

Design Review Board
April 5, 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
Thomas Preiato, Village Building Inspector
Billy Hajek, Village Planner
Robert Rattenni, Applicant, 55 Main Street LLC
Dominic Kozerski, Architect, 55 Main Street LLC
Ian Heanue, Agent on behalf of Bank of America
Jake Modestow, Engineer on behalf of Bank of America
Jody Gambino, LTV Moderator
Pamela J. Bennett, Village Clerk

Mr. Caruso: Good morning, I call to order the Design Review Board for Tuesday, April 5, 2022.

1. **Minutes**

Mr. Caruso: The first item on the agenda are the minutes of March 15, 2022. Do we have any questions or comments about those minutes? If not then I would appreciate a motion to approve. Do I have a motion?

Mr. Dayton: I make a motion.

Mr. Caruso: Thank you, Sherrill. Is there a second?

Ms. Duffey: I will second.

Mr. Caruso: Okay, all in favor?

Mr. Dayton: Aye.

Ms. Corwin: Aye.

Ms. Dalene: Aye.

Ms. Duffey: Aye.

Mr. Caruso: Great, thank you.

2. Tutto Caffé and 55 Main Street LLC – 55 Main Street –
SCTM #301-3-6-25.3

Mr. Caruso: The next item on our agenda today are the awnings and plantings at Tutto Caffé and 55 Main Street LLC, and is the applicant present?

Mr. Rattenni: Yes.

Mr. Caruso: Good morning, Bob. Could you please describe the application?

Mr. Rattenni: We are planting, and I was hoping Dominic would be here but that is okay. We are doing plantings on the perimeter of the brick patio which is the property of the building, it is all inclusive there, so that is sort of going to give a natural barrier and a containment, I will call it, of the site in addition to being hopefully aesthetically pleasing. The awnings will be, as opposed to what was previously there which were retractable awnings, these will be fixed awnings which will be out over a portion of the patio as you all see on the plans. I think that is basically the extent of it. If you remember prior to this project, we had one large planting area which was sort of a, I don't know, I don't think it was the greatest thing, I sort of inherited it when we purchased the property all these years ago now, but I think this is going to be more attractive and especially for the use that we are going there now with, this will be hopefully something that you guys are happy with and the community is happy with also.

Mr. Caruso: Billy Hajek, what are your thoughts on this application?

Mr. Hajek: Good morning, Members of the Board. I think they are all planters, correct? Robert?

Mr. Rattenni: Yes.

Mr. Hajek: I do agree that there was kind of an usual timber raised bed that existed prior to the septic upgrade and that sort of defines the property line and controlled pedestrian movement through there. So, this is just a way of redefining the property line through your planters, more or less portable planters. In terms of the awning, I saw the plan, it is not clear to me what the material is or what the color is. I mean they are sort of, the sketch shows it as being see through or transparent more or less but I am not sure if that is the case.

Mr. Rattenni: Dominic just joined so Dominic I think can answer that question better than I can.

Mr. Kozerski: Yes, good morning. It was drawn semi-transparent like that so it is possible to see the outside of the building behind, it would be an oyster-colored sail cloth, so an off white.

Mr. Dayton: Is it see through?

Mr. Kozerski: No, no, not at all. No, it was just drawn like that so it is possible to see because from that angle you don't see the rest of the building so we just put some transparency on it but it would be a white canvas awning.

Mr. Hajek: Are there posts holding it up? You said this is a permanent awning, are there going to be posts?

Mr. Kozerski: No, it is a retractable awning.

Mr. Hajek: Sorry, Ann, to cut you off, go ahead.

Ms. Duffey: That's okay. I was just wondering if it is banded in red or if you did that just to see the outline of the awning.

Mr. Kozerski: Again, just for clarity sake.

Ms. Duffey: So, it is all oyster with black lettering for the Tutto Caffé?

Mr. Kozerski: Yes, it is probably going to be a dark brown lettering.

Mr. Caruso: Each of the awnings, Dominic, they look like they are coming out the same distance from the building, am I correct?

Mr. Kozerski: Yes.

