

Design Review Board
February 15, 2022
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
Lisa Perillo, Village Attorney
Billy Hajek, Village Planner
Thomas Preiato, Village Building Inspector
Karen Hoeg, Attorney on behalf of Amy Schulman Breslin
Dale Overmeyer, Architect on behalf of 50 Cross, LLC
Dennis Hornick, Associate on behalf of 50 Cross, LLC
Robert Strada, Agent on behalf of Woods Lane Holdings LLC
Jody Gambino, LTV Moderator
Pamela J. Bennett, Village Clerk

Mr. Caruso: Good morning everyone. I call to order the Design Review Board for February 15, 2022.

1. **Amy Schulman Breslin – 8 Muchmore Lane – SCTM #301-4-5-3**

Mr. Caruso: The first item on our agenda is 8 Muchmore Lane. Is the applicant here or present?

Ms. Hoeg: Yes, hi, it's Karen Hoeg from Twomey, Latham on behalf of the applicant.

Mr. Caruso: Can you explain what your plans are, what you are going to do to 8 Muchmore Lane.

Ms. Hoeg: Sure, the property is subject to a CPF acquisition so all structures and improvements on the property are to be demolished and the property is to be restored to its natural state, to remain as open space as part of the sale.

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Mr. Caruso: Do I have any questions from Billy Hajek or Tom Preiato, any comments?

Mr. Hajek: Good morning Board, it is Billy here. No, this is just a procedural step that the applicant has to make to demolish or raze the improvements so they can effectuate the CPF purchase.

Mr. Caruso: Okay, if there are no other questions then, I would entertain a motion to approve?

Ms. Corwin: I will make a motion.

Mr. Caruso: Do I have a second?

Ms. Duffey: I will second.

Mr. Caruso: Okay thank you, Ann. All in favor?

Mr. Dayton: Aye.

Ms. Dalene: Aye.

Ms. Duffey: Aye.

Ms. Corwin: Aye.

Mr. Caruso: Thank you.

2. **50 Cross, LLC – 50 Cross Highway – SCTM #301-5-1-15.1**

Mr. Caruso: The next item on our agenda is 50 Cross Highway, is the applicant present?

Mr. Overmeyer: Hello.

Mr. Caruso: Yes, good morning. Can you explain the project here now? You submitted some drawings, yes?

Mr. Overmeyer: Yes, through Andy Triffit of Delamere Building.

Mr. Caruso: Yes, Billy Hajek, what is your input on this application?

Mr. Hajek: Good morning. The Board discussed this at your last meeting. I think there was some confusion regarding the additions and whether the additions required relief. I think the survey shows part of the house addition being within the setback so it is unclear as to whether or not, to me, no new information has been submitted so I haven't looked at it since the last meeting but it appeared to me that part of the addition requires relief or may require relief from the Zoning Board.

Mr. Preiato: Billy, if I may, I can answer that.

Mr. Caruso: Thank you, Tom.

Mr. Preiato: Good morning, Robert, and Board Members. So Kent and I had done a site visit, there were a couple of concerns that we did have, and the survey is going to be adjusted and they are keeping a portion of the residence so they won't require a zoning variance, they will meet the required setback. The survey as it is now is really wrong, the survey showed it as the whole portion, I will call it the whole left rear corner of the building as being removed, but it will be purposefully left there so as to not require a variance, and rightfully so, they do have that right, and that portion will become part of the addition so it will be one long addition across there. The surveyor is changing that. I don't know that we have it actually in yet but that concern has been resolved. The other concern being was the new heated space above the attached garage didn't flow as it is needed to through heated space and then they have taken care of that issue by adding a heated hallway to it to make it Code compliant. Thank you, Tom.

Mr. Caruso: Okay so, the applicant, why don't we go ahead and re-submit an updated survey and why don't we also, why don't you re-submit drawings to accurately show anything that might be missing or anything that needs to comply with what we were just listening to as far as the flow and other items. The applicant?

Mr. Overmeyer: Good morning, I am Dale Overmeyer, architect, joined here with my associate Dennis Hornick. It is nice to be with you all this morning. I believe that Andy did give you the updated drawings but you'd have to confirm that.

Mr. Preiato: Sorry to interrupt but I will doublecheck that, I think you could be correct, I am not sure exactly what Kent has but if that did take place, great. Go ahead, sorry.

Mr. Overmeyer: Shall I just give a brief description of the work that we are proposing.

