

Design Review Board
May 18, 2021
9:00 a.m.
via Video-Conferencing and
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Those present were:

Robert D. Caruso, Chairman
Kristin Corwin, Vice Chairman
C. Sherrill Dayton, Member
Amy Dalene, Member
Ann Duffey, Member
Vincent Messina, Jr., Village Attorney
Lisa Perillo, Village Attorney
William Hajek, Village Planner
Robert Hefner, Director of Historic Services
Ellen Kinney, Applicant, A.L.C.
Aileen Zelekowitz, Applicant, A.L.C.
Sarah Chapman, Agent on behalf of Blue Parrot
Jonathan Baker, Architect on behalf of Blue Parrot
Tom Cooper, Applicant
Jonathan Tabet, Attorney on behalf of Tom Cooper
Jody Gambino, LTV Moderator
Pamela J. Bennett, Village Clerk

Mr. Caruso: Good morning everyone. I call to order the Design Review Board for Tuesday, May 18, 2021.

1. **A.L.C. – 51 Newtown Lane – SCTM #301-3-4-5**

Mr. Caruso: The first item on the agenda is A.L.C., 51 Newtown Lane. Is the applicant present?

Ms. Kinney: Yes.

Ms. Zelekowitz: Hi.

Mr. Caruso: Hi, good morning Ellen. Could you describe what you would like to do?

Ms. Zelekowitz: Did she submit a picture?

Mr. Caruso: We received a photograph.

Ms. Zelekowitz: It is an artificial floral installation so it would be completely not invasive to the building in any form, it would be faux rooted in a pot at the base right to the left of the front door out of the way of the sidewalk. It would arch over the front door and be adhered to the building but again in a very non-invasive way.

Mr. Caruso: And what it is made of?

Ms. Zelekowitz: You know I am not entirely sure, probably silk, but they are artificial, it is like an artificial floral vine, he is a professional artificial floral installation artist.

Mr. Caruso: Okay. Do I have any comments from the Board?

Ms. Zelekowitz: It is all green so it will tie into the surroundings, nothing too jarring, and we would have it up for the duration of the summer.

Mr. Caruso: And what happens after the summer? It comes down?

Ms. Zelekowitz: Yes, I think so and if we wanted to keep it up or change it, we would come back to you for that, maybe we would do something for the fall that is different but it would be up for the season.

Mr. Caruso: Anyone on the Board? Sherrill?

Mr. Dayton: Yes, I would like to make a comment. Is there not an ordinance that plants and things cannot be higher than three foot in front of a building?

Mr. Caruso: I have never heard of anything higher than two or three feet.

Ms. Zelekowitz: I just want to point out that it hugs the wall, it is meant to mock a vine that crawls up the side of the building so it is not really out in the sidewalk, it is hugging the structure.

Mr. Dayton: That is more than three feet.

Ms. Zelekowitz: It will be.

Mr. Caruso: Basically, it looks like it is about 10 feet tall or higher, right?

Ms. Zelekowitz: It literally will go up the side of the door and over the door so, again, it is meant to look kind of like a vine that goes over the door, it is meant to look very natural.

Ms. Duffey: So it is not the same as the photograph that was sent, it is not the same combination of...

Ms. Kinney: Yes, it is going to be very similar to the photograph that was sent in, Egg Shop, that is the inspiration behind it. So it is going to be the same idea except on our own storefront.

Ms. Dalene: The one in the photoshop looks like, the one in the photos that you guys sent, looks like that is a real tree, is that...

Ms. Kinney: It looks real, it is artificial.

Ms. Dalene: So the one in the photo is artificial?

Ms. Zelekowitz: Correct.

Ms. Kinney: It is. His though, in the Egg Shop inspiration, it is meant to look like it goes into the ground, ours will be on the front pot, to the left of the front door.

Ms. Dalene: How big will your pot be?

Ms. Zelekowitz: I think nothing too big, maybe something like, I do not know, I would image about 24 inches in diameter.

Mr. Caruso: And what would it be made out of?

Ms. Zelekowitz: Like a ceramic flower pot.

Mr. Caruso: Okay. Bob Hefner, can you weigh in on this?

Mr. Hefner: This is a temporary installation. I think that is the main consideration, just there for the summertime.

Ms. Duffey: Have we allowed faux versus real on a building before, prior?

Mr. Caruso: I do not believe so.

Ms. Bennett: I do not believe so.

Mr. Caruso: I do not believe we have ever had anything faux before, and I do not know what kind of precedent that would set and also, we have no, without having, we normally go with real, live items and normally as Sherrill Dayton said they are no higher than a couple of feet or three feet, let us say.

Ms. Bennett: Yes, three feet.