Mr. Caruso: When fully extended, how many feet will they be from the building, approximately?

Mr. Kozerski: At the furthest point 12 feet but the building juts in and the closest point is eight feet. So the awning closest to the parking lot comes out 12 feet.

Mr. Caruso: And it could be eight feet you are saying and then fully retracted, so there are two settings eight feet and 12 feet.

Mr. Kozerski: Yes, just because the narrower awning which is at the last building, that comes out eight feet in order to match up with the other two.

Mr. Caruso: Okay, I understand.

Mr. Rattenni: That is due to the way the building is scaled, Robert.

Mr. Kozerski: Yes, it steps out.

Mr. Caruso: Now I see that, okay.

Mr. Hajek: Can I just ask one more question, please. The awning will have at least seven feet six inches of clearance?

Mr. Dayton: Off the ground.

Mr. Hajek: Off the ground.

Mr. Kozerski: Off the ground, yes.

Mr. Caruso: I am sorry, what is the total width of the brick patio next to the building, let us say to where the planters begin? You know you have this little wood fence, this little pit for the septic system, and then the brick patio begins at the first building and it goes straight across. How many lineal feet is that, the width?

Mr. Kozerski: I believe it is 21 feet at the widest point.

Mr. Preiato: If I may, Tom Preiato, Building Inspector, unless I am looking at a different sketch here, I am showing it to be 33 wide and then at its furthest most point like from the parking lot coming out 14 feet and then 12 in the other areas. I just want to be sure that we are talking about the same thing.

Mr. Kozerski: Tom, I might have the wrong measurement, sorry.

Mr. Preiato: Understood.

Mr. Caruso: So, Tom, from the building, Tutto Caffé on the left-hand side, we have that drainpipe coming down at the beginning of the building from there all the way over to where this wood fencing is, I am sorry, what would that distance be approximately?

Mr. Preiato: You are speaking the distance that the awning, where it covers, the two awnings total width is 33 feet or 32.8 according to this drawing.

Mr. Caruso: And the awning itself is coming over 12 feet of that 33 feet, am I correct?

Mr. Preiato: No, there are two awnings, one comes off the building like at the parking lot 14 feet out, and then the building has a little jog and then it becomes 12 feet toward Main Street.

Mr. Kozerski: I will clarify, since working on this with the awning company, it looks like we are going to be a little shorter which is going to be better for everyone.

Mr. Preiato: I want to make sure that we are accurate.

Mr. Kozerski: It is just since we issued those plans, we have been going back and forth with the awning company.

Mr. Preiato: Understood.

Mr. Dayton: What supports that 14-foot awning?

Mr. Kozerski: It is self-supporting.

Mr. Dayton: It is self-supporting? That is quite a span.

Mr. Preiato: They usually scissor out like a...

Mr. Caruso: Scissor.

Mr. Preiato: And our Code mandates that it is attached at one point, at the building side.

Mr. Caruso: And if it should become windy or something like that, is there a built-in mechanism in the controls that the awnings will automatically close if people are sitting under there or whatever?

Mr. Preiato: There is that, I will jump in if I may, there is that technology, I know that.

Mr. Caruso: Will that technology be incorporated in these two awnings?

Mr. Kozerski: At this moment we were not incorporating it but we can certainly do that so we can continue our discussion with the awning company.

Mr. Rattenni: Robert, this is consistent with any previous existing awnings even though it is admittedly somewhat larger. Technically it would be manual now. I am not sure the extent of the technology in terms of both price and effectiveness. I am not sure how that works. Is that something that is available, Tom?

Mr. Preiato: Yes, I have seen it but I couldn't speak to the cost.

Mr. Rattenni: I am not aware of that.

Mr. Kozerski: I haven't used it myself but I know it exists but we can certainly have that conversation with the awning company and see what safety measures we can put into place if it is not available to have there. I imagine you need some way to measure the amount of width.

Mr. Caruso: I have seen it on other awnings, different applications but I was just thinking if the winds here by the ocean they just kick up, I just thought it would be a good safety feature.

Mr. Preiato: I think it is a sensor, it raises or lowers a certain amount.

