

Design Review Board
March 1, 2022
9:00 a.m.
via Video-Conferencing and
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Those present were:

Robert D. Caruso, Chairman
C. Sherrill Dayton, Member
Amy Dalene, Member
Ann Duffey, Member
Lisa Perillo, Village Attorney
Billy Hajek, Village Planner
Marc Roth, Applicant, A La Mode
Dale Overmeyer, Architect on behalf of 50 Cross, LLC
Andy Triffitt, Builder on behalf of 50 Cross, LLC
Steve Giles, D.B. Bennett, PE, PC's office for Maidstone Club, Inc.
Kenneth Koch, General Manager, Maidstone Club, Inc.
Andrew Goldstein, Attorney on behalf of Guild Hall of East Hampton
Peter Pennoyer, Architect on behalf of Guild Hall of East Hampton
Jody Gambino, LTV Moderator
Pamela J. Bennett, Village Clerk

Mr. Caruso: I call to order the Design Review Board for March 1, 2022.

1. **Minutes**

Mr. Caruso: The first item on the agenda are the minutes of February 1st and February 15th, 2022. Do we have any questions or corrections? If not then, I would entertain a motion to approve the minutes.

Mr. Dayton: I make a motion.

Mr. Caruso: Thank you, Sherrill. Do I have a second?

Ms. Dalene: I will second.

Mr. Caruso: Thank you, Amy. All in favor?

Mr. Dayton: Aye.

Ms. Duffey: Aye.

2. A La Mode – 33 Newtown Lane – SCTM #301-3-4-9

Mr. Caruso: The next item is A La Mode, 33 Newtown Lane, is the applicant present?

Mr. Roth: I am, yes. Good morning, good to see everybody again.

Mr. Caruso: Yes, can you explain what your request is.

Mr. Roth: Yes, sir, so last time we had met we received the approval for the window, the mobile window. I believe what we are discussing today is the color of the mobile window. As far as the framing is concerned, I believe that there were a few reservations or some questions that needed to be addressed so I would love to address those with everybody. The other purpose is for the awning approval. We are at that point where we are ready to, we had submitted the proposed awnings, we are asking for approval on those awnings so we can go ahead and move forward with that. So I believe those are the two things on the agenda.

Mr. Caruso: Okay, and did you submit a color. There was a question about the paint color.

Mr. Roth: Yes sir. It is a pantone color, we did submit a swatch, it is an exact swatch that we used to match all of our merchandising, all of our products, everything. It is the same color we have been using for about seven years now and it is basically part of our brand. So, I know that somebody had a question if it is an actual paint color or not and the answer is yes, it is. There is a paint color and the way that that process works is that we provide that swatch, the same swatch that we provided to everybody for review. They go ahead and they match that swatch with the type of powdered paint, I guess it is similar to like a care but it is a custom paint that they would use and they would go ahead and they would basically cover the framing with that color and coat it as well.

Ms. Duffey: So it is a high gloss?

Mr. Roth: I am just using it as an example of how they used it as a...[inaudible]...paint. It is something that is protective, it is something that is weather protective, it is a paint that is used in professional...[inaudible].

Ms. Bennett: I am sorry, I didn't hear if it is a high gloss or not?

Mr. Roth: I should get the answer if the term high gloss is used in this type of field because I know that the different types of paint have different versions of what they call it but it does have a coating on it and that coating is a protective coating. If they consider that a gloss, I can get that clarity if you would like but it a protective coating.

Ms. Duffey: Can you give us the name of the company that you get your paint from because I am not familiar with this application as an exterior paint.

Mr. Roth: So basically, the way that it works and I can find the name of the company is that the company that we are using to do the actual framing of the window is Otto, is a local window company in the area, they are sourcing out, once they get the framing, they are sourcing out that company that will do the actual custom paint job on the actual framing and then send it to us already custom painted. So basically, I can find out who that company is, unfortunately, the company we are directly in contact with is Otto Glass.

Mr. Caruso: So how will you transpose this to the stripes on your awnings?

Mr. Roth: I don't understand the question as far as transpose it. It matches the awning completely.