Mr. Caruso: I am sorry, Pam?

Ms. Bennett: Three feet is the limit for a planter installation.

Ms. Zelekowitz: The reason we chose this florist is because this will look incredibly real, I believe it was Ann that pointed out in the photograph, Ann or Amy I am not sure who said it, but it is actually very hard to tell that it is artificial which is, again, why we chose him. The reason we did not ask for a proposal for real is because that type of vine usually digs into the side of a building and this is again a very non-evasive to the structure but it is quite beautiful. The reason we were considering temporary because when the leaves start to change, we want it to look very natural with the environment, again, at the end of the summer whenever everything starts to change, I think we would probably bring it down or propose for something new. And it also looks very green and alive, whereas a live one might have some dead leaves or not necessarily have success of looking like it is flourishing all summer. So again, that was part of the reason why we are requesting to use this florist.

Ms. Duffey: Did he do this one or this is just something you would like to have...

Ms. Zelekowitz: That is his work.

Mr. Preiato: Mr. Chairman, if I could?

Mr. Caruso: Yes, Tom, please.

Mr. Preiato: Thank you. If I could just remind the Board that we do have a restriction as far as planter boxes, I just wanted to mention that to the Board.

Ms. Zelekowitz: Noted. Another suggestion, we are happy to do something smaller, we could actually ask him to do it so it looks like it is coming out of the sidewalk or wrap around the side so we do not even really need to use the planter if that is something you are opposed to.

Mr. Dayton: I do not think it is the planter, I think it is the height. I think that sort of sets a bad precedent for what is the next case scenario, another store would maybe want something similar. We have a height limit and I think we ought to stay with a height limit.

Mr. Caruso: Absolutely. I believe Sherrill has a very good point there. I think once we start doing something like this then all bets are off, we are going to receive probably other items like this, and I always admire East Hampton, the shops here always use live plants, and, again, as Pam pointed out, not higher than three feet. First of all, we do not know what it really is going to look like in reality. I do not think we should have something that towers above everything. It is not like it is natural and it grew here and we are somewhere in a tropical climate where something like a Bougainvillea will just simply grow out of the ground. I personally do not see it fitting in into the Village. There is no precedent for it.

Mr. Dayton: I agree.

Ms. Duffey: I agree.

Ms. Zelekowitz: Everybody has seen the image?

Mr. Caruso: We have the image.

Ms. Zelekowitz: Okay, if you are opposed to this then would we be able to have the planters like the buildings on both sides of us, those small white planters with live plants?

Mr. Caruso: Yes, you can certainly put in an application to Pam. And with the planters we would need to know dimensions, the color, and height and whatever real, live plant you would like to put in there or something like that.

Ms. Zelekowitz: It is the same, there is a business, immediately to the right of us, Room and Board, has low white planters and then there is another business to the left of us down the street that has the same exact white planters.

Mr. Caruso: Okay.

Ms. Zelekowitz: A small flower something like a forget-me-not so I guess that is what we would be proposing.

Mr. Caruso: But you would have to put in an application for the planters, Pam, am I correct?

Ms. Bennett: That is correct, yes.

Ms. Zelekowitz: Then we have to re-submit.

Ms. Bennett: Yes.

Mr. Caruso: You do.

Ms. Zelekowitz: Okay and when is that next consideration?

Ms. Bennett: June 1st.

Ms. Zelekowitz: Okay.

Mr. Caruso: Can I have a motion then to, we will just speak to you on June 1st.

Ms. Zelekowitz: All right, thank you.

Mr. Caruso: Thank you.

2. Blue Parrot – 31-33 Main Street – SCTM #301-3-4-24

Mr. Caruso: The next item is the Blue Parrot. The Blue Parrot put in an application for Belgian block. Is the applicant present?

Ms. Chapman: Yes.

Mr. Caruso: Good morning Sarah.

Ms. Chapman: Good morning. Yes, we had put in Belgian blocks, unfortunately it got really expensive because of COVID so we tried to do the next, find the next

best thing to fit in with the Village and that is what we propose this time, concrete mixed in and piped in white.

Mr. Caruso: I noticed the area is 400, how many square feet will the Belgian block take, 480 square feet?

Ms. Duffey: It is not Belgian block anymore, right, that they are proposing?

Ms. Chapman: Right, it is not Belgian block.

Mr. Baker: The approved re-paving plan was originally for Belgian block; I believe it was approved last summer and we would like to file an amendment to change the material from a Belgian block to an exposed aggregate concrete with sort of a wood divider pattern. So as you can see there are sort of two sample pictures of this exposed pebble aggregate.

Mr. Caruso: Oh, I see it.