Mr. Kozerski: We can report back to that. We didn't explore that yet so we can definitely report back with some findings on that.

Mr. Caruso: Board Members, Ann, what are your feelings?

Ms. Duffey: Not on the awning but the fencing around, the picket fencing, is that staying like that?

Mr. Rattenni: That was to isolate the equipment for the I/A septic system that we put in. That unit has to stay above ground. Believe me I wanted to make it flush and bury it but that was not an option as I was told. That is going to stay because we don't want people walking through or having their dogs walk through and so on and so forth.

Mr. Kozerski: But it will be covered as much as possible by planting and pots so we know that we cannot get outside of that perimeter but we are thinking of pots or something on the inside so that we are covering that picket fence. The tenant does not want to celebrate that picket fence either.

Mr. Rattenni: I believe that is the better way to go. We investigated doing some plantings within the fenced area last year to dress it up and it really was not feasible in talking to both the landscaper, it didn't seem to function well so the pots are a much better alternative as they are mobile obviously.

Ms. Duffey: The picture that I have, Rob, doesn't have pots around it but it seems like it is flush with the sidewalk. I have it sticking out, I have your building sidewalk and then the picket fence, am I reading the design incorrectly? It is kind of sticking out. It looks like you have your building walkway, red brick walkway, and then there is the rectangular enclosure that is kind of an open picket fence that is not painted or anything. So is that, I am actually in Connecticut so I wasn't able to go by the building and look at it so I am looking at it clearly from your plans, is that, am I reading it correctly on how it is situated.

Mr. Rattenni: Dominic, do you want to answer that? I believe Ann is correct in the way she described it.

Mr. Kozerski: Yes, I guess that is sort of granulate detail in the design but the idea was to be able to situate some pots because all the plantings are going to be movable pots, they are not going to be fixed planters so the idea was to be able to put some in that space and let it grow out, something that we are working on with

the client's landscape designer so I think it is a detail that hasn't been dealt with yet, but I know having been there with the client, they want to come up with some way to cover that picket fence. So is the plan to leave the picket fence natural or to paint it a dark green?

Mr. Dayton: I think you would want to leave it natural.

Mr. Kozerski: Yes, probably we leave it natural and just try to get plants on the inside to push through and cover it as much as possible.

Mr. Caruso: Excuse me, what is the height of the picket fence?

Mr. Dayton: It looks like about three feet.

Mr. Hajek: Yes, it is about two- and one-half feet.

Mr. Rattenni: It is no more than three feet.

Mr. Hajek: It is low.

Mr. Rattenni: It is very small and low.

Mr. Caruso: It just looks worse in the drawing.

Mr. Kozerski: Yes, than real life, yes.

Mr. Dayton: I imagine you can put plantings around it.

Mr. Caruso: It will turn gray.

Mr. Rattenni: It is also consistent, the color of it being natural is also consistent with the picket fence that lines the walkways toward Main Street which borders the Village Green in front of the Old Barn building so it is consistent with that.

Mr. Caruso: And is it, Robert, I don't know this fact, but is it the same material, same wood as the other one?

Mr. Dayton: It looks like cedar.

Mr. Caruso: Yes, it looks like cedar. It looks clear.

Mr. Dayton: On this drawing it shows the seating, you have 18 seats but I don't see where that picket fence is going to be. They have a host stand, it is hard to read, it comes out, off the steps.

Mr. Caruso: It looks like, am I correct in assuming that when we have the overview of the patio and you have the plantings, it looks like, I don't know, maybe you could explain it here, this drawing here. What is this?

Mr. Kozerski: That is where the little picket fence is.

Mr. Caruso: Oh I thought that. So this greenery goes around it, am I correct?

Mr. Kozerski: Correct, yes, and then the idea is we will put something on the inside but we just don't know exactly where that whole hatch is and everything but the idea is that would be all grown over.

Mr. Caruso: So, with regard to the picket fence, we can either leave it natural or we could speed up the process and just use a little bit of the Cabot gray staining, the bleaching oil.

Mr. Preiato: The bleaching oil, yes.