Mr. Caruso: Ann, what is your opinion on it?

Ms. Duffey: My internet just kind of went down for part of that. I know in using a pantone color and when I have gone to match an exterior, or match paint, pantone is used for, can you guys hear me?

Mr. Caruso: Yes, we can hear and see you.

Ms. Duffey: Pantone is normally used for pantone colors for printing colors, not for house paint or commercial paint so that is why I was asking...

Mr. Roth: This isn't a house paint, ma'am.

Ms. Duffey: It is not used for commercial exterior paint.

Mr. Roth: Unfortunately, I am in the ice cream business if you ask me anything about how to make ice cream, I can tell you from the milk, to the cream, to the sugar; as far as the paint is concerned, I can assure you that the company that we are using has guaranteed us that it would match. We are very specific when it comes to brand recognition, but we are very specific when it comes to how we present our brand and making sure that everything is consistent, and we have had all of our boxes that were printed which is similar to what you had mentioned as far as the printing of it, we have had all of our boxes, we have had our current awnings at our store in New York with the same exact color. We have had everything that we have used to date everything has been able to match with no concerns. We have had carts in Legoland, carts all over in amusement parks, all of them have that same color, there has never been an issue with it matching, and I would just like to let you know that unfortunately I don't have the scientific reason of why it would work but I can try to drive a little deeper into it for you but unfortunately I just don't have that for you right now, ma'am, but I wouldn't spend the money, time, and energy if it did not come out the way that it needs to come out.

Mr. Caruso: Ann, can you continue, I am sorry.

Ms. Duffey: No, I am just saying apart, all the things that you describe, fabric, it is all different color processing to a paint, and so that is why if we could have your color, know what company you are using, then we can see what the real color is because how it transfers from a pantone swatch to an actual paint color is different. That is just what, we just need to know what company you are using so we can get a true color. And Robert, did he drop off an actual pantone swatch to you guys.

Mr. Caruso: I am sorry, I have not seen it, and as far as I am concerned, I mean it sounds logical of what he is saying but this Board must receive, not only a swatch of the paint but I would also like to see a swatch of the awning so that all the Board Members, we are all on the same page.

Mr. Dayton: I agree with that.

Mr. Caruso: You cannot have somebody just do something and then in three months suddenly wow it appears and it is not right.

Ms. Bennett: I do have the color swatch, of course, it is not going to look the same via email.

Ms. Duffey: Correct.

Mr. Roth: I have provided to Pam the color swatch so she has that in her hands and that is what we have gone off of on everything that we have printed.

Mr. Caruso: Do we have a swatch or a sample of the awning stripe?

Ms. Bennett: No, not yet.

Mr. Caruso: A lot of times when anybody wants to do an awning, they always submit a swatch, the color of the awning so we would need to have a swatch of both.

Mr. Roth: Okay, I will do so. I will request a swatch from the awning company and I will also get you the same of the company that is doing the actual ink work that is subcontracted from the company that I am working directly with so I find out from them who it is and what company they are using.

Mr. Caruso: And we would want a swatch of that and we also want to have a swatch, we would like to know, on that swatch, it should demonstrate if it is high gloss, if it is satin, whatever the makeup is.

Mr. Roth: Yes, of course, sure, understood. I will have all of that for you. My question though is is a concern about matching properly or the concern about having a color on the actual awning and having a color on the actual frame. Is it your concern that it won't match, is that the biggest reservation here?

Ms. Duffey: No, we need to be able to see what the actual color is going to look like.

Mr. Caruso: Okay from what you are saying, first of all I don't really know what a pantone color really is, I mean it should actually, they should look like, we don't expect it to be identical probably but we would like to see what it looks like before we go ahead and give an approval because that is how we just simply do this.

Mr. Roth: So, you have the actual pantone swatch for a little over a month or so, I will get you the ones that you are requesting now, is this something that is going to

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require another hearing because what is going to happen is unfortunately, I cannot get started on fabrication until I get approval and I am little concerned on timing.

Ms. Bennett: The Board meets in two weeks.

