

Design Review Board  
May 2, 2023  
9:00 a.m.  
LTV Studios  
75 Industrial Road  
Wainscott, New York

Those present were:

Robert D. Caruso, Chairman  
C. Sherrill Dayton, Member  
Kristin Corwin, Member  
Kathryn Davis, Member  
Billy Hajek, Village Planner  
Thomas Preiato, Village Building Inspector  
Jared Mandel, Architect on behalf of White's Apothecary  
Steve Aspertelli, Moises Cerdas Building on behalf of 50 Newtown Lane LLC  
Tara Burke, Lighthouse Land Planning on behalf of Chanel  
Pamela J. Bennett, Village Clerk

The Chairman called the meeting to order at 9:00 a.m. and the following official business was discussed:

1. **Minutes**

Upon motion of C. Sherrill Dayton, duly seconded by Kathryn Davis, the Board unanimously approved the minutes of April 18, 2023.

2. **White's Apothecary – Premises of 81 NYCO LLC – 81 Main Street –  
SCTM #301-8-7-53**

The Board is in receipt of a Miscellaneous Application, marked received April 18, 2023, requesting permission for a façade redesign. Mr. Mandel stated that he is appearing to request permission to renovate the building at 81 Main Street understanding that there are limitations that are beneficial to the community and the applicant is looking to be very respectful with the proposed renovation. The applicant proposes to modernize the finishes and clean up the building. There are multiple materials that are clashing against each other around the entire building so what is being done, starting with the siding, is a linear

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clapboard with a similar exposure to what exists on the front of the building; asbestos siding exists on the side of the building with a larger exposure. The rear and east sides of the building, being less visible, will be painted. Mr. Caruso asked about the size of the exposure and the proposed material. Mr. Mandel stated that the request is a four-inch exposure, painted wood, going with the integrity of what the community is looking for; all the existing windows will be replaced with an Anderson window, 400 series, with exposed muntin bars so it looks a little more authentic. On the lower portion of the building, the applicant is trying to clean it up a little bit but still hold some of the muntin bar character that exists. The applicant is looking to accent the roofs above the bay windows by making them higher with black metal roofs which is a change but is intended to get a color rhythm that would speak to the black awning. Black will also be the color of the side gutters; the applicant is trying to bring a little bit more black into the façade. Mr. Dayton suggested that the applicant use lead coated copper gutters without the black. Mr. Mandel stated that the applicant would be open to, if not going to black, either zinc coated copper or lead coated copper. Mr. Caruso stated that he understands that the trend is black windows, white siding, but it is a little trendy and the building is an icon in East Hampton; right now, over the windows is copper. Mr. Mandel said yes, it looks to be white painted copper. Mr. Caruso suggested a material that would fade and turn with age as opposed to being black and staying black.

Ms. Davis questioned whether the shape of the roofs above the bay windows are being changed because the existing roofs have a pointed element. Mr. Mandel stated that it would be more contrast with the black to bring the roofs up a little bit, the exposure of the roof is an important element. Ms. Davis questioned whether the existing roofs are typical or were they originally made this way. Mr. Hajek stated that he does not know, but that the roofs have existed in this condition since the 1970's but was not sure if they had been manipulated prior to that. Mr. Mandel stated that if the Board is recommending maintaining the roofs, he would be acceptable.

With reference to the fascia and decorative moldings, proposed is an Azek material, painted, and the reason for using that material is that wood usually rots out and Azek would still maintain the integrity of what the applicant is looking to capture on the building. Mr. Caruso stated that he knows, because he was in this field, that with the Azek material, the installer or contractor never really gets it

right as far as the painting and you always see the little screw holes; the filler usually shrinks and it looks fake even when it is painted. There are woods that could be used that are sturdier like poplar or mahogany which will last a long, long time. Mr. Dayton noted that Azek does not hold paint very well. Mr. Caruso stated that since this is an iconic building, it is not a good idea to use Azek. Mr. Mandel agreed. The letters on the sign are to be removed, cleaned and replaced. Ms. Davis stated that the proposed rendering has a different font but wanted confirmation that the lettering will remain the same. Mr. Mandel said yes and noted that the awning will be removed and reinstalled.