Mr. Caruso: Why don't we go with, if it is okay with the Board and Tom and everyone, why don't we speed the process along so it just doesn't stick out like this, and maybe just brush on some staining oil so it will fade away a little bit or won't look that harsh. What do the Board Members think about something like that?

Ms. Duffey: I agree, I think that would be better.

Mr. Dayton: You could stain it, but of course that cedar will weather naturally and it won't stain that reddish color, it would probably lighten up if anything but you could put some bleaching oil on it, but I think once you put the plantings around it, you won't be able to see much of the fence.

Mr. Duffey: So, Rob, what you are doing is you are outlining your red brick portion of your property with plantings is that so there is not going to be access from the parking lot on the red brick, the access is going to be on the other side.

Mr. Rattenni: On the...[inaudible]...side.

Ms. Duffey: On the righthand side so you are blocking off that end, correct? They are going to access your property from the sidewalk, not from the parking lot sidewalk but from the side.

Mr. Rattenni: Correct me if I am wrong, but I would think that that is somewhat of a work in progress being that these are not permanently fixed.

Mr. Kozerski: Yes, they are all pots, yes.

Mr. Rattenni: Whichever way we decide to go it is an access from a Village sidewalk so that is probably going to be perhaps adjusted as time goes on to see what which is more effective. I am not sure it makes a difference.

Mr. Kozerski: Whichever entrance we decide to make, there will be a small host stand in order to control access.

Mr. Rattenni: I think the reason why it is where it shows on the plan now because it is opposite the new doors that we put in which serves as the entranceway which will make a nice, attractive visual for someone walking in.

Ms. Duffey: Well, I also think if you have it open from the parking lot you are going to have people walking through at that end where you have tables and not necessarily going to the restaurant. I mean where you have it now kind of flows them in from the side and you are not going to...

Mr. Rattenni: You are 100 percent correct; that is true, that will happen of course.

Mr. Caruso: So basically, there is no, as it is today and has always been, there is no access from the parking lot to Main Street.

Mr. Rattenni: Well, there is the Village sidewalk.

Mr. Caruso: Okay, right, exactly. How many pots are there, unless I missed that, how many pots and what is the diameter of these pots?

Mr. Kozerski: I think we have them in the, I think we have the specification in the package, let me just check that very quickly.

Mr. Rattenni: I know that specification was put in there.

Mr. Hajek: The plans show a four-foot planter, a couple of four-foot planters, three-to-four-foot planters, I think and...

Ms. Dalene: What is the height and the width.

Mr. Caruso: And all these pots, what is the height of the pot, what is the inside or outside diameter of them, and what color are they, and what are they made of?

Mr. Kozerski: So just for the sizes, we are ranging between two foot and four-foot sizes of shrubs and so that the pot will range between 18 inches to 20 inches in diameter and probably 16 to 17 inches tall, and they are proposed to be a mix of terra cotta pots gray and brick colored.

Mr. Caruso: What I think and the Board and anyone can correct me, I think what we need to do is to, you need to submit or maybe to have at the site there some sample of these or one or two of these pots in the colors and the diameter and the height so that the Board Members can come and take a look at that and maybe also specify the planters.

Mr. Kozerski: I believe we have them specified in that, oh the planters, not just the plants, right, yes.

Mr. Caruso: So we can see what it looks like.

Mr. Kozerski: The tenant is interested in that as well and the landscaper is sourcing some vintage pots, new pots, and I think the plan is to within the next month or so to make a mockup of size so we could leave that mockup out and have the Board review that as well.

Mr. Caruso: Okay, I think that is a good idea. I think the Board Members could, including myself, we just need to see it. You have it beautifully laid out on your drawings, but I think we all to visually sort of get a grasp of what it looks like.

Mr. Kozerski: I agree and I think the tenant is keen on that as well and me too so I think it will benefit all of us, I think it is a good proposal.

Mr. Caruso: And let us also get a sample of the awning, you were saying that it is sort of an oyster white and maybe also if you could submit a drawing with the size

of the lettering and scale of that. Board Members, Ann, Amy is there anything that you guys see that we are missing here as far as a presentation of samples or examples of something that you might be thinking we need.