Mr. Caruso: Why don't we do this. You will have the swatches in with Pam, drop them off, so that the Board Members can go over and look at it and also a swatch of the fabric with the stripe and we would just like to see that. And then we can put the fabric and the paint swatch together and see how they match. That would give all the Board Members an opportunity to see what it looks like before we just blindly go ahead and say it is okay and then if it doesn't look good, what are we going to do then.

Mr. Roth: All right, I fully understand. Our back up would be to go with white, if it winds up that they are fabricating because this is something that is a couple of months' process for them to do so because of the custom print on it, if it wound up not matching the way that we had expected, then our back up was to go ahead and cover it and paint it white so just to give you an idea and let you know that we are already covering ourselves just in case things that are out of our control come about and they wind up shipping over something that does match exactly what it is that we intended for. We are not going to get them to try to re-do it again, spend another three months.

Ms. Duffey: I am sorry, I didn't mean to interrupt, I was just, while we were discussing it, does anybody have issue with pink while we are having the conversation?

Mr. Caruso: No. I don't have any issue with pink or any color, there might have been awnings with pink already or something like this, I don't have a problem with the pink.

Ms. Dalene: Do you think it matches the exterior of the building, like how we feel it would look on that building?

Mr. Roth: Any concerns on the pink and white stripes?

Mr. Caruso: No, not for myself. We are just trying to understand here what we are trying to do is we want to see what it looks like, that is all.

Mr. Roth: I understand, I fully understand.

Mr. Dayton: I think I would rather see a solid color on that building; the building is all white, I don't see why you would need an awning on it anyway.

Ms. Duffey: Because he has the window that I think that you can serve from so you would need protection from weather.

Mr. Roth: And the aesthetic of just the...[inaudible]...of the store.

Mr. Caruso: I actually thought the, I think you did a very nice job with the drawings and your awnings, and we are not questioning the design of it, we think you did a beautiful job, we are only questioning the two colors that they somewhat are in the same field.

Mr. Roth: Completely understood. Now one last question if you don't mind. The awning swatch I don't think that there is any issue with, I believe I can pick that up in the next day or so and have that dropped off, the only concern I might have is because of it coming from a third part on the frame and I don't know where they are and it is going to take time to research and then for them to even to be able to have one fabricated, sent over to you, having you being able to see that swatch, is there anything else I can have as a backup to be able to provide to you other than the company name and the type of gloss that they are going to be using without having a physical swatch of the frame.

Mr. Caruso: One idea and I don't know if this will sit well with you but one of the ideas, how about if you want this to move in a timely manner, why don't you go ahead and have one of your designers or somebody who is in charge of the coloring or whatever yourself, why don't you simply go over, take your swatch of fabric and bring it over to a Benjamin Moore or one of these local paint companies and pick up a swatch that will look like what you are going to do. There has to be something within reason, there are 50 shades of pink.

Mr. Roth: Oh, without a doubt I can do that with no issue, it is because they can custom match as close as to that swatch as possible. So, I can go ahead and just prove the fact that the paint can match the swatch of pantone that I have already provided to you. That wouldn't be an issue but it won't answer the question that you had about how it would look on the frame itself. That we won't know until they custom it, until they actually fabricate it.

Mr. Caruso: Anybody want to respond to that? My personal opinion is why don't you just simply pick up a swatch, pick up a paint chip, let's not make it more complicated than it has to be.

Ms. Dalene: Specify it is going to be semi-gloss, high gloss, and just specify that as well and I think that would be able to be enough is the color and the finish.

Mr. Caruso: Absolutely. Amy has a good point there.

Mr. Dayton: Then you have something to go by.

Mr. Caruso: We just have to have a sample.

Mr. Roth: I fully understand, I hope you don't think in any way I am trying to, I completely understand you are asking for.

Mr. Caruso: Okay, I think we need to simplify the thought process here.

Mr. Roth: I understand.

Mr. Caruso: Okay so then we will see you at the next meeting?

Mr. Roth: I guess so.

Mr. Caruso: Thank you.

