

Design Review Board
July 5, 2022
9:00 a.m.
via Video Conferencing and
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Those present were:

Robert D. Caruso, Chairman
C. Sherrill Dayton, Member
Amy Dalene, Member
Ann Duffey, Member
Lisa Perillo, Village Attorney
Billy Hajek, Village Planner
Tom Preiato Village Building Inspector
Rebecca Brown, Agent on behalf of 26 Newtown Lane LLC
Charles Regensburg, Builder on behalf of David and Michele Kuhl
Revocable Trusts
Jody Gambino, LTV Moderator
Pamela J. Bennett, Village Clerk

Mr. Caruso: Good morning. I call to order the Design Review Board for Tuesday, July 5, 2022; I hope you all had a wonderful July 4th.

1. **The Monogram Shop – 19 Newtown Lane – SCTM #301-3-4-14**

Mr. Caruso: The first item on the agenda is the Monogram Shop at 19 Newtown Lane. Is the applicant present?

Ms. Bennett: She may be signing in, I do not know if you want to move onto the next one.

2. **26 Newtown Lane LLC – 28 Newtown Lane – SCTM #301-3-2-6.2**

Mr. Caruso: Okay, let us move onto the next one. The next item are the plantings and lighting for 28 Newtown Lane. Is the applicant present?

4274

Ms. Brown: Yes, good morning everyone.

Mr. Caruso: Good morning. Can you explain your application.

Ms. Brown: Yes, so there is the lighting which we have finally chosen the lighting that the company wanted, and I laid that out for you on L-3, and then they list a pathway from the arbor to the patio.

Mr. Caruso: Why do you not share your screen so you can point out the various details, please.

Ms. Brown: Because you know I am not good at that but I will do my best.

Mr. Caruso: You have had a lot of practice though.

Ms. Brown: I am just impressed I muted the background, I was like hmmm, what does this do. Okay, give me a second and I will get you...

Mr. Caruso: Okay, thank you. Amy, good morning.

Ms. Dalene: Good morning, how are you? I had some technical difficulties logging on this morning.

Ms. Brown: Can you guys see that?

Mr. Caruso: Yes, but I do not see the drawing.

Ms. Brown: Sorry.

Mr. Caruso: Oh okay, maybe you want to just point to each of the areas that we want to discuss.

Ms. Brown: So in this area one, the only remaining issue to discuss is this pathway, and then the other issue which has another whole sheet which I will get to, is replacing the existing pathway lights.

Mr. Caruso: And there are six of those?

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Ms. Brown: Yes, there are six of those, so we will go to L-3 in a minute. This is the bluestone pathway. You can see some of the two by three's are butt jointed together, some are with grass joints. It is an additional 90 square feet of hardscape set in stone dust so none of this is concrete and so that would be the remainder of anything else in terms of the landscape plan. Do you have any questions?

Mr. Caruso: Tom Preiato, good morning, do you have any comments regarding the additional square footage?

Mr. Preiato: Good morning, Robert. The only comment is that we want to keep those sod joints as tight as possible for ADA compliance for a wheelchair or something like that.

Ms. Brown: In the grass joints, I think they are three inches so we will be lucky if can keep them alive.

Mr. Caruso: Any questions about the lighting, if you could just scroll up the drawing so we can see the lighting, it looks like six walkway lights. Do you have a picture of the walkway lights?

Ms. Brown: Yes, I am working on it. Here we go.

Mr. Caruso: And the fixture is the one that is outlined in red, am I correct?

Ms. Brown: Correct.

Mr. Caruso: So that is going to face down and what is the wattage and what type of bulb are we talking about?

Ms. Brown: It is an LED, the wattage is 4.3 watts, and then the lumen output is 2,700 K.

Mr. Caruso: Okay, that is fine.

Ms. Brown: The total wattage is 48 watts.

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Mr. Caruso: That is okay but per bulb it is only 4.3 watts and it is 2,700 Kelvin, am I correct?

Ms. Brown: Yes. The foot lamp is actually less than seven. I just copied the sheet out of the specs for the path and spreading and the seven was for that whole group based on the circumference of the lamp so this is six inches.