With reference to the storefront glass, it will be replaced with new transoms as shown in the elevations. The storefront door will also be replaced. Mr. Caruso asked if the door would be real wood. Mr. Mandel said yes. Mr. Caruso stated that the Board would like to stay with real wood throughout. Mr. Mandel said the apartment door will also be replaced as shown on the proposed elevations. The stained-glass window above the front door to the apartment will be cleaned and maintained. With reference to the decorative column details around the apartment door on the east side, they are to be replaced; the applicant wishes to flatten it and modernize it a little bit but, again, if this is something the Board does not want, he is willing to change it. Mr. Caruso stated that the detail of what is proposed is very similar. Mr. Mandel said, yes, just the fluted engaged columns and the capitals are changed very slightly. Mr. Caruso stated that you cannot tell the difference. Ms. Davis stated that it is flatter and questioned why not use the original profile. Mr. Mandel stated that the thought was to make it look a little more consistent with the building as there is not much ornate character. Ms. Davis stated that the building was built in 1906 and questioned if this was part of the original Davis and Wood design from 1906 and that she would be in favor of, if it has to be replaced, to replace it the way it was originally designed. Mr. Mandel said that that was fine and if that is the case, they may sand and paint it if it is in good shape. With reference to the half-round black metal gutters, Mr. Mandel stated that he will use zinc coated copper. Skylights are proposed to be added to the rear roof of the building to bring in natural light, where a lot of patrons enter the building, to make it a little bit more appealing. The Board agreed with the proposal. Mr. Mandel stated that the rear columns can be wrapped in wood and that the rear pharmacy door to be replaced as per the drawing will bring together the integrity of the muntin bars that go around the rest of the building. The secondary pharmacy door is to be painted

white. A living wall is to be built at the rear patio/pharmacy entrance. The rear concrete masonry block wall and existing siding on right side (east) are to be painted white. The rear fence is to be replaced with white painted wood fencing.

Village Planner Hajek stated that he has had a few conversations with Mr. Mandel and the application is heading in a great direction; the building does need some TLC and thinks it is terrific that it is getting a well needed restoration/renovation. The emphasis should be on the front façade, mainly the storefront area, retaining the existing door, the eastern door, its trim and its stained glass as they are really important elements because they are original to the building. Mr. Hajek stated that he personally has less concern with the sides and rear of the building in terms of material, but the overall scope of the project is that the emphasis be on the front façade. With reference to replacing the storefront door and storefront windows, the way it is designed is nice and appropriate but the emphasis for the front area should really be on using a wood product, painted wood. Mr. Caruso asked Mr. Mandel for confirmation that the windows will be wood. Mr. Mandel said yes that they will use a Marvin window. Ms. Davis asked Mr. Hajek if he knew anything about the shape of the roofs above the bay windows. Mr. Hajek said no as he only found evidence back to the 70's where they existed. Mr. Hajek stated that the applicant is headed in a great direction and appreciates Mr. Mandel's cooperation and suggested that the plans be amended to reflect the siding material and simply call out the changes that have been agreed to. With reference to the bay windows, Ms. Davis stated that it would be a mistake to change the profile if it turns out to be original. Mr. Caruso stated that he also likes the peaks above the bay windows.

Mr. Caruso thanked Mr. Mandel for his cooperation.

3. **Zegna – Premises of 50 Newtown Lane LLC - 50 Newtown Lane – SCTM #301-3-1-4**

Steve Aspertelli appeared and stated that proposed is a small air conditioning unit affixed to the side of the building to serve the space at the rear of the building. There was an old oil tank in that location which had been disconnected and removed, and the unit will be mounted to the wall in that location.

Upon motion of C. Sherrill Dayton, duly seconded by Kathryn Davis, the Board unanimously approved the request.