Mr. Roth: Thank you for your time, everybody.

3. 50 Cross, LLC – 50 Cross Highway – SCTM #301-5-1-15.1

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

Mr. Overmeyer: Yes, good morning, I am Dale Overmeyer.

Mr. Caruso: Good morning, Dale. And you have resubmitted, I noticed you resubmitted the survey and additional drawings that are up-to-date?

Mr. Overmeyer: Yes, as requested. I believe all the Board Members should have a copy of that.

Ms. Bennett: Yes, they do.

Mr. Caruso: Billy Hajek, have you seen the drawings and your input?

Mr. Hajek: Yes, I looked over the surveys with the Building Department and it has been corrected to show that the addition does not require a variance so from a zoning perspective it is fine, I think it is really just the materials and colors now that the Board is looking at.

Mr. Caruso: Perfect. Any questions from the Board Members, Ann, have you seen the drawings?

Ms. Duffey: I have, I mean the addition seems consistent with what is there, I mean it is visually fine.

Mr. Caruso: Thank you. Okay, I looked over the drawings, everything looks in order and I want to thank the applicant, you did a very nice job this so if there aren't any other questions, do I have a motion to approve this application?

Ms. Duffey: I will make a motion.

Mr. Caruso: Do I have a second?

Ms. Dalene: I will second.

Mr. Caruso: Thank you, Amy. All in favor?

Mr. Dayton: Aye.

Mr. Caruso: Thank you.

Mr. Overmeyer: You're welcome. Thank you.

Mr. Caruso: Have a nice day, Dale.

Mr. Overmeyer: You too, thanks.

4. Maidstone Club, Inc. – 95 Dunemere Lane – SCTM #301-9-4-11

Mr. Caruso: The next item on the agenda is the Maidstone Club at 95 Dunemere Lane, is the applicant present?

Mr. Giles: Yes, hi Board Members, my name Steve Giles, I am with D.B. Bennett and we serve as the engineer of record for the Maidstone Club. I will start with telling you what it is we are proposing and why we are proposing it and then open the floor to any answer questions. The purpose of this is to collect puddles of water in low areas of the 16th fairway which is the fairway south of Dunemere Lane and west of Highway Behind the Pond. We are going to collect puddles of water with perforated drainage piping underneath the fairway that will collect in an existing berm or swale along the north side of the fairway and then enter a pump station also underground that will feed into an existing force main that will connect to a reservoir that will distribute stormwater as irrigation to the rest of the course. We did this as part of a Village approval back in 2020 for the second fairway and the west side of the 16th fairway. Over the past year we have seen its performance and it has performed as intended and the Club wishes to expand the project to the east side of the 16th fairway. We are doing this because it reduces the volume of stormwater flowing into Hook Pond and also reduces the demand of the irrigation wells which is needed to fill the irrigation reservoir. That being said, I will answer any questions you might have.

Mr. Caruso: Anyone, any questions? Billy, have you looked at this application and what is your opinion?

Mr. Hajek: Good morning, Members of the Board. This is sort of piggybacking on the work that was done in 2020 by adding more piping and as described by Steve. Because this is a special permit property, the applicant is required to obtain preliminary review by the Design Review Board prior to going before the Zoning Board with the issuance of the actual special permit and so this is that preliminary review. From a site plan perspective, I have really no concerns or questions about the project. It is more of an environmental wetlands type of review that is going to be conducted by the Zoning Board but in general I don't have any real concerns with it. Like I said, this is work that has been already tried and tested at other portions of the Club and so they are just expanding it here. I guess the one question I do have is, is there an estimated, I guess it is weather dependent but is there an estimated amount of water that would be collected and pumped into the holding pond?

Mr. Giles: Well, it is all depended on the type of rain event you get so the ponding could be anywhere from three to four inches in a moderate rainfall so I don't know how, do you know, Ken, by any chance the volume of the reservoir?

Mr. Koch: I know it is three quarters of an acre reservoir, not exactly sure how many gallons but, again, it is totally a stormwater collection, it has worked well since we have put it in, John Genovese, our superintendent, has accurate data in terms of how many gallons of water we have actually recycled.