Mr. Caruso: What is the color of the fixture? Is it black or is it bronze?

Ms. Brown: It is black.

Mr. Caruso: Board Members, what are your thoughts? Amy Dalene, what are your thoughts on these items?

Ms. Dalene: I think the height of them is a normal height for a pathway light so I do not think it seems too high or too low so I think it will illuminate the pathway nicely. I am assuming these are going to be in the grass right outside of the bluestone is where you are planning to have these installed?

Ms. Brown: No. If you look at the front brick pathway, there were existing pathway lights there so we are putting them basically in the same spots and it is for the front.

Ms. Dalene: Okay, and I think it is a nice looking fixture.

Mr. Caruso: Thank you. Ann, what is your opinion?

Ms. Duffey: I think they look fine, it is a downlight, it is the correct Kelvins, I think they are fine.

Mr. Caruso: Sherrill Dayton?

Mr. Dayton: I think the lighting is good; it is down and you need lighting along that pathway. I think it looks good.

Mr. Caruso: Was there one other item you wanted to discuss?

Ms. Brown: The two items were the lamps, so this is the second sheet and the other, which was the remainder carryover from the last meeting, was the bluestone pathway. I think we have finally have hit on everything that has been asked.

Ms. Duffey: And there is no lighting in the back? You are not in the shrubbery or any place, there is no lighting?

Ms. Brown: No.

Mr. Caruso: Tell me again, what is the height from the ground to the top of the light fixture?

Ms. Brown: 20 inches.

Mr. Caruso: Billy Hajek, what is your input on this application?

Mr. Hajek: The lighting complies with the Code requirements, it is fully shielded and down lighting so I have no comments.

Mr. Caruso: Okay, that you. Are there any other questions from the Board Members? Are we okay with this? Okay then if we are, then I would entertain a motion to approve this application. Do I have that motion?

Ms. Dalene: I will make the motion.

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

Mr. Dayton: I will second.

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

Mr. Dayton: Aye.

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Mr. Caruso: Okay, thank you applicant, have a nice day.

Ms. Brown: Thank you, you too.

3. The Monogram Shop – 19 Newtown Lane – SCTM #301-3-4-14

Mr. Caruso: Let us go back to the Monogram Shop, is the applicant present?

Ms. Bennett: I do not think so.

Mr. Caruso: Let us go to the third item.

4. David and Michele Kuhl Revocable Trusts – 4 Lockwood Lane – SCTM #301-13-10-16

Mr. Caruso: Historic District, 4 Lockwood Lane, is the applicant present?

Mr. Regensburg: Yes, Charles Regensburg for David Kuhl.

Mr. Caruso: Good morning, welcome. Can you describe the application?

Mr. Regensburg: I provided a survey from the last meeting that the Board Members wanted to see laid out with the fence, the retaining wall, the existing stockade fence that faces Ocean Avenue, and we have proposed a 32 foot section of stockade to the south facing the side of the property 32 feet and then proposed too is a six-foot deer fence, wire one-inch in diameter fence that will go around the property to the east, along the south, to the east, along the retaining wall, and then up in the front of the house as well to meet the other point which would be the northwest section of Ocean Avenue.

Mr. Caruso: Can you share your screen and just point these various items out to us please. Let me go through each item, can you do that?

Mr. Regensburg: So along here, along Ocean, you have the stockade fence existing and then you have a 32-foot section on the south side that transitions over to deer fence which is six feet high that carries along to the east side and

then along the retaining wall and then back in the front of Lockwood Lane with one main gate where the driveway is to the left.

Mr. Caruso: Billy Hajek, can you, may we have your input on this application, please.

Mr. Hajek: Sure, good morning Board Members. I guess we can try to go in order and discuss each item in order. So there is an existing six-foot stockade fence on Ocean Avenue, it was installed without approvals, it is buried inside an existing privet hedge, and the applicant is asking to keep the stockade fence and keep it maintained within the privet hedge. The latest survey now shows a landscape entrance on Ocean Avenue, it is some sort of a service gate but it is not a curb cut. With regard to that fence, my recommendation is that if the Board is entertaining, legalizing a six-foot fence that it be a fence and it be screened without the entrance.

