

Design Review Board
February 7, 2023
9:00 a.m.
Emergency Services Building
One Cedar Street

Those present were:

Robert D. Caruso, Chairman
Amy Dalene, Vice Chairman
C. Sherrill Dayton, Member
Kristin Corwin, Member
Ann Duffey, Member
Kate Davis, Member
Billy Hajek, Village Planner
Thomas Preiato, Village Building Inspector
Alexander Balsam, Attorney on behalf of the Jewish Center of the Hamptons
Alexander Bluedorn, Landscape Architect on behalf of the Jewish Center of the
Hamptons
Pamela J. Bennett, Village Clerk

The Chairman called the meeting to order at 9:00 a.m. and welcomed Kate Davis to the Board!

1. **Minutes**

Upon motion of C. Sherrill Dayton, duly seconded by Amy Dalene, the Board unanimously approved the minutes of January 3, 2023.

2. **Jewish Center of the Hamptons – 44 Woods Lane – SCTM #301-8-7-46**

The Board is in receipt of a Design and Site Plan application marked received December 13, 2022, as well as supplemental material marked received January 17, 2023.

Alexander Balsam Esq. appeared on behalf of the applicant and stated that a pavilion is proposed to be located behind the current sanctuary. What drove

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the desire for the pavilion was COVID and having services outdoors when seasonally appropriate. There would be no additional traffic as the pavilion is for the members of the congregation and it would be used in place of the sanctuary at times, not in addition to; the design is similar to the design of the sanctuary and the wood could be stained any color. Mr. Caruso stated that the design looks great because it takes off from the Norman Jaffe design and hoped that the applicant could use the Alaskan White Cedar and questioned whether it is glass or plexiglass between the wood panels. Mr. Balsam stated that it is glass, noting that the architect wanted to attend the meeting but is away; Alex Bluedorn from LaGuardia can speak to the proposed landscaping and lighting.

Mr. Bluedorn stated that the landscape is very simple and honors the pavilion; proposed is a grove of sweet bay Magnolias that flowers in June with a lemon scent and underplanting with mostly pachysandra. Proposed for around the foundation of the existing Jewish Center and around some of the sheds, is a winter boxwood which is a low evergreen hedge. The plants were chosen because the deer do not eat them and look good year-round. Proposed along the rear property line is an evergreen hedge of great western arborvitae which would create an evergreen backdrop to the whole landscape and give some of the neighbors privacy from the congregation and the people that use the pavilion.

Ms. Dalene questioned what currently exists in the area of the proposed hedgerow. Mr. Bluedorn stated that there is a sparse privet hedge that has been shaded out over time so those will be removed, the trees in the area will be limbed up, and then the 10 foot tall arborvitae. Ms. Dalene questioned if there will be a fence. Mr. Bluedorn stated that no fence is proposed; there is a break in the hedgerow on center with the pavilion so some of the neighbors, including the Rabbi, can be able to pass through. The landscape lighting indicated by the yellow circles on the drawing, are path lights which are intended to illuminate the pathways. Ms. Duffey asked if there is a photograph of the actual fixture. Mr. Bluedorn stated that it is shown on the drawing; they are 18-inch-tall LED light fixtures. Ms. Duffey asked if they are downlights. Mr. Bluedorn said yes. Mr. Caruso questioned whether the light will be in the warm zone. Mr. Bluedorn said yes, 2700 K.

Mr. Hajek stated that this is a Special Permit use property and as part of the review, the Design Review Board has to conduct an informal or cursory review;

there is an application pending before the Zoning Board for the issuance of a Special Permit and for the setback relief that is required. Mr. Hajek noted that with reference to the variance relief sought, it is from the rear yard where a common driveway exists to the north and beyond that is property owned by the synagogue. Mr. Hajek stated that the Chairman hit it on the head when he said that it mimics the Norman Jaffe architectural style. Ms. Duffey questioned how much over the setback. Mr. Hajek stated that the required setback is 50 feet and it is being proposed at a location 25 feet from the property line, a 50 percent variance request; there is a minor coverage variance request but a substantial amount of patio is being removed. Within the transitional yard, the Code requires screening within the area which is the evergreen hedge. Ms. Duffey asked if there is another home behind the property not owned by the synagogue. Mr. Hajek stated that there are at least two properties, the property directly behind is owned by the synagogue and a little bit to the west is a private, single-family residence.

Mr. Balsam stated that directly behind the property is owned by the Jewish Center which is where the Rabbi lives and the Jewish Center also owns the property to the east, along Woods Lane, but there is another neighbor in between, east of the Rabbi's house, and expects a letter of support for the project.

Mr. Dayton stated that he does not believe the structure will be seen from Montauk Highway. Ms. Duffey noted that the proposed structure is in keeping with the existing building. Mr. Caruso stated that Norman Jaffe did such a beautiful job on the synagogue which is quite stunning. Since the Board had no further questions, Mr. Caruso concluded the site plan review and the application will be sent to the Zoning Board for consideration.

Upon motion of Ann Duffey, duly seconded by Kristin Corwin, the Board unanimously adjourned the meeting at 9:12 a.m.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 3/10/03
TIME: 10:11 AM

Carroll J. Bennett

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