Mr. Hajek: Okay.

Mr. Koch: But that is really the word, it is recycled, it just takes the stormwater, goes into the pipes, gets brought back to the pond, and recirculated to irrigate the golf course, it saves on the use of the aquifer and we view it as a good thing.

Mr. Giles: I will also say that the perforated piping is designed to be above the groundwater table so it is only collecting stormwater, not pumping from current water.

Mr. Dayton: I was wondering about that.

Mr. Caruso: Do they call this a French drain?

Mr. Giles: Yes.

Mr. Caruso: When the pipe was perforated.

Mr. Giles: What we used last time was called the easy flow and it is perforated piping wrapped in pellets and also wrapped in geotextile fabric to keep sediment from collecting in the perforated pipe and all this is about 18 inches to two feet below grade.

Mr. Caruso: Thank you, I have seen this done. Any other questions from our Board? Any Board Members have any questions regarding this?

Ms. Dalene: Will there be any areas where the pipe will be exposed or will it all be underground?

Mr. Giles: All underground.

Mr. Dayton: I think it is all underground.

Mr. Giles: The only thing that will be aboveground is the control panel for the pump station which will be on a small H frame which we are proposing to locate in the pathway from Dunemere to the 16th green which will be screened by cattails and Phragmites.

Mr. Caruso: Sounds complete. Okay, any other Board Members, any questions, comments? Sherrill?

Mr. Dayton: It is a good layout. That area does collect quite a lot of water. I think it is a good plan.

Mr. Caruso: Okay then, if there aren't any other questions or comments, this concludes our preliminary review and we will send this off to the ZBA for approval.

Mr. Dayton: Get their take on it.

Ms. Bennett: And it will come back to you when the Zoning Board is done.

Mr. Caruso: Exactly, so okay then this concludes our preliminary review, thank you all.

Mr. Giles: Thank you.

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

Mr. Caruso: The next item on the agenda is the Guild Hall, 158 Main Street, are the applicants present?

Mr. Goldstein: Yes, Andrew Goldstein.

Mr. Caruso: Good morning, Andy.

Mr. Goldstein: Andrew Goldstein for the applicant. This is here for preliminary review by your Board. This is a special permit property, it is going to the Zoning Board, Peter Pennoyer the architect on the project is here and he will take you through what Guild Hall proposes.

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Mr. Caruso: Okay, thank you, welcome Peter can you just describe the application?

Mr. Pennoyer: Yes, and I can share my screen if you wish but I think I can describe it fairly easily since you are so familiar with Guild Hall. Our firm was hired specifically to restore Guild Hall in its appearance as it was originally and remove some non-original features that really diminish the appearance of the building and to make it more accessible and to make it more sustainable. So, on Main Street we are removing the non-original aluminum doors and those have signage in the arches above the doors, we are also replacing the two pilons with one, we are introducing a lightwell which will bring light and air and fire egress to the offices in the basement which are underserved at this point. In addition, we are restoring the paint and the brick where necessary, we are replacing the shutters and we are also replacing the storms and non-original windows with new replica windows which will be insulated and also backed up with louvers instead of, the situation right now where you are simply looking into the back of sheetrock and framing. So, this is our approach on Main Street. There will be two additional areas of pea gravel flanking the door with some temporary seating because as it stands now, theater patrons, especially the older ones, aren't able to find a place to sit in intermission so this will provide some relief there. On the roof of the main building and invisible to Main Street, we are restoring skylights that were part of the original design, those lit into the top of the galleries, and, again, those are not visible from Main Street. Those will actually be inserted in the original framing which exists in the attic so we are not actually making openings that are different than what were there. On Pondview, we are proposing to rationalize and make safer the existing parking area. Right now, it spills out onto the road with no defined curb cut. It is simply a wide swath of open, ill-defined, there is no border between what is the building and in many areas the parking area. That will be tightened up with planted fescue borders, additional trees, and an ingress and egress from the parking. This will also provide much needed safe disabled parking spots that will lead to a path that will connect it safely to the building. We will slightly widen the door to the back of the building to allow better egress and we will also be, and much of this is done with Hollander's team, the landscape architects, introducing a path in the sculpture garden which is tucked in behind the building, again, to allow accessibility and to bring grade up to the doors of the back, again, with the view to accessibility. There is almost no change on Dunemere except that we will be adding a very low ramp to allow ADA access from both the Woodhouse Gallery and the theater to the Minikes Garden which is the garden that is tucked in behind the hedge at that side. And we will be asking for a small, low shed which will be completely obscured by hedge for the storage