Mr. Caruso: Yes, you could, yes. Why don't you do that and then after this meeting, you could go ahead and submit all the drawings and make sure all the Board Members and myself receive the drawings.

Mr. Overmeyer: Will do. This is actually our ninth project for the relatively new owners, Perry Steiner and Vanessa Kroeger, they have lived in and around the Village for years and years, and this is their dream house and they intend to be here for quite some time. The narrative of the house is really mainly defined in 2007 the architect Douglas Moyer that did significant additions and renovations to what is, as I am sure you all know better than me, one of your significant frame structures. The things that we are proposing are really just a small extrapolation on the form that was really built in 2007 where the simple gable forms and the simple divided light windows, we are really just taking that idea forward and trying to even simplify some of the elements in the process. We are proposing one addition, the house is sort of an H shape with one of the legs being new in 2007 to that one leg of the new addition we are proposing an extension, that is a two-story extension, and then on the south side of the structure there is an existing porch and that is something we are going to make a small addition to and some manipulation of the form of that existing porch so that it is really, it is a longer porch, but it is a more cohesive and simplified enclosed, it will look like a porch but it will be conditioned space. And then, so those are really the two additions, one on the north side that is really just an extrapolation of the gable form that already exists. One on the south side which is, again, is an extrapolation of the one-story south facing porch. Then in and around the façade of the building, there will be a number of fenestration adjustments where we are bringing some windows up to Code to meet egress. A number of the windows were, one of the things that I appreciate about the original design was that it really preserved the integrity of the skin of the shingle style with just smaller punched openings, however, a number of those punched opening being double-hung did not meet egress code but only a small amount so one of the things we were able to do is just convert some of those to casement windows that allow the existing double-hung window to conform and then in some cases we had to just expand the height of the double-hung window just by a matter of inches, in some cases a foot or so. On the addition that is on the

relatively new wing of the house, the original wing had relatively low eaves for the second floor, and, therefore, dormer windows, we were able to lower the floor of the new addition such that we didn't have to complicate it with any more dormers and so it is an even simpler structure than was there before, but, again, picking up on the typology of the existing windows on the building and those are really the main things, I think the drawings explain it in more detail and have answered particular questions but that is an overview.

Mr. Caruso: Well, thank you. Any questions from the Board?

Mr. Dayton: No, not at this point.

Ms. Corwin: So all the windows that are being replaced are going to match the existing windows and seems as if the stain will be similar to what is currently there to match the exterior what they had before so I think that is good.

Mr. Overmeyer: Yes, thank you.

Mr. Caruso: So then you will just re-submit the information to the Board and then at our next meeting we will go ahead and wrap it up and we will look at it. Any other questions from anyone?

Mr. Dayton: No.

Mr. Caruso: Okay, thank you then.

3. Woods Lane Holdings LLC – 6 Woods Lane – #301-8-7-53

Mr. Caruso: The next item on the agenda is 6 Woods Lane and is the applicant present?

Mr. Strada: Yes, Robert, good morning everyone.

Mr. Caruso: Good morning, Bob. Now you submitted some material, some synthetic shingles...

Mr. Strada: Robert, excuse me, I do not mean to interrupt but the specific samples are DaVinci composite slate roofing samples, yes.

Mr. Caruso: Did all the Board Members, did we all see this? (yes) Tom Preiato, did you also see the samples and what is your opinion on the samples?

Mr. Preiato: I did see them. I don't know how limited my comments should be as the zoning interpreter, I will be honest about it, I am not impressed. I think it will form a contrived look maybe perhaps too perfect and I don't know a lot about them, I don't know if it is a precedent you want to set but I will leave that to you guys.

Mr. Caruso: Thank you. And Billy Hajek, your impression of the samples that were submitted and your overall opinion about them?

Mr. Hajek: I would just suggest to the Board the Design Review regulations in the Code, Chapter 176, suggest that the Board determine the compatibility of the design and the materials and when you are considering compability, it is the texture, the materials, the color, and their relationship to similar features or other properties in the Historic District. When you refer to the guidelines then, it is the intent that roofs that contribute to the Historic District retain their character, meaning I think, replacement of existing materials with the same materials is what is encouraged. In this case, it is a painted gray roof, wooden gray roof, I think everybody is in agreement that painting it might not be the best, although it achieves a certain color, it might not be the best attempt at, for longevity of the shingles, but replacing it with a composite material that is going to look like slate, I am not sure if that is the most appropriate thing, but that is for the Board to decide. I would point out that there are four buildings in the Historic District that have slate or tile roofs, this is not one of them.