Ms. Dalene: No, the only thing I am thinking of is the overall height of the awning when it is fully out and just making sure that the overall height of that awning will be enough clearance.

Mr. Dayton: It has to be seven foot.

Mr. Hajek: Seven feet six inches.

Mr. Caruso: So, the distance just for the applicant, the distance, obviously you know this has to be seven feet six inches and one other thing, it is nicely laid out, the drawings are beautiful, however, the size of the awnings in general they do take up quite a bit of space there. One comes out 14 feet by almost 18 feet wide, another one comes out 12 feet from the building and it is 15 feet so we have basically 32 feet eight inches of awnings, I mean it is large. Any input on this?

Mr. Dayton: I just want to make one comment on the clementis vine, what is that going to climb on, is that a lattice, a trellis?

Mr. Kozerski: I think, I am not a planting expert but I think the idea is to have some bamboo rods in the pots and have it go up...

Mr. Dayton: It will climb up on that?

Mr. Kozerski: Yes, not on the building.

Mr. Dayton: Because that will go up easily seven feet.

Ms. Duffey: So before the next meeting we are going to have a presentation of the pots?

Mr. Rattenni: So let us recap, what do we need to present prior to the next meeting? You would like a sample of the pots, a sample of the awning.

Mr. Caruso: Give us a drawing of Tutto Caffé, the valance.

Mr. Kozerski: Yes, we have that now.

Mr. Caruso: Why don't you give us a sample of just one piece of the little cedar with a little stain on it so we can see what that looks like. And why don't we have a sample of just maybe one of the rectangular planters and maybe one, two or three of your little pots so that we can see that. The Board in general, why don't we pick a time and date and we should go there as a group and just take a look at this together so we could make comments.

Ms. Bennett: You can't go as a group.

Mr. Caruso: Oh okay, we can't.

Ms. Bennett: Two at a time or three, I think you are a seven-member board.

Mr. Rattenni: Is that due to Covid, Pam?

Ms. Corwin: No.

Ms. Bennett: No, Open Meetings Law.

Mr. Caruso: Pam, so how many can go together?

Ms. Bennett: Go two at a time.

Mr. Caruso: Okay, we will pick a partner.

Ms. Bennett: Or you could go singularly.

Mr. Caruso: Okay, we could do that. Any other questions? Tom, what are your thoughts, are we missing something?

Mr. Preiato: No, I don't think so. I just want to be clear that this is a café and not a restaurant at the moment, and as far as this seating, it cannot be any greater than the number of seats inside, they are meant to be exchanged with the ones inside, there will be an outdoor dining permit required; that is just a little housekeeping on my end.

Mr. Caruso: And let us just put all that in writing, the applicant, why don't you put that all in writing just as Tom described it and we will all sign off on all these

items but definitely let us go ahead and plan to do what the Board is concerned with these items that we just mentioned.

Mr. Rattenni: What is it that you would like us to put in writing?

Mr. Caruso: Just the amount of people that will be outside and the number of people inside so that it all meets the criteria of the Village.

Mr. Rattenni: That is not a problem at all. I have previously discussed this with Tom and he told me the procedure for that, I was not aware that it was part of the purview of this Board if that is the proper use of that term but that was being prepared for Tom. Tom and I have already discussed what is necessary so I am aware of that part.

Ms. Duffey: I have one thing, Rob. I think your architect talked about two different colors of pots, just make sure in the mix that we have the gray and the terra cotta so that we can see the variations that you are planning on using.

Mr. Rattenni: Dominic if you want to figure out the timeframe that you can get that material together and relay it to me and then I will let everybody on the Board and I will let Pam know and she will disseminate it from there.

Mr. Dayton: You know on the looks of the planting, once they get established, I don't think you are going to see much of the pot because I think a lot of the flowers and the ivy will overflow.

Mr. Kozerski: And that is the intention, correct.

Mr. Dayton: So, I don't know that that is a big thing about the color of the pot because I don't think you'll see too much of the pot, not according to the flower drawing.