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of equipment and other items that are now simply lying, set all over that back area under tarps and temporary shelters so that will all be cleaned up and well obscured behind the existing hedge and new hedging. So our mandate is really to restore the building to its original appearance. I think there will be, even though it seems a small change removing the doors, I think it will make the building much more welcoming and open. Thank you.

Mr. Caruso: Thank you Peter and it sounds very nice. Billy Hajek, your input on this project?

Mr. Hajek: This is very similar to Maidstone Club; it is a special permit use so you are conducting your preliminary review prior to the applicant going to the Zoning Board for issuance of the special permit and variances. From a site plan review, they are making some changes that seem very welcoming and warranted; formalizing the parking area is going to be a vast improvement over the existing parking situation. It is going to be one way in and one way out, sort of one lane parking area, cleaning up the outdoor storage area with one shed. I note the shed does comply with the height requirements and the accessory building design requirements. Overall, it seems like a very nice site plan so I have no real concerns or comments relative to it. My one question is, the patios, I wasn't sure of the material, they are going to be pea gravel, the two patios?

Mr. Pennoyer: Those are pea gravel, exactly. And we are looking for permeability all along the front and incidentally we are moving the rather failed Kentucky bluegrass and other grasses that require a lot of maintenance and all of that stuff and putting in more sustainable native fescue so the plantings themselves are looking toward a more sustainable attitude toward landscaping all the way around the building.

Mr. Caruso: Thank you. Board Members, any questions? Ann?

Ms. Duffey: No, I think it seems like a nice upgrade, bringing it back to how it was so I have no comments.

Mr. Caruso: Thank you. Sherrill?

Mr. Dayton: I think it is a big improvement, I think that will look very, very nice when it gets finished. I know the shed in the back, they have always had problems with I guess storage and I think that would be a big, big help so that they can, like you said, a lot of the things that are put under tarps in the back, at least you get

them in a shed, out of the way. I don't think you will be able to see it from Dunemere Lane. I think that would be a big improvement also. I think overall it is a good plan.

Mr. Caruso: I see the plan is very complete, I think it is a long time coming, and I just wanted to thank the applicant, it is nicely noted and drawn out.

Mr. Pennoyer: Thank you.

Mr. Caruso: If there aren't any other questions or concerns about this application...

Mr. Hajek: I just have one more comment.

Mr. Caruso: Surely.

Mr. Hajek: After their Zoning Board review, if that is favorable and they are coming back to the Design Review Board, I suggest that if there are any changes to lighting, it would be good to see a plan or details concerning any changes to lighting, that is my only other comment which I didn't see in the package.

Ms. Bennett: And Board Members, we received a landscape plan yesterday afternoon which I will mail out to you.

Mr. Caruso: Thank you, Pam. We have completed our preliminary review and we will send this off to the ZBA and we will see what happens.

Mr. Pennoyer: Thank you.

Mr. Caruso: Thank you all. Are there any other questions from the Board regarding any other matters?

Mr. Dayton: No.

Mr. Caruso: Pam, any questions or concerns?

Ms. Bennett: Nothing else.

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

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Mr. Dayton: I will make a motion.

Mr. Caruso: Thank you, Sherrill. Do I have a second?

Ms. Duffey: I will second.

Mr. Caruso: Thank you, Ann, and all in favor?

Mr. Dayton: Aye.

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Mr. Caruso: Great, see you all in two weeks.

The meeting was adjourned at 9:36 a.m.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 3/18/22
TIME: 12:26 pm

Pamela J. Bennett