Mr. Strada: Billy, excuse me, but that is real slate.

Mr. Hajek: What is real slate, the roof?

Mr. Strada: No, no, in other words, the four buildings you are referencing carry a true slate roof.

Mr. Caruso: Yes.

Mr. Hajek: Yes, or tile.

Mr. Strada: I get it. Don't shoot the messenger in this one. This has not been an easy journey and I appreciate the fact that you all appreciate that.

Mr. Caruso: Thank you, and Robert, we know that you like traditional materials and you are an advocate.

Mr. Strada: I am a big believer in the Secretary of the Interior Standards for the Preservation of Historic Structures, and they call for like kind materials.

Mr. Dayton: Amen.

Mr. Strada: Thank you, Dayton. But I will tell you this, this roof, these rafters, the structure of this house, cannot support a true slate roof, it just cannot. If there is a way, well why don't I just deal with the submission for the moment and see what the alternatives are.

Mr. Caruso: Sherrill Dayton, your input?

Mr. Dayton: Well I am not too big on this rubberized plastic feel, I don't think it goes in the Historic District for one thing and I would much rather see wood shingles put on the roof, that would be more becoming in the Historic District than some make believe, if it was going to be a true slate roof, I think that would be one thing but if the structure isn't strong enough to hold the slate, I would recommend that they put the wood shingles back on the roof and make it more becoming in the Historic District.

Mr. Caruso: Thank you, Sherrill. Any other comments from Board Members, Ann, do you have any comments, Ann Duffey?

Ms. Duffey: Yes, I agree, I just think to set a precedent of using, especially on such a prominent house as you come in, of using synthetic material is not a great precedent to set, and it should be the, if it doesn't hold the slate, if the structure can't hold the slate, then it seems that it should be a wood shingle to stay within the Historic District.

Mr. Caruso: Thank you, Ann. Kristin, your opinion?

Ms. Corwin: I agree, I was not really impressed with the shingles themselves and worry that it does not really fit with such a grand house as the entrance to East Hampton Village and my preference would align with yours to keep it a cedar roof even if it is not painted I guess.

Mr. Caruso: Anyone else? Any other comments? I think that what we should do here is you should use the natural material like the wood shingles which it is in an Historic District obviously, it is the entrance to the Village of East Hampton, it is the first thing that people look at, they are always looking left, at the Pond, and when they look left, they will see this beautiful white house but I think in essence because it is an Historic District, because it is one of the important buildings as you enter the Village of East Hampton, I think we need to retain the cedar shingle look for the roof, and we realize that it cannot take or hold the heavy dutiness of the slate roofs. I am sorry, Kristin?

Ms. Corwin: Yes, I am agreeing with you.

Mr. Caruso: Okay, anyone else?

Mr. Strada: I mean I wouldn't think of coming before the Board and submitting an asphalt roof.

Mr. Caruso: Right.

Mr. Strada: None of us would even think of that.

Mr. Dayton: No, that wouldn't look right.

Mr. Strada: But the idea here is that we have worked to try to find an alternative that at least in appearance would look appropriate but I completely understand Billy's quoting Section 176, the like kind materials being desirable in so many ways and I will convey all of that back to the owner.

Mr. Caruso: Robert, thank you. I think we are all on the same page. Everybody here wants to maintain the look that we have in the Village and to use a material that is really, I looked it up, I looked up reviews for these materials and they are unproven, some of them warp, they crack, they do weird things, and we don't need to be five years into this when you just install them and three years later, five years later the roof is a mess.

Mr. Strada: May I pose this to the Board that the owner make a decision regarding the installation of cedar shingles and that the owner can choose between Atlantic white or Alaskan yellow and that one of those will tend to age more with the blue tone that is similar to the painted shingle as an option or that the owner paint the

roof, the new shingles, so that it looks exactly like the current painted roof. Is that a fair assessment? Am I taking this away correctly?

Mr. Dayton: Why do you paint the shingle roof?

Mr. Strada: Well, Dayton, I wouldn't paint the roof but I am just saying that the owner likes the look of the roof and that it has been this way in the Village for so long. So does the question come down to choosing Alaskan yellow which will turn bluish like the painted roof and leave it natural so that it will last a long time or any cedar that will be painted. So I don't want to drag this out with the Board but I would love to try to get some kind of a decision if it is going to be cedar, does it have to be the same color that it is now painted.

