

Design Review Board
June 20, 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
Ann Duffey, Member
Susan Davies, Member
Billy Hajek, Village Planner
Ana Maria Torres, Architect on behalf of Loewe
Peter Pennoyer, Architect on behalf of Guild Hall of East Hampton, Inc.
Richard Whalen, Attorney on behalf of Maidstone Club Inc.
Kenneth Koch, General Manager, Maidstone Club Inc.
Tony Panza, Architect on behalf of Maidstone Club Inc.
Andrew Goldstein, Attorney on behalf of The East Hampton Tennis Club, Inc.
Brandon Arias, Assistant General Manager Sant Ambroeus
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. **Loewe – 20 Main Street – SCTM #301-3-5-16**

The Board is in receipt of a sign permit application, an awning permit application, and a miscellaneous permit application, all received June 12, 2023. Ana Maria Torres, architect on behalf of the applicant, appeared to answer any questions. Permission is requested to paint white the window frames and door frames as well as the flat plate on top of the doors and windows; two signs of black letters are requested; and one white awning with no valance or lettering is requested. The Board agreed that the proposal is an improvement and looks great.

Upon motion of Susan Davies, duly seconded by C. Sherrill Dayton, the Board unanimously approved the applications.

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

The Board is in receipt of an application for a Certificate of Appropriateness, marked received March 27, 2023, for the construction of two additions; the Board concluded their preliminary review on April 4, 2023. The Zoning Board of Appeals, at their meeting of June 9, 2023, granted the necessary Special Permit and Variances. Peter Pennoyer appeared and stated that there are two requests which are minor modifications to the roofline which will allow the stage curtains to open fully and the replacement of air conditioning ductwork.

Upon motion of Ann Duffey, duly seconded by C. Sherrill Dayton, the Board unanimously granted the Certificate of Appropriateness.

3. **Maidstone Club Inc. – 50 Old Beach Lane – SCTM #301-9-5-22**

The Board is in receipt of a Design and Site Plan Application, marked received April 11, 2023, for the renovation and enlargement of the Club's primary clubhouse including a relocation and enlargement of the main kitchen, an enlargement of the administrative offices, a westward extension of the second-floor outdoor west entrance with a new fixed roof, changes to the south-facing dining area/terrace, and numerous interior changes plus upgrading of the building's utilities.

Richard Whalen Esq. appeared on behalf of the applicant and stated that the clubhouse building was completed in 1924, and 50 years later there was a fire at the western end of the building and that portion of the building had to be rebuilt. The Club is a preexisting membership club devoted to outdoor sports and the application will require a Special Permit from the Zoning Board of Appeals but no Variances are required. At the ground floor level on the western end of the building is a women's locker room and women's lounge which will be reconstructed; above that is an outdoor terrace with an awning roof over it which will be rebuilt and extended westward by 7 feet. A basement will be installed below the women's locker room and women's lounge and above that area will be a new terrace with a fixed roof. The existing kitchen for the clubhouse is on the ground floor but 90 percent of the dining service is on the second floor so all the food has to be trundled up and down the stairs. The main kitchen area will be moved to the second floor and the area currently occupied by the main kitchen will be replaced with an employee lounge area leaving a small kitchen. The building will be pushed out slightly to the south, although below grade, to accommodate employee locker rooms, etc. Above the ground floor on the south side there will

be an outdoor terrace, there will be a new outdoor dining terrace adjoining an existing indoor terrace, which is on the second floor, and the other main change is to increase the administrative space which is at the southwestern corner of the building so the Club offices will be enlarged. There will be no changes to the third floor. There will be cosmetic changes on the north side of the building by shifting the entrance slightly eastward, changes to the windows and the window treatments along the north side of the building. The utilities of the building will be upgraded by the installation of a new IA septic system on the north side of the entrance driveway.

Mr. Hajek stated that the Board is conducting its preliminary review and the applicant will go the Zoning Board for their Special Permit and then come back to the Design Review Board for final approval. Mr. Hajek stated that he had requested additional information and was provided the colors, materials, and lighting and feels that the proposed design elements are in keeping with the character of the existing building and the installation of the new IA septic system is a benefit.

