second.

Robert Caruso: All in favor?

Sherrill Dayton: Aye.

Ann Duffey: Okay.

Robert Caruso: Okay. Thank you.

Tara Burke: Thank you very much.

7. Maidstone Club Inc. – 95 Dunemere Lane – SCTM #301-9-4-11

Robert Caruso: The next item on the agenda is the Maidstone Club, 95 Dunemere. Is the applicant present?

Steven Giles: Yes, hi, my name is Steve Giles, I am an engineer with Drew Bennett, along with Mr. Ken Koch who is also here. We are here on behalf of Maidstone Club and the application for phase two of their storm water recycle project. As we spoke back in early March, this is a continuation of phase one of the storm water recycle project which includes installing subsurface drainage piping underneath low spots of the second fairway and the western part of the 16th fairway and gets pumped to the existing irrigation reservoir in the northwestern portion of the property and gets distributed across the club as part of irrigation. And we are continuing this project because it has performed well since it was permitted back in the spring of 2020 and has reduced the course's water demand on their irrigation wells.

Robert Caruso: Okay. Thank you. I am sorry, I think we missed the last statement.

Steven Giles: This is a continuation of the first phase where we installed subsurface drainage piping and pumped it to the existing irrigation reservoir and distributed it to the course as part of the irrigation. I will make note that apart from the control panel for the pump station, all of this work is going to be below grade. The control panel will be located along the pathway to the 16th green and be screened by existing cattails and Phragmites.

Robert Caruso: Okay. Thank you. Tom Preiato, any comments?

Tom Preiato: No, Robert, no comments. Thank you.

Robert Caruso: Okay. Billy Hajek?

Billy Hajek: Good morning. So that as Steve indicated the first phase received approval I guess almost two years ago now or maybe more, and the village monitored the execution of that project. It seemed to go fairly well although I know they had some pump issues that they worked out originally, but from my perspective, my concern was that they are not pumping groundwater or moving groundwater, which in this case they have demonstrated that they are not, they are simply moving storm water, and we have already had in place a program for the construction methodology where most of the work is done sort of surgically. It is in their best interest to not dig more than they have to and during construction, they have been keeping it very orderly, and the village has required project limiting fencing or silt fencing if the excavation gets near wetlands. So those are my only comments concerning the project and when this was reviewed by the Zoning Board, conditions to that approval were put in effect reiterating such.

Robert Caruso: Okay.

Billy Hajek: So if you have any questions for me I would be happy to try to answer them.

Robert Caruso: Thank you. Board members any questions for Billy or the applicant?

Sherrill Dayton: No. I do not have any at this time.

Robert Caruso: Okay.

Ann Duffey: This is the same as they have done before. This is just the second phase so there is no change to how this process works? Just in a different location?

Steven Giles: Correct.

Ann Duffey: Okay.

Robert Caruso: Okay. If there are no other questions, may I have a motion to approve?

Kristin Corwin: I will make the motion.

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

Sherrill Dayton: I will second.

Robert Caruso: All in favor?

Sherrill Dayton: Aye.

Amy Dalene: Aye.

Kristin Corwin: Aye.

Robert Caruso: Thank you. Okay. Thank you so much.

Steven Giles: Thank you.

Robert Caruso: And have a nice day. Thank you.

Steven Giles: You too.

Robert Caruso: Are there any other questions, Pam, or any other items from the Board on any items before our Board or any questions in general?

Pamela Bennett: No, you have finished your agenda.

Robert Caruso: Thank you. I would like a motion to adjourn, do I have a motion?

Sherrill Dayton: I will make the motion.

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

Amy Dalene: I will second.

Robert Caruso: Amy, thank you, and all in favor?

Kristin Corwin: Aye.

Sherrill Dayton: Aye.

Amy Dalene: Aye.

Robert Caruso: Have a great

The meeting was adjourned at 11:30 a.m.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 9/6/22
TIME: 10:45 AM

Pamela J. Bennett

