

Design Review Board  
October 17, 2023  
9:00 a.m.  
LTV Studios  
75 Industrial Road  
Wainscott, NY

Those present were:

Robert C. Caruso, Chair  
Kristin Corwin, Vice Chair  
C. Sherrill Dayton, Member  
E. Ann Duffey, Member  
Susan F. Davies, Member  
Heather Baris, Member  
Tom Preiato, Village Building Inspector  
Billy Hajek, Village Planner  
Robert Strada, Agent on behalf of Woods Lane Holdings LLC  
Andrew Goldstein, Attorney on behalf of The East Hampton Tennis Club, Inc.  
Gabrielle McKay, Deputy Village Clerk  
Pamela J. Bennett, Village Clerk

The Chair 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 E. Ann Duffey, the Board unanimously approved the minutes of September 19, 2023.

2. **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 October 10, 2023, to repair and renovate existing barn and garage structures and to construct a new covered terrace. Robert Strada appeared on behalf of the applicant and reviewed the proposal with the Board.

Village Planner Hajek stated that Mr. Strada made a very thorough presentation and that he has no overall concerns or objections; it is in a Historic District, it is an important barn building, and it is not extremely visible from the street. Mr. Hajek stated that the Board in the past has allowed some alterations to the structure which are consistent with the design criteria but as a housekeeping matter, the plans are lacking a lot of detail, for example, whether the cedar shingles are going to match what exists. The Board should have a set of plans that clearly calls out all the materials; the windows are shown as open holes on the plans, so the roofing materials must be called out; a set of plans that calls out colors, materials, and specifics must be submitted.

Mr. Strada stated that he will submit that information. Ms. Corwin, noting that the photos show cracked beams, questioned if those beams will be replaced and keep the others. Mr. Strada stated that typically a historic restoration of any structure is that anything that is damaged or in need of repair or replacement, it should be repaired or replaced with the same material. Mr. Strada stated that in the barn, which is the third oldest barn in the Village, they will use white oak which typically comes from other places; there are also gunstock posts that also need to be replaced. There is currently no foundation so a new foundation is proposed and will be constructed in such a way that the entire structure will be underpinned and shored. The Board will await revised plans.

**3. 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. On June 20, 2023, the Board concluded their preliminary review, and on October 13, 2023, the Zoning Board granted the necessary Special Permit and Variance. Andrew Goldstein Esq. appeared on behalf of the applicant and stated that since the applicant's first appearance before the Board, the pickleball courts have been moved farther back from Route 27, survey dated revised August 4, 2023, aligning them with the existing platform tennis courts. The proposed pickleball courts are at ground level and will be surrounded by wire fence and there will be sound reducing material on the north and east sides of the courts.

Ms. Corwin stated that she understands that people sink their courts down about four feet, which provides more sound protection, and questioned if the neighbor has any objection. Mr. Goldstein stated that the nearest neighbor is housing owned by the Maidstone Club and they have issued a letter and supports the application. Ms. Davies questioned whether there is enough vegetation that the courts will not be visible from the highway. Mr. Goldstein stated that the intention is to clear only that number of trees needed to construct the courts so hopefully the bulk of the trees that you see between the road and the proposed courts will remain. Village Planner Hajek stated that since the Board last reviewed the application, he had requested that the applicant shift the courts over and into their property, to which they obliged, and that triggered the need for a variance. Mr. Hajek stated that he supported the variance request. Sound attenuation material will be provided and a report from an acoustical engineer was submitted to the Zoning Board which documented that the way sound attenuation material was designed, it is going to reduce the sound to meet the DEC's threshold for not creating a nuisance.

Upon motion of E. Ann Duffey, duly seconded by Susan F. Davies, the Board unanimously approved the application.

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Upon motion of C. Sherrill Dayton, duly seconded by Susan F. Davies, the meeting was unanimously adjourned at 9:25 a.m.

FILED  
VILLAGE OF EAST HAMPTON, NY  
DATE: 11/7/23  
TIME: 11:36 AM

*Pamela J. Bennett*