Mr. Whalen noted for the record that the proposed changes do not involve any increase in Club membership; the Club membership is fixed by the bylaws so Club membership nor staffing is expected to increase. Mr. Hajek asked about the timeline for construction. Mr. Panza stated that the work will commence in the fall of 2024. Ms. Corwin questioned the length of time for the project. Mr. Panza stated that there has been no final decision because a lot of times construction is phased.

There being no further questions, the Board concluded their preliminary review.

4. The East Hampton Tennis Club, Inc. – 178 Montauk Highway –
SCTM #301-7-2-4.1

The Board is in receipt of a Design and Site Plan Application, marked received June 5, 2023, to construct four pickleball courts and associated six-foot-high wire fencing.

Andrew Goldstein, attorney on behalf of the applicant, appeared before the Board for preliminary review of the application noting that he has also applied for a Special Permit from the Zoning Board of Appeals. The East Hampton Tennis Club is a private membership outdoor Club. A sports club is a Special Permit use

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in a residential zone and has operated at this site for probably over 60 years. The Club would like to install four pickleball courts on the portion of the Club property that is in the Village. The pickleball courts will be ground level structures, will have no visibility, and will be surrounded by a six-foot-high fence. The Club is not open to the public and there will be no increase in membership as a result of the pickleball courts. The courts will be completely conforming and the nearest neighbor is the Maidstone Club's housing and they are supportive of the application.

The Board concluded their preliminary review.

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, marked received May 31, 2023, requesting permission to cover an existing cobblestone driveway with asphalt and oil and stone surface. No one appeared on behalf of the applicant. Mr. Hajek stated that at the last meeting, the Board had requested a sample of the proposed stone which has been submitted. Ms. Davies questioned the reason for the covering of the beautiful cobblestone with loose gravel. Ms. Duffey stated that the Belgium block is more appropriate. Mr. Caruso stated that this is the Historic District and the Belgium block looks great.

There being no further questions, the Board unanimously agreed that the Belgium block should be maintained.

6. Sant Ambroeus – 66 Newtown Lane – SCTM #301-4-2-4.2

The Board took a short recess in order to allow the representative from Sant Ambroeus, who was delayed by traffic, to arrive. The Board is in receipt of a Miscellaneous Application, marked received June 5, 2023, requesting permission for the placement of a gelato cart. Mr. Arias stated that the cart will be located on their property to be used in the afternoons to sell gelato on the street. Ms. Davies stated that the sale of gelato will be for restaurant patrons and asked if people who are walking up and down Newtown Lane be able to buy gelato. Mr. Arias said yes, it would serve as an outside counter; there is a lot of outside seating in front of the building and then seating also on the side of the building which is double the capacity of the restaurant. Instead of a table, there will be the gelato cart to serve passersby or to the customers who are already seated. Mr. Dayton questioned whether the bicycle is attached to the cart as shown in the photo. Mr. Arias said it is not, it is just the cart.

Mr. Hajek stated that Building Inspector Tom Preiato, who was unable to attend, expressed concern with obstructing pedestrian movement along the sidewalk as there is seating, a hostess stand, and now the proposed gelato cart; there is a crosswalk nearby and nothing should obstruct egress out of the building or passersby using the public sidewalk. Mr. Caruso suggested that the cart be placed under the portico and not on the Village's sidewalk. Ms. Davies stated that that is where the hostess stand is located. Mr. Arias stated that the cart will be located to the left of the column. Ms. Duffey suggested that it be located farther back toward the building as there is space between the back of the column and the face of the building.

Upon motion of Susan Davies, duly seconded by Kristin Corwin, the Board unanimously approved the placement of the gelato cart behind the building's column, on the applicant's red brick walkway, and not obscure the Village's sidewalk.

7. Aviator Nation – 87 Main Street – SCTM #301-3-6-14

Mr. Hajek stated that the applicant is in the process of redesigning their submission.

Upon motion of C. Sherrill Dayton, duly seconded by Ann Duffey, the Board unanimously adjourned the meeting at 9:34 a.m.

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

Camilla J. Bennett