Mr. Rattenni: As Dominic said, that is the intention.

Mr. Kozerski: Yes, but also the tenant is interested in seeing the different colors as well from her landscaper so I think we are all on the same page.

Mr. Caruso: Absolutely.

Mr. Hajek: I would just ask if the size of the awnings is going to change or are changing, if you could just submit an updated sketch depicting the dimensions of them.

Mr. Kozerski: Yes, absolutely, the process in the last month since those drawings were created has been back and forth with the awning company and also with the graphic designer so that is why I was nodding my head that we are starting to get all those details ironed out now so we will get a final presentation with all the sizes of everything and the heights as well.

Mr. Hajek: Thank you very much.

Mr. Caruso: And I would just like to thank both Robert and also Dominic, very nice presentation and the drawings are very nice and we will just simply do a little more footwork and let us know when it's ready and we can take a look at it.

Mr. Rattenni: Thank you for that. Our intention certainly is to make this something that is going really nice for the Village. The feedback that I have heard personally has been really positive and I think it is going to be a nice amenity for our lovely Village so that is certainly our intention.

Mr. Caruso: Robert, thank you.

Mr. Rattenni: Thank you all.

Mr. Caruso: Any other questions? So, we will see you at the next, if you can get it together for the next meeting.

Mr. Rattenni: We will.

Mr. Kozerski: Thank you very much.

Mr. Caruso: Thank you, Dominic.

3. Bank of America – 14 Newtown Lane – SCTM #301-3-2-8.1

Mr. Caruso: The next item on the agenda is the Bank of America, 14 Newtown Lane, it is a lighting application. Is the applicant present?

Mr. Heanue: Good morning, Board, how are you, Ian here from Project Expeditors.

Mr. Caruso: Good morning, Ian. Could you describe the project?

Mr. Heanue: I actually have our civil engineer team on the line as well to discuss. We have Jake Modestow and Marc Krichilsky, and I am going to let Jake run through the plans.

Mr. Modestow: Is it possible to share my screen or do we want to talk through it?

Mr. Gambino: You can share.

Mr. Modestow: Let me know if you can see my screen.

Ms. Bennett: Yes.

Mr. Modestow: So, this project is really part of Bank of America's national program, it's their exterior lighting program. The intent is really to, one, is to upgrade all the facilities throughout the country with new LED energy efficient lights. This essentially reduces the Bank's carbon footprint. Obviously, it is a cost savings when it comes to energy and really what it allows us to do at that time is add to our customer safety. As part of the regulation set forth by the State of New York, there is an ATM safety act that requires a certain level or certain requirements as far as footcandles, this is throughout the state. There are several different regulations that require us to...[inaudible]...the property as it relates to the ATMs and lobby entrances. So that is really what this project is about, it is bringing into compliance and adding in these new LED fixtures, again, for this property and throughout the country. The bank is located on the north side of Newtown Lane. I think everyone is familiar with the property, it is going to go to the proposed improvements. What we are going to be proposing is five new pole mounted fixtures to accommodate those lighting areas. Now they are measured in, we will call it four different categories, just bear with me because it is a lot and we have to design this, we have to take a lot into consideration. One is one foot candle at five feet above the grade, 50 feet from that ATM or entrance, we also have to provide 10-foot candles at five feet, five feet from the ATM, that translates a little more intense as you get closer to the ATM, two-foot candles at 30 feet, that is at grade so again we almost have a contradictory elevation that we have to illuminate for, and one-foot candle five feet above grade 60 feet from the ATM. The 51 is if you have a light meter, you actually measure toward the actual ATM so that is why

that one-foot candle is different so in order to accomplish that we are proposing three new poles, we are replacing all the area fixtures on the building. We are removing actually four of them as part of the project, we are leaving, we will call it the goosenecks at the front of the building, and all of that is really to comply with those requirements. We are also installing a fence located on the west side of the property, just generally located along the adjoining property, and that basically cuts off at...

Mr. Caruso: I am sorry, could you just, the three large, this is the front of the building, right? That item, the one next to it, the one in the back, what are you calling those items?