Mr. Caruso: Yes.

Mr. Hajek: And then continuing that section of stockade fence along the south property line, I think that gives them some screening from the recent clearing activities that have occurred on the former Ayer's property which was acquired by the Town with CPF funds and they are doing a vegetative restoration there. I do not object to that fencing as long as it is being screened with privet hedge. I think it should be fully shielded with privet hedge. And then the wire fencing, I am assuming it is a black yard guard type fence, I would ask the applicant to clarify it. If it is being proposed on the property line or if it is, because it is shown on the survey as being on the property line but I thought it was being...[inaudible]...off the property line to allow room for vegetation to grown so I would ask them to clarify that.

Mr. Regensburg: It is showing proposed but we are actually putting it tight to the retaining wall; there is approximately three foot plus buffer to the Village property.

Mr. Hajek: Okay. And wrapping around to the east and north side the wood walls, they are roughly four-foot wood retaining walls, they already exist, they have been expanded slightly compared to what the Design Review Board

approved when they approved construction of the residence. So they are asking for retroactive approvals for the wood retaining walls that wrap around the east side and the north side of the property. Those are my comments on the application. If you have any questions for me, I would be happy to answer them.

Mr. Caruso: Board Members, Sherrill Dayton, Board Members?

Mr. Dayton: No, I do not have any comment on it.

Mr. Caruso: Amy Dalene, any comments on this application?

Ms. Duffey: The retaining wall is wood? What is it made out of?

Mr. Hajek: It is treated, yes, it is a wood wall, treated.

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

Mr. Preiato: Thank you, Robert, hello again to the Board Members. Billy pretty much summed it up. We did have a site visit there with Charles and the property owner and went over basically what was discussed. I did notice though on the survey that it shows two layers of fencing I believe, the last survey does not have it, I am not sure, two rows, Charles, do you see that there?

Mr. Regensburg: Yes, I do see that, that is a misprint, it is only going to be one row of fencing...[inaudible].

Mr. Preiato: That is like we discussed, understood, we want that corrected and then also, I noticed in the last survey that an a/c unit, apparently not meeting setback, was added on the Ocean Avenue side so that would need to be shifted slightly. I know we are not discussing that here but it is on there and if we are going to bless the survey, I just want to be sure that we note that.

Mr. Caruso: Yes, the a/c unit has to meet the setback requirements of, that will have to be moved. And one other thing, Tom, what about this gate that is proposed?

Mr. Preiato: I do not...

Mr. Regensburg: Excuse me, on Friday I spoke with the homeowner and we are not entertaining that by putting anything there at this time. It is just going to be a continued stockade fence that is screened by the privet.

Mr. Caruso: So you are not going to propose putting a gate or an entrance on Ocean Avenue to the client's property, am I correct on saying that?

Mr. Regensburg: Yes, at this time. I also want to note that the a/c is going to be measured out so that will be in compliance.

Ms. Dalene: Are there two proposed gate locations? Is there one on Lockwood Lane and one on Ocean Avenue as well?

Mr. Regensburg: Yes, there is one proposed gate on Lockwood Avenue.

Ms. Dalene: And so that one is going to remain.

Mr. Regensburg: That will remain, yes.

Mr. Dayton: The one on Ocean Avenue you say a fence is going to take place of the gate.

Mr. Regensburg: Yes, there is no gate, it is just a fence right now. We were proposing a gate but at this time we are not entertaining that.

Mr. Caruso: So Tom, do we have to have, should the applicant go ahead and resubmit clarifications to this proposed application so we have a hard copy?

Mr. Preiato: I think that would be, for clarity sake, that anybody could verbally mention it here but later on for the file it is nice to have the actual approval. I do not know legally how that would go, I see Lisa is on, but we like to have what is to happen. As far as of today, I do not know where you go from here.

