

Design Review Board
December 7, 2021
9:00 a.m.
via Video-Conferencing and
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Those present were:

Robert D. Caruso, Chairman
Kristin Corwin, Vice Chairman
C. Sherrill Dayton, Member
Amy Dalene, Member
Ann Duffey, Member
Vincent Messina, Village Attorney
Billy Hajek, Village Planner
Thomas Preiato, Village Building Inspector
Sam Mitchell, Architect on behalf of LFJR Realty
Partnership (Delaware) LP
Jason Nower, LTV Moderator
Pamela J. Bennett, Village Clerk

Mr. Caruso: Good morning, I call to order the Design Review Board for December 7, 2021.

1. Minutes

Mr. Caruso: The first item on the agenda are the minutes of November 16, 2021. Do we have any questions or corrections? If not, then I would entertain a motion to approve. May I have a motion?

Mr. Dayton: I will make a motion.

Mr. Caruso: Do I have a second?

Ms. Corwin: I will second.

Mr. Caruso: All in favor?

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Mr. Dayton: Aye.

Ms. Corwin: Aye.

2. LFJR Realty Partnership (Delaware) LP – 4 Maidstone Lane – SCTM #301-8-9-1.5

Mr. Caruso: The next item on the agenda is number 4 Maidstone Lane, I guess everybody, you all received a copy of that. Is the applicant present?

Mr. Mitchell: Yes, I am.

Mr. Caruso: Okay, good morning. Yes, could you explain the application please.

Mr. Mitchell: Yes, so we are proposing the construction of a new single-family house of about 3,000 square feet that is meant to look like a connected series of barns, sort of an understated way to build on a property that has been agricultural for many, many years, and would not look out of place next to Mulford Farm and Home Sweet Home if it is glimpsed from Main Street. We have kept the profile of the barn quite low so at the eave we don't have, none of the three volumes have a full two-story eave. We did a lot of looking around at barns on the East End and found that most of them are under two stories so we are really careful to try to maintain that profile. The exterior of the barns would be cedar shingle roof and walls, left to weather, primarily with white trim, but it is very minimal trim consistent with buildings that are meant to look like barns. Additionally, there is a detached garage that has a kind of shed profile that looks like one more agricultural building. I think that is it in summation. I am happy to answer any detailed questions that you have.

Mr. Caruso: Do we have any input, Billy Hajek, any opinions about the barn, the design?

Mr. Hajek: Good morning, Billy Hajek for the Village. This is a vacant property as described it has been put to agricultural use for a very long time. It is one of the home lots, it was subdivided by the Gardiners and there is an agricultural easement across about one-third of the property. Based on the

plans, it looks like they acknowledge that by placing their driveway within the building envelope area so they are leaving the agricultural area in whole which is nice. As a vacant property, the criteria of the Board should really be looking at is the general design and character of the proposal relative to the surroundings, the scale of the construction relative to the district; here I think they are proposing a rather small house given the size of the lot. I think it would look quite nice compared to or reflected with the Gardiner Mill Cottage in front. The texture, the materials, and the colors and their relationship to the other buildings in the district and just the general visual compatibility of what is proposed compared to its existing improvements and the surrounding improvements. I have no real concerns with what is being proposed, but I just thought it would be best to summarize the criteria that the Board has upon looking at this.

Mr. Caruso: Good morning, Vincent.

Mr. Messina: Good morning, sorry I am a little late, upgraded my operating system last time and it just took a little bit to work through so I apologize.

Mr. Hajek: So those are my comments, if the Board has any questions for me, I would be happy to try to answer them.

Mr. Caruso: Anyone else? To me it looks quite nice. Do we have any input from our Board Members? Ann, Sherrill?

Mr. Dayton: I think it is a nice design although I do not know as I have ever seen a barn with steel doors on it. I think the concept is very good. It goes well with the area.

Ms. Duffey: The doors are not steel are they, it is the windows, those large windows, am I correct?

Mr. Mitchell: It is just that middle opening in the middle barn that we were proposing steel doors just with the thought that that feels to me with the narrow sight lines of the steel windows and doors that it preserves a little bit more of the look of the barn. All of the other window and door sash would be wood.