Mr. Modestow: These are the area pictures, the UU5's, they just correspond to the lighting detail that we have at the back of our page. These are the OUS pictures, I will flip to that page right now, they are generally these fixtures here. We kept it consistent throughout the banks so it is the UU6's, the UU5's, these are on the new area poles. Then you have the UU4's, the UU2's, just simply relating to the canopy fixtures and then the recessed UU3's located within that front overhang area.

Ms. Duffey: And this is a new fixture or what is currently there?

Mr. Modestow: So, some of them are new, some of them are replacements. The UU1's, UU2's, and UU3's are all replacement fixtures.

Mr. Caruso: Could you just point to the ones that are new so we can get a feel for it.

Mr. Modestow: I am going to circle in red the new fixtures as best I can.

Mr. Caruso: Thank you, that is better.

Mr. Modestow: These are the new ones, then the old ones, switch colors here, go with the blue.

Mr. Caruso: So, the blue are the old ones.

Mr. Modestow: Yes, they are the fixtures to be replaced. Anything that is noted with a Y indication, YH1, those fixtures are not as part of the scope and they remain. We are removing, there is an existing floodlight in the front of the

property, we are removing that and then the gooseneck labeled YH1, we are leaving as well.

Ms. Duffey: And the new ones are the same design as the old ones or it is a new design?

Mr. Modestow: It is a new fixture, it is a new LED fixture, I believe the ones on site are metal halide, they will be 30 k which will be that cooler color, not the bright blue with LED's. LED's give us the ability to kind of change the temperature of the light.

Ms. Duffey: But the actual fixture design is the same and you are just changing the light?

Mr. Modestow: No, it is a different fixture.

Ms. Duffey: So, it is a different design so there wasn't a gooseneck there before?

Mr. Modestow: The goosenecks were there before. These ones here, those were there, we are leaving those, we are not touching those. All the other ones that are really primarily for security purposes, we are replacing.

Mr. Caruso: And Jake on the lefthand side there are these little circles here, explain what is this on the left?

Mr. Modestow: So, there are bunch of existing trees that overhang onto our property. What they do with those branches coming in, they block light, what we are doing we are trimming those trees up at the property line to ensure they don't block light. If you actually go down that drive-through lane, it is kind of dark so we are trimming it back and that is where we are adding that fence right along that curb line, it is a six-foot-high fence, it actually acts as a what we call an obstacle which prevents people in that case someone has to go around it, six feet is what the State has determined as being as an obstacle.

Mr. Caruso: Billy Hajek, what are your thoughts on this application?

Mr. Hajek: Are you all complete with your presentation, Jake?

Mr. Modestow: That is it, yes.

Mr. Hajek: I understand there are some guidelines for requirements for having an ATM or a drive-through ATM but sort of the big picture here, I am just going to say this is a lot of lighting for the Village of East Hampton for one piece of property. I have some concerns over the pole mounted fixtures along the sidewalk, the public sidewalk and the spillover, the amount of spillover lighting that is going to occur from that. I think replacing the existing wall packs on the building, there are obviously going to be positive benefits from that because they are definitely not dark sky compliant right now; they are giant wall packs and if I understand it correctly, you are going to be putting on a fixture that is a little bit more dark sky compliant but those three fixtures along the front and the two by the drive-through if I understand correctly, I think are mounted at a height of 25 feet, I am not sure if I am reading the plans correctly.

Mr. Modestow: So, the two by the drive-through are mounted at 25 feet in height, the ones in the front are mounted at 12 feet so we bring them down as we get closer to the right-of-way. And this is the thing that we run into just speaking, we do this across the country and we ran into this issue, particularly in New York, where you have, we will call this the property conflicting with the we will call it our required location to eliminate. The you can see the dashed lines, the areas for this particular 50 feet, at five feet above grade, what we have to illuminate actually extends beyond our property line. And that is where our security teams have identified all the way out basically to the curb line. So, this is where we have that contradiction of basically ATM safety code and obviously the aesthetics of the corridor.

