

Design Review Board
December 5, 2023
9:00 a.m.
LTV Studios
75 Industrial Road
Wainscott, NY

Those present were:

Robert D. Caruso, Chair
Kristin Corwin, Vice Chair
C. Sherrill Dayton, Member
Susan F. Davies, Member
Kathryn Davis, Member
Billy Hajek, Village Planner
Tom Preiato, Building Inspector
Jay Eastman, Applicant, East Hampton Square Associates
Barry Rice, Architect, East Hampton Square Associates
Gregory Marett, Landscape Architect, East Hampton Square Associates
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 Kathryn Davis, the Board unanimously approved the minutes of November 21, 2023.

2. **East Hampton Square Associates LLC – 41 Main Street –
SCTM #301-3-4-34**

The Board is in receipt of a Miscellaneous Application, marked received October 31, 2023, requesting permission to install new shingle cladding; new gutters; new bay windows; and new landscaping along the alleyways and the Park Place frontage.

Mr. Eastman stated that he and his family have owned the property for 55 years; the Wilsons had the toy store there forever and Bookhampton is there because his father wanted a bookstore; this is something they take seriously and debate internally as a family. Mr. Eastman stated that he had seen Tutto Café and Kumiso (food establishments), which had some septic issues, and thought they would like to do the same thing for the property at East Hampton Square. The Village has granted an easement for the installation of a septic system in the Reutershan Parking Lot; Mr. Eastman stated that they started looking at drainage and ponding in the alleyways and around the building. Mr. Eastman stated that his office faces the interior alleyway, which is 20 feet wide, and thought he would like to activate the space and make it more community centric, add some seating, and add some planting so he brought in Greg Marett from Bayview Landscape Architecture and Barry Rice from Rice Architects PLLC. Mr. Eastman stated that if he can curate the right portfolio and bring the right tenants into the mix, it will be redound to the benefit of the town and the real estate.

Mr. Rice stated that they would like to activate the 20-foot-wide alleyway, which they refer to as alleyway one, and alleyway two is the alley that is adjacent to the Gubbins' store which goes out to the parking lot. Currently the alleyways are incidental spaces, the lighting is dim, and there is no activity for people who are shopping. The areas will be introduced for seating for the general public, seating areas for tenants and restaurants, places for dogs to be watered, and for nighttime activity. Mr. Eastman's vision is to activate the interior courtyard with entrances. Mr. Rice stated that the existing bay windows are very high and it is difficult to see into the stores; the approach to the building is to deal with the minimum amount of work to the exterior in order to open up the spaces and make them more user friendly for people moving in and out of the retail spaces. The proposal is to drop the sills of the bay windows to increase the amount of glass into the store as well as reconfigure the shape of the bay windows keeping the same distance from the façade, they stick out one foot and the new ones will stick out one foot, to add a bit more detail that relates more to the traditional detailing of commercial storefronts throughout East Hampton, and to improve access to the buildings by raising the heads of the doors and raise the sidewalks so there is ADA access through to all of the retail elements of Building A. The windows will be painted wood, the building will be re clad in a white shingle, will have green awnings, and will have dark green window and door trim; all the gutters will be replaced and down lighting will be provided in the eaves of the overhang; the illumination of the storefronts will be on a timer.

Mr. Marett stated that the red brick pavers will be maintained, and that the intent is to have year-round vegetation so there will be evergreens as well as summer flowers with the introduction of a few flowering trees like Crape Myrtle, stewartia, and plants that bloom throughout the season.

Ms. Davis asked Mr. Rice if the shingles that are being used are white because the rendering shows natural shingles. Mr. Rice stated that the shingles will be white; the view of the rendering is a nighttime view which shows shadow as color. Ms. Davis stated that the design is beautiful and noted that the bay windows are a little more modern than some of the historic-looking buildings. Mr. Rice stated that he looked at various buildings including the hardware store in Southampton which is a great example of architecture from that period that uses this kind of bay window; Hildreth's in Southampton has their sills brought right down to the base with small brackets at the bottom with a thin pilaster reading on the corners. The proposal is to repeat the proportions and to a certain extent the detailing of the historic use of wood to frame the storefronts, but the preference is to have all painted wood with real divided glass at the top, real divided glass at the bottom with the panes, and to have a certain amount of detail on the façade similar to what is on the Library building in East Hampton of bracketed windows which is more ornate. Mr. Rice stated that they are reinterpreting but it is not meant to look modern. This is a 1970's building and eventually there might be some redefinition of the roof in order to reposition some mechanical equipment on the roof but that is not part of this application.

Ms. Davies asked about the existing tenants like Khanh's Sports or Warren Tricomi. Mr. Eastman stated that they are talking to all the tenants and need to make room for a wet use, which is part of the reason, for a little bit of life at night. There will be some movement of tenants, some are too big which have acknowledged that and there will be rework. Mr. Eastman stated that he is talking to wet use tenants and needs those as anchors initially. Some tenants have said they like this space, but want an alternative space, but realistically it is going to be tough to have everyone stay. Ms. Davies asked if there is a wet use in the building already. Mr. Eastman said no. Ms. Corwin asked what type of wet use. Mr. Eastman said he could have a coffee shop, he could have an ice cream store, it could be grab and go, but would like a 16-seat restaurant.

Chair Caruso thanked the applicant for their presentation.

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3. 30 Park Place EHV LLC – 30 Park Place – SCTM #301-3-6-19

The Board is in receipt of a letter from Andrew E. Goldstein Esq. dated November 29, 2023, requesting that the Board modify their previous approval (November 21, 2023) to include the painting of the applicant's entire building Benjamin Moore Decorator's White.

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

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

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 11/30/24
TIME: 12:06 PM

Gabrielle McKay