Mr. Baker: It is a similar color to the Belgian block, so more blues and grays so it sort of matches. I was thinking like currently the old re-paving showed some existing Belgian block and then the new part, so it is 480 square feet but so that we would have sort of less material, we were going to remove the existing Belgian block which is roughly 90 square feet and the re-paving plan is the same area as the past approval but it is just changing it to the one material.

Ms. Chapman: We are trying to keep consistency as much as possible for the Village so that we have the wood and just this new flooring instead of having many elements fighting each other. So that is why we thought this would be, obviously with your approval, the most complimentary to the area.

Ms. Duffey: How large are the squares? What is the size of the pattern? The pattern versus the wood.

Mr. Baker: It is a one by material so it is roughly three quarters and the pattern is an eight-foot square pattern.

Ms. Duffey: It is eight-foot square.

Mr. Baker: So I think also the existing, the area to the east of the patio, we are showing on the drawing, it says new exposed aggregate paving. It is currently just

asphalt and it is pretty patched and there are a couple of sewer covers there. They are sort of like at different elevations and I think just for getting, the site is slightly sloped for drainage, so we are trying to maintain that same slope and we feel like this material would drain better than a cobblestone because we want to avoid any standing water in this area.

Mr. Caruso: I see. And right now, it is rather patchy, it is not smooth, am I correct?

Ms. Chapman: No, it is very patchy.

Ms. Duffey: And this is going to look more like asphalt with it being such a large square, an eight-by-eight square?

Ms. Chapman: No, I do not believe so. I think the asphalt is quite messy and has not been kept up along the alleyway but I really think this material will be nicer and since it is quite a big trash area in that space, I think we can clean it a lot better and we can maintain it. It will be brighter and lighter than the asphalt currently there now which is a dark black pretty much, but I think this will be a little brighter but will not retain that much mess so we can clean it easily.

Mr. Caruso: That sounds great.

Ms. Corwin: Sorry to interrupt but I think the material would probably be safer for walking and also for ADA than Belgian block or what is currently there. I think the smoother surface for walking or anybody with a cane or walker or a wheelchair would be better as well.

Mr. Messina: So Ms. Corwin, you beat me to the point, you are absolutely correct about the ADA compliance and by making it accessible, absolutely correct.

Mr. Baker: I think that was one of our considerations is that the old existing Belgian block you do not need to go over it to get onto the ramp but with the old approval, it was all Belgian block so I think since there is the ADA ramp there, that is true, it will be easier to access.

Mr. Caruso: Well, if anybody has spent any time walking on Belgian block, they know how difficult, you can catch an edge especially if you are concentrating on where you are walking, it could be quite dangerous. Any other questions? Okay, if not, I would like a motion, is there a motion to approve?

Ms. Corwin: I will make a motion to approve.

Mr. Caruso: Do I have a second?

Mr. Dayton: I will second.

Mr. Caruso: All in favor?

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Mr. Dayton: Aye.

Ms. Corwin: Aye.

Mr. Caruso: Thank you all from Blue Parrot and it looks great. Thank you all.

Ms. Chapman: Thank you.

Mr. Baker: Thank you for fitting us in, I appreciate it.

Mr. Caruso: Jonathan, have a great day.

3. Tom Cooper – 106 Newtown Lane – SCTM #301-1-7-1

Mr. Caruso: The next item on the agenda is Tom Cooper, 106 Newtown Lane. Is the applicant present?

Mr. Hajek: We had Jon Tarbet on but I think we lost, I do not know if he had a computer issue but he just dropped off.

Mr. Caruso: We have a committee, right? Why do we not discuss the application here and you all put in a lot of work on this and it looks quite nice. We all have in front of us the drawings, Ann and Kristin were on the committee, along with Tom Cooper and I looked at the drawings and we have also spoken to Tom Cooper regarding this. Ann, do you want to go over the drawings a little bit?

Ms. Duffey: Sure, I think the major change was adding some details, some architectural detail to the façade and then the sides of the building that do not have

the red brick was changed from, he had a faux siding, and it is now changed to stucco, and then adding the awnings and then the entrances are now, both doors to both lower section entrance and the office that is below the housing is ADA compliant on entrance. Kristin, do you have some other?

Ms. Corwin: Yes, I think having a rendering showing the details is quite helpful over what we initially saw, and I do think it looks a lot better, and we had discussed possibly the stucco color going down the side being more of a gray, but I think this iteration that we are seeing now is much improved and I think as Ann mentioned with ADA compliant entrances and seeing the awnings and the brick detail is a big improvement.