Mr. Dayton: Well, it would weather.

Mr. Strada: Alaskan yellow will weather.

Mr. Dayton: Well so will the cedar, but if you paint the roof, a wood shingle, you are going to have to paint that every couple of years.

Mr. Strada: Every few years.

Mr. Dayton: Because it won't last.

Mr. Strada: I understand that.

Mr. Dayton: Side walls are something different but on a roof, I don't know, I would recommend that they use a 24-inch royal on the roof, it will hold up better.

Mr. Strada: Yes, but not painted.

Mr. Dayton: Don't paint it, just let it weather.

Ms. Duffey: Can I ask a question? How long has the roof been painted, has it been long term that that is the look of the house, is it 20 years, is it 50 years?

Mr. Strada: I don't think it is 20. Mengoni bought the house in '89 so I don't think he did that right way but somewhere in that time period it became a painted roof.

Ms. Duffey: So originally it was just a...

Mr. Strada: A cedar roof.

Ms. Duffey: A cedar roof that was naturally aged.

Mr. Strada: Pre 1989.

Ms. Duffey: Okay, so that is really what it should go back to as whatever color of shingle will take it back to a color that your owner, which is the more blue-gray of the paint.

Mr. Strada: Understood. Either type of cedar would do that, I mean it doesn't get exactly like that color but it ages in a blue tone as opposed to a red tone.

Mr. Caruso: Tom Preiato, what your take on this, what is your opinion?

Mr. Preiato: I would think, it is always preferable to not paint a roof, and, yes, Robert does have a point with the Alaskan yellow, it does seem to get that bluish gray weather and to Sherrill's point, 24-inch royals or something like that obviously would provide a longer lasting roof. I am sure you want to keep the same exposure line obviously so, yes, I really don't have a, I would just say that I think it should stay, for longevity of it, natural, without paint.

Mr. Caruso: Any other Board Members, Billy Hajek, any preference here?

Mr. Hajek: I have nothing else to add.

Mr. Caruso: Kristin?

Ms. Corwin: I would prefer not painted, unpainted, just naturally weathered, personally that seems to be for maintenance-wise and the look, it seems to be preferable to me.

Mr. Caruso: I think it is a consensus here where the Board feels that it should not be painted, and I personally think that to take cedar shingles and paint them is just wrong.

Mr. Dayton: A waste of paint.

Mr. Caruso: I am sorry, Sherrill?

Mr. Dayton: I could find better uses for paint.

Mr. Caruso: It is going to be a constant maintenance and I just would never do it. Do you want to decide now what shingles you are going to use or do you want to come back to the Board?

Mr. Strada: I would say that we will endeavor to use Alaskan yellow cedar. If it is not as available as traditional 24-inch royals in Atlantic white or red cedar, we will use a traditional 24-inch royal shingle on the roof that will not be painted.

Mr. Caruso: Okay.

Mr. Strada: This way we can get going.

Mr. Caruso: I think that is an excellent idea.

Ms. Bennett: Mr. Chairman, can we have something in writing for the file, I would rather have you act on an application that I can put in the file.

Mr. Caruso: Okay, then why don't we, so Pam then we will go ahead and decide which shingle we will use is that it?

Ms. Bennett: No, Mr. Strada can fill out an application and then you can act on it at your next meeting.

Mr. Caruso: Okay, great, Pam, good idea. All right so, Robert, you will go ahead and you will file that application.

Mr. Strada: I will do that right away.

Mr. Caruso: Okay, thank you so much.

Mr. Strada: Good to see you all, thank you.

Ms. Corwin: Thank you.

Mr. Caruso: Are there any other questions or comments, Pam, anything?

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Ms. Bennett: Nothing else.

Mr. Caruso: Board Members? Anything? Then I would entertain a motion to adjourn. Do I have a motion?

Ms. Corwin: I make a motion.

Mr. Dayton: I will second.

Mr. Caruso: Thank you Kristin, thank you Sherrill. All in favor?

Mr. Dayton: Aye.

Ms. Dalene: Aye

Ms. Corwin: Aye.

Ms. Duffey: Aye.

Mr. Caruso: Great, thank you, and see you at the next meeting.

The meeting was adjourned at 9:27 a.m.

FILED
VILLAGE OF EAST HAMPTON, NY

DATE: 3/3/22

TIME: 11:34 AM

Vanessa J Bennett