Mr. Hajek: I understand so we have to strike a balance here. My suggestion to the Board would be for the Board Members to go out and take a look at the site, specifically at night, and the existing lighting and then I think we should refer the plans to the Village's consulting engineer for his review and let Vin Gaudiello opine on the fixtures and the requirements if he is aware of them as to what has to be lit and if there are possible alternatives to accomplishing the objective of lighting this the way it is proposed. Could you do bollards or something in the front area?

Mr. Modestow: I have explored that, I have done that a couple of times, the Bank, one, doesn't accept bollards lighting, two, bollards usually are not at 32 or 34 feet, 36 inches, sorry, so that is right at most, the compliance is five feet so we have would to have these five-foot bollards, they don't do as much spread as you would think so we would need like 30 of them just across the front.

Mr. Caruso: Any other questions from the Board Members? Amy?

Ms. Dalene: I had done a little walk through of the Village, I was curious on what other banks in town are doing and what their lighting looked like and actually let us say Chase Bank in the Village, their lighting is actually matches what we have on the streets of Main Street and I think this being something that is an exposed building that is so close on Newtown, it is something to consider is looking at the aesthetic of the streets. It is literally right there on the sidewalk. Something I saw was what Chase had in front of their, by their ATMs and everything like that.

Mr. Caruso: I agree with Amy and I agree with Billy, I think this needs to go to the engineer and I think we have to be careful with lighting, lighting is good but too much...

Mr. Dayton: You don't want the spillover.

Mr. Caruso: I don't want to change the way Newtown Lane looks with a lot of these heavy-duty lights that make it look like...

Mr. Dayton: Like a 7-Eleven.

Mr. Caruso: Two o'clock in the afternoon on a sunny day in August. Any other comments? Tom Preiato? Any thoughts on this?

Mr. Preiato: I think Billy put it nicely, let our engineer look at it, he has the expertise as far as footcandles acceptance, it is nicely presented.

Mr. Caruso: Thank you. Any other Board Members, any other comments? So with that, we should go ahead and refer it to our engineer and then take a look at it and then Members of the Board can go over and look at this. I can't determine what it is going to look like right.

Mr. Dayton: I think that is a good idea have him take a look at it; we are not electricians.

Ms. Duffey: I just have one, are there any banks that you guys, in the area, that you guys have made these transitions that we can see what this light looks like also?

Mr. Modestow: Yes, I can suggest a couple of references where they have been installed recently. This is kind of a standard fixture so I could share these couple of photos and locations in the area.

Mr. Caruso: Did you do this in Southampton or someplace like that?

Mr. Modestow: Yes, pretty much the entire island, you will start seeing it all the way through, many new lighting fixtures. Most banks should be doing this but obviously Bank of America is trying to jump ahead of this.

Mr. Hajek: Just a quick question on the fence. It is a black metal?

Mr. Modestow: Yes, it is a black metal.

Mr. Hajek: And it is very opaque, it looks like it is little small two-inch rods.

Mr. Modestow: Yes, it is almost like a wrought iron fence situation, obviously it is not wrought iron but it is that same look, again, it just acts as obstacle in case someone had bad intentions on the other side, they would have to go all the way around.

Mr. Hajek: So it will keep the vegetation back too a little bit.

Mr. Modestow: Yes, that too.

Mr. Caruso: Jake, thank you. Any other questions from the Board? So, we will go ahead and we will get our engineer to look at this and then you will come back to us. Thank you.

Mr. Modestow: No problem. Have a great day.

Mr. Caruso: Are there any other questions from the Board on any other matters? Pam, any unfinished business we may have?

Ms. Bennett: No, there is nothing else on the agenda.

Mr. Caruso: Okay, thank you Pam and thank you Board Members. If there aren't any other questions, I will entertain a motion to adjourn?

Mr. Dayton: I will make a motion.

Mr. Caruso: Do I have a second?

Ms. Corwin: I will second.

Mr. Caruso: Great. All in favor?

Mr. Dayton: Aye.

Ms. Dalene: Aye.

Mr. Caruso: Okay great. See you at the next meeting.

The meeting was adjourned at 9:51 a.m.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 4/19/22
TIME: 2:53 pm

Patricia J. Bennett