

Design Review Board
June 6, 2023
9:00 a.m.
LTV Studios
75 Industrial Road
Wainscott, New York

Those present were:

Robert D. Caruso, Chairman
Kristin Corwin, Member
Susan Davies, Member
Kathryn Davis, Member
Thomas Preiato, Village Building Inspector
Billy Hajek, Village Planner
Douglas Moyer, Architect on behalf of Hedges Inn, LLC
Jenny Lilja Baladrón, Applicant, Hedges Inn, LLC
John Huber, Attorney on behalf of The Rosery LLC
Pamela Pospisil, Architect on behalf of The Rosery LLC
Andrea Grover, Executive Director, Guild Hall of East Hampton, Inc.
Susan May, II BY IV Design on behalf of Guild Hall of East Hampton, Inc.
Tara Burke, Lighthouse Land Planning on behalf of Chanel
Jared Mandell, Architect on behalf of White's Apothecary
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 Susan Davies, duly seconded by Kristin Corwin, the Board unanimously approved the minutes of May 16, 2023.

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

The Board is in receipt of an application for a Certificate of Appropriateness, marked received May 26, 2023, to install a fountain. Douglas Moyer, architect on behalf of the applicant, stated that the proposed fountain will be installed on the

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existing brick terrace on the north side of the existing dining room. A photo of the proposed fountain has been submitted with the application.

Upon motion of Ann Duffey, duly seconded by Kristin Corwin, the Board unanimously granted the Certificate of Appropriateness.

3. The Rosery LLC - 146 Main Street – SCTM #301-8-5-1

The Board is in receipt of an application for a Certificate of Appropriateness, marked received September 1, 2022, to make first and second floor interior alterations and additions to the non-historic portions of the existing main house. The Zoning Board of Appeals, at their meeting of April 14, 2023, granted the necessary variances.

John Huber Esq. appeared on behalf of the applicant and stated that the applicant is proposing first and second floor interior alterations and additions to the non-historic portions of the existing house.

Pam Pospisil, applicant's architect, appeared and stated that the goal and challenge was to be sensitive and respectful to the old portion of the house which dates to the 1700's. There will be no change to the front of the house except for the possibility of shoring up the foundation. A flat roofed addition was added in the 1950's and that is where the focus of the work is concentrated; an updated interior staircase will replace a narrow, 1700's staircase which is steep and narrow. The proposed siding will be a 10-inch exposed cedar shingle to match the front façade. The material of the new roof will be a cedar shingle. The main body of the house, facing Main Street, will have cottage windows which are six over nine and the rest of the house has, or will have, wood six over six double hung windows; the corner boards of the existing house are all natural cedar and natural, unpainted cedar is proposed, except for the freeze board which faces Main Street, which will be painted white; window trim on the new section will be painted white; there will be no lighting change as a sconce exists on the front elevation which will remain and a new sconce is proposed at the new door at the rear of the house; the proposed porch at the rear of the house will have a standing seam metal roof in a gray or bronze. Ms. Pospisil submitted a photograph and rendering showing the house as it is today and a rendering of what it will look like. Ms. Davis questioned/noted that the rendering indicates six over six windows. Ms. Pospisil stated that the rendering is incorrect, the windows will be six over nine.

Upon motion of Kristin Corwin, duly seconded by Susan Davies, the Board unanimously granted the Certificate of Appropriateness.

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

The Board is in receipt of a sign permit application, marked received May 19, 2023 for the installation of 29 signs. Ms. Grover stated that Guild Hall is excited about reopening in July and submitted to the Board a more detailed signage package. Ms. May stated that the submittal is quite similar but has very minor changes; the proposed signage is a rebranding and new identity for Guild Hall.

Ms. May reviewed the proposed signage for the Board. Mr. Caruso questioned whether sign labeled A will be lighted. Ms. May stated that it is not a lighted sign except for soft landscape lighting (inground pointed upward toward the sign). Page 7 is the totem sign which is close to the sidewalk. Ms. May stated that the totem is painted a dark gray color. Ms. Davies questioned the reason for the dark gray/black element in the front. Ms. May stated that it is the same color as the text on the other signage elements. Ms. Davies stated that when it is the whole mass, it is a lot. Ms. May suggested that the color of the totem may recede and the identity and listings will come forward. Ms. Duffey stated that it recedes more to have the darker color. Mr. Caruso stated that it is seven feet, one inches tall. Ms. Corwin stated that white would stand out more.

Mr. Hajek questioned whether the totem would be illuminated. Ms. May stated that it will have a soft up light.

Upon motion of Kristin Corwin, duly seconded by Ann Duffey, the Board unanimously approved the requested signage.

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

The Board is in receipt of an application for a Certificate of Appropriateness, marked received May 17, 2023, to revise landscaping material and an addendum of their application pursuant to letter of Tara Burke, marked received May 24, 2023, to install a trellis. Ms. Burke stated that this is a modification to the previously approved application to install evergreens instead of boxwoods to address the removal of the bamboo, and the installation of a trellis to further screen the neighbor's building.

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Upon motion of Susan Davies, duly seconded by Kathryn Davis, the Board unanimously granted the Certificates of Appropriateness.

6. White's Apothecary – Premises of 81 NYCO LLC – 81 Main Street – SCTM #301-3-6-17.1

The Board is in receipt of a Miscellaneous Application, marked received April 18, 2023, for a proposed façade re-design which was initially discussed on May 2, 2023. Jared Mandel, architect on behalf of the applicant, appeared before the Board to present revised plans, marked received May 22, 2023, after consideration and speaking with his client. Mr. Mandel stated that the applicant's intention is to meet the Village requirements and maintain the historic integrity of the building. Since the re-submittal on May 22, 2023, Mr. Mandel stated that he has had further discussions with his client and is looking to come even closer with the elimination of the dark window frames and using white window frames. Muntin bars are proposed for only the top windows but if the Board is not okay with that, they would be open to clear windows. Mr. Mandel submitted for the record a photo rendering of the current proposal. Ms. Davies questioned whether the window frames on the second floor will be white. Mr. Mandel said yes, all the windows. Ms. Davies questioned the second-floor window caps. Mr. Mandel stated that they will be lead coated copper.

Mr. Hajek questioned whether the Board is in receipt of plans that reflect the most recent proposal as the plans submitted indicate black trim and suggested that the Board have a set of plans that reflect the most recent proposal. Mr. Mandel stated that he will update and submit revised plans. Because it is increasing the cost for the front, the owner is looking at window selections, using wood on the front, and wondering about the windows on the side and rear of the building. Mr. Hajek stated that his suggestion to the Board was to focus on the front façade; the sides and rear of the building are of less concern.

Upon motion of Ann Duffey, duly seconded by Kristen Corwin, the Board unanimously approved the application subject to the submission of revised plans as discussed. The Board thanked Mr. Mandel and the applicant for their hard work and cooperation.

7. 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, marked received May 31, 2023, requesting permission to cover an existing

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cobblestone driveway with an asphalt and oil and stone surface. No one appeared on behalf of the applicant. Ms. Duffey suggested that the Board receive a sample of the proposed stone. Mr. Caruso asked that the applicant appear at the next meeting to discuss the request.

Upon motion of Kristin Corwin, duly seconded by Susan Davies, the Board unanimously adjourned the meeting at 9:35 a.m.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 7/18/23
TIME: 1:03 PM

Patricia J. Bennett