4. **Chanel – Premises of 26 Newtown Lane LLC – 28 Newtown Lane – SCTM #301-3-2-6.2**

The Board is in receipt of a Certificate of Appropriateness and Design and Site Plan Application, both marked received April 10, 2023, and letter from Lighthouse Land Planning dated April 19, 2023. Tara Burke appeared on behalf of the applicant and stated that minor landscaping and site improvements are proposed. The existing, invasive bamboo located along the property line will be removed and replaced with a boxwood hedge. Mr. Caruso questioned whether Village Hardware's wall will be re-stuccoed because it is cracked. Ms. Burke stated that she does not know since it is not their property. Mr. Caruso noted that the rendering indicates that the wall is not cracked or in disrepair. Mr. Dayton stated it will be nice to have that bamboo removed. Ms. Burke stated that a gate is proposed on the same side of the property; the front gate is proposed to be cedar, painted white, and then the gate at the rear of the property will be PVC to match the existing fence along the back of the property. Proposed are a couple of small seating areas at the rear of the property; a bluestone patio exists and a pergola is proposed over that area, with portable seating, as well as two other portable seating areas, one with Adirondack chairs and an umbrella and the other with a day bed.

Village Planner Hajek stated that he has had a few conversations with Ms. Burke about the project; the bamboo has been removed which was hiding a lot a couple of different colors on the adjoining building so the evergreen trees will help to hide that. Mr. Hajek stated that he was concerned that the applicant would screen out the Village Hardware's side display window but the landscape plan and rendering shows that not to be covered with any vegetation. Concerning the improvements to the rear yard, they seem to be amenities for the shoppers which is fine provided that it does not turn into a display area or an area for outdoor sales which should be conditions if the Board chooses to approve the application; those items do not detract from the historic building. With reference to the gate at the front of the building, the Board should be cautious that it not detract from the character of the building. Mr. Hajek stated that he does not know the purpose of the gate other than to block the gap between the two

buildings and suggested that that could be done with vegetation as opposed to a wood structure; the goal is not to detract from the beautiful building.

Ms. Corwin stated that the proposed vegetation is clearly better than the bamboo and is sure the wall could not have been painted due to the bamboo. Ms. Davis asked for confirmation that the pergola will be a wood construction. Ms. Burke said yes. The Board agreed that it is a nice design. Ms. Burke stated that she did submit, to touch on what Mr. Hajek was saying, a cover letter dated April 19, 2023, stating that the rear area is not to be a continuation of retail space, it is just for guests to sit and take photos and relax before they shop. Ms. Davis asked if coffee will be served. Ms. Burke said no and that she asked Chanel specifically if there was going to be any service out there.

Upon motion of Kathryn Davis, duly seconded by C. Sherrill Dayton, the Board unanimously granted the Certificate of Appropriateness subject to the condition that there be no outdoor display or sale of merchandise.

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

The Board is in receipt of an Application for a Certificate of Appropriateness to install landscaping pursuant to application marked received April 12, 2023. No one appeared on behalf of the applicant. Mr. Hajek stated that the regulations for the Main Street Historic District give the Board power to regulate vegetation within 10 feet of the front yard along Main Street. Within that 10-foot area, the applicant is proposing quite a few boxwood shrubs; the Guidelines suggest using privet hedge maintained at a height no greater than six feet. Mr. Hajek stated that it looks like the intent is for the boxwood to create a hedge and as long as the hedge is maintained no higher than four feet, it is consistent with the integrity of the Guidelines. With reference to the three large trees proposed for the northeast corner of the property, Mr. Hajek suggested that those be moved back on the property so they do not obstruct the view of the residence. Ms. Davis questioned the use of boxwood. Mr. Hajek suggested that it is a personal choice by the designer, maybe trying to go for a more English garden. Mr. Caruso stated that boxwood are easier to maintain as they do not go wild like privet. Ms. Corwin stated that she prefers boxwood because then you can see the house. Mr. Caruso stated that a reflecting pool/pond is shown on the plans. Mr. Hajek stated that the plan is not specifically clear as to what that is but it needs clarification.

Upon motion of C. Sherrill Dayton, duly seconded by Kathryn Davis, the Board unanimously granted the Certificate of Appropriateness conditioned upon the boxwood hedge not to exceed four feet in height; the three large trees shown in the northeast corner of the property be moved into the property by at least 10 feet; this approval does not include the reflecting pool/pond shown on the plan.

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Upon motion of C. Sherrill Dayton, duly seconded by Kathryn Davis, the Board unanimously adjourned the meeting at 9:35 a.m.

FILED  
VILLAGE OF EAST HAMPTON, NY  
DATE: 5/16/23  
TIME: 3:52 pm

*Patricia J. Bennett*