Mr. Dayton: The barn doors, are they on a track?

Mr. Mitchell: Yes.

Mr. Caruso: And what will the color of the steel be, black I suppose?

Mr. Mitchell: Yes, kind of a charcoal color, not fully black.

Mr. Caruso: Okay. Amy, any input? Do you like the design?

Ms. Dalene: And you said the trim would be painted, the wood trim around the house would be painted white?

Mr. Mitchell: Yes.

Ms. Dalene: I do think that the shingle-style home would look really beautiful especially with incorporating some of the architectural details around the neighborhood so I do think that will look really nice in the area.

Mr. Mitchell: Just a note of trivia. The property is owned by the family that also owns 6 Maidstone Lane which is shingle-style house and a house I designed for them about 25 years ago.

Mr. Hajek: One question. Is the pickle ball court going to remain?

Mr. Mitchell: The pickle ball court will remain.

Mr. Hajek: No swimming pool or anything at this time?

Mr. Mitchell: No swimming pool.

Ms. Corwin: I am sorry, I didn't see there is no survey that I see that shows the size of the property and the size of the home, do you have that information?

Mr. Dayton: There is a site plan of the property.

Ms. Bennett: No, there is no survey, just a site plan, you are correct, Sherrill.

Ms. Corwin: I mean obviously it will comply with GFA and coverage and all that. I was just curious what the size of the home relative to the size of the property is.

Mr. Mitchell: So, the house is 3,000 square feet, the garage is about 600 square feet. I can quickly look up what the property size is, I cannot recall that off the top of my head.

Mr. Hajek: Roughly 3.7 acres.

Mr. Caruso: So, it is a fairly large piece of property.

Mr. Dayton: It looks like a big piece of property.

Mr. Hajek: In the westerly third, closest to Main Street, is covered by an agricultural easement.

Ms. Corwin: Got it.

Mr. Mitchell: And the owners have used that as a hay field and expect to continue to use it.

Ms. Corwin: Okay, great.

Ms. Duffey: This is the lot in front of their, in front of number six, their house that they have now so this is the house in front. The shingled house that you see kind of in the distance is their property?

Mr. Mitchell: That is right.

Ms. Duffey: So, this is like a guest house for them?

Mr. Mitchell: There are a lot of generations of their family now. I guess you could call it a guest house but it is kind of devoted to one of their daughter's families.

Mr. Messina: Until they wear out their welcome, right?

Mr. Mitchell: I think they've worn out their welcome and that is why they are doing this.

Mr. Dayton: Or whoever gets there first.

Mr. Messina: I make a spectacular houseguest by the way, just so you know.

Mr. Caruso: So, this is a Certificate of Appropriateness application form. Are there any objections to any of the things that we have noted today? How does the Board feel? So basically, everybody is in agreement that it is a nice design, it fits on a large piece of property. Vincent, any observations?

Mr. Messina: No, I think Billy hit everything right on the head with his presentation, and I think it is a very good record that has been developed in favor of the application.

Mr. Caruso: Perfect. Okay, so may I have a motion then to approve the Certificate of Appropriateness application?

Mr. Dayton: I will give it approval.

Mr. Caruso: And do I have a second?

Ms. Duffey: I will second.

Mr. Caruso: And all in favor?

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Mr. Dayton: Aye.

Ms. Corwin: Aye.

Mr. Caruso: Are there any other questions from the Board? Pam, any outstanding questions from anything?

Ms. Bennett: Nothing else.

Mr. Caruso: Okay, then may I have a motion to adjourn the meeting.

Ms. Corwin: I will make the motion.

Mr. Caruso: Do I have a second?

Mr. Dayton: I second it.

Mr. Caruso: All in favor?

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Mr. Dayton: Aye.

Ms. Corwin: Aye.

Mr. Caruso: Great, thank you all. Have a great day.

The meeting was adjourned at 9:12 a.m.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 12/21/21
TIME: 10:34 AM

Pamela J Bennett