Mr. Caruso: Good morning, Lisa Perillo, what should we do in this application? Should we go ahead and have the applicant type out and put out the clarifications to his proposal for this application or what is your recommendation?

4282

Ms. Perillo: You should have a complete record of what the application is as such. If there are clarifications, then there should be written clarifications submitted.

Mr. Caruso: Okay, thank you. Okay so then applicant why do we not go ahead and follow that recommendation and then you will schedule a meeting so we can vote on it.

Mr. Regensburg: Thank you.

5. The Monogram Shop – 19 Newtown Lane – SCTM #301-3-4-14

Mr. Caruso: Pam, is the Monogram Shop planters, are they available either on the phone or in person?

Ms. Bennett: I do not see them but if you want to talk about them, I do not know if you absolutely need the applicant.

Mr. Caruso: Okay, then we can move with that. We all received the application for the Monogram Shop at 19 Newtown Lane and we are all looking at these planters, take a look at your sheet, you can see it is a white planter, there are two of them I believe. Billy Hajek, would you just discuss them briefly. What is your input?

Mr. Hajek: Good morning again. So they appear to comply with the requirements, they are 18 inches in height, 13 inches in depth, and 59 inches in length, and it looks like they are putting little green, I think it is like a green shrub in it.

Mr. Caruso: It looks like that, it is green with flowers.

Mr. Hajek: The planter itself complies as long as the plant material does not come over the sides of it, it looks to be acceptable.

Mr. Caruso: You know what it is, it is geraniums. Right, Sherrill? You are the plant expert.

Mr. Dayton: Yes, as long as there are no climbing vines or trellises.

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

Ms. Dalene: I think the planters are, with what is inside the planters, and I think that the plantings are pretty. I think that they are a classic geranium that we see all around the Village, I think it looks nice.

Mr. Caruso: Any other comments or questions from the Board Members? If not then, I would entertain a motion to approve this application. Do I have a motion?

Ms. Duffey: I will make a motion.

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

Mr. Dayton: I will second.

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

Ms. Dalene: Aye.

Mr. Dayton: Aye.

Ms. Duffey: Aye.

Mr. Caruso: Okay, so that takes care of that item.

6. a la mode – 33 Newtown Lane – SCTM #301-3-4-9

Mr. Caruso: Lastly, I would like to create a committee for the a la mode shop because there are some questions regarding the awnings and some other ideas we need to, in this situation we need to work with the applicant and also help guide them with the various guidelines that we have for the East Hampton Village. So creating a committee, I would like to have two people. Amy, would you be available?

Ms. Dalene: Yes, I would love to.

Mr. Caruso: Thank you and Ann, would you be available?

Ms. Duffey: Probably not this one because I am going to be in Connecticut for the next two weeks and I am not sure, it probably needs to happen within that timeframe I would think, Robert.

Mr. Caruso: Okay, then Sherrill Dayton, why do you and Amy both work on this together.

Mr. Dayton: All right.

Mr. Caruso: Thank you, Sherrill.

Mr. Dayton: The awning that was there that he put up, had that been taken down?

Mr. Caruso: It was taken down the next day.

Mr. Dayton: Okay.

Mr. Caruso: What we have to do is we have to help them with the, you can help guide them, revisit this application because there are some issues with it, okay, so we want it within to fit nicely within our Village guidelines.

Ms. Bennett: I will let Mr. Roth know that you have created a committee for him.

Mr. Caruso: Pam, thank you so very much and if you could provide the contact for our two Board Members to meet with Mr. Roth.

Ms. Bennett: Will do.

Mr. Caruso: Thank you so much. Are there any other questions before the Board? Pam, any other unfinished business or anything we should address?

Ms. Bennett: No, that is it.

Mr. Caruso: Okay, thank you so much everyone, and if there are no other questions, I would entertain a motion to approve the adjournment of this Board today.

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Mr. Dayton: I make it a motion.

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

Ms. Dalene: I will second.

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

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Mr. Caruso: Thank you and see you at the next meeting.

The meeting was adjourned at 9:29 a.m.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 10/13/22
TIME: 10:46 AM
Samuel J. Bennett

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