Ms. Duffey: I also went to this brick, I think all of you guys, I do not know if everyone picked up the sample of their brick, but I had concern that it was all too kind of light in color and was not close to kind of some of the red brick in the area, and actually went to Southampton Brick in Wainscott and in Southampton and looked at pallets of it and there is variation and darks to light so I think that the brick that he is proposing will look nice and alleviated my concern on what the samples had looked like. And I took pictures of those if anybody wants to see what the pallet looks like I can also send those around but it does look, there are some darks in the pattern so it is not like just a monochrome light red building which another discussion Kristin and I have had.

Mr. Caruso: And I have to say both Ann and Kristin did a beautiful job with the applicant as far as the corbelling of the façade of the brick, which looks really nice, and also, we really appreciate the fact that the grout between all the bricks will be matching as far as a gray color and not in the yellow zone as Ann provided this, Ann, gray dawn, would you describe gray dawn?

Ms. Duffey: Gray dawn is a light gray. I mean the one thing it would be nice to see it on a larger sample. I think that a light gray would be the way to go on the stucco so there may be some adjustment to that color but I think as a light gray against, sided with the red in the front, would look nice on the building with gray grout.

Mr. Caruso: I agree. Anything other than the yellow zone, which I do not think we like that, but actually since this is another entrance to the Village, and a very important entrance, this building was always sort of an eyesore but I have to say with these new drawings and the amount of work that you all put into it, I have to say it looks really quite nice. And also looking at what Ann is suggesting that both

sides of the building that will be exposed to seeing, will also be in this stucco of which we could later decide whether it be a little darker or a variation of.

Ms. Bennett: Mr. Chairman, the caller might be Tom Cooper or Jon Tarbet.

Mr. Caruso: Beautiful.

Mr. Hajek: It is Jon, he notified me that he called in.

Ms. Bennett: Okay, good.

Mr. Cooper: Yes, we are here.

Mr. Caruso: Is this Tom or Jon?

Mr. Cooper: Yes, it is Tom Cooper.

Mr. Caruso: Hey Tom, good morning, how are you?

Mr. Cooper: Good morning. Sorry about that. We lost internet connection and then we did not have video feed, all those kinds of things, so technical difficulties.

Mr. Caruso: I was just thanking both you the applicant and also our two people on the committee, Kristin and Ann, I have to say all three of you did a really beautiful job bringing this together. I mean it was for many years, I guess maybe they did not think about it, but it was kind of an eyesore and I have to say with all your input and all your work on it, it really is quite beautiful.

Mr. Cooper: I appreciate it. I feel like the first time obviously we did not get as much information, I think Ann and Kristin helped bring that along so I appreciate their help.

Mr. Caruso: I thank all three of you for really putting it together and it sets a really good example for any future work on any item that we may have to do. I particularly like the corbelling. Your selection of the brick is excellent and the fact that you are going use a gray grout on the brick is going to be great and also the two stucco sides which you will see will be a gray dawn stucco color.

Mr. Cooper: Yes.

Mr. Caruso: Are there any questions from the Board for Tom? Sherrill?

Mr. Dayton: I would like to give you a little history on that building.

Mr. Caruso: We need that, thank you.

Mr. Dayton: That building was built by a fellow, he was a painter by the name of Whitey Houston and he built that as a paint store very similar to what the Golden Eagle was and through the years the paint store went into a restaurant and where you walk in the front door where it is now, that was a bar room in there...

Mr. Cooper: I want to know if you actually went there when there was a bar?

Mr. Dayton: Well, yes, I think I visited that a few times.

Mr. Cooper: That is what I was wondering.

Mr. Dayton: In my run.

Mr. Cooper: I figured you might have.

Mr. Dayton: They had restaurants, I guess there were a couple of restaurants, I think one was called Galley, Hitching Post was another name for it, and then it went over to Eberhart, he had the cleaners, I guess he started that and it has been a cleaners ever since. I think that building will look pretty good over what is there now and will be a big improvement and I like the style of the brick that we all got. I hope you do not run short of brick; I have one, a few others have a brick.

Mr. Cooper: I will come steal them back from you guys if I need a couple extra.

Mr. Caruso: Tom, I thought I would place my brick, since Pam does not have any more room in her office, I will place my brick at the front entrance to your building, is that okay, so you have at least five more bricks.

Mr. Cooper: I might need them with all the shortages so we will see.

Mr. Dayton: Okay, that sounds like a good plan. I will add mine to it.

Ms. Duffey: Tom? It is Ann. We were talking about the color and I know that you had initially thought that the coloring on the side of the, what used to be the

corner store, the bank, that kind of off-white beige was you know a color you were interested in and I looked at it and I believe, Robert, I do not know if you got over there to look at that coloration but people were kind of leaning toward doing that as gray instead of that beige or yellow color thought that a gray would be nice and in the stucco book, there is a color called gray dawn which seemed light gray but I am not sure once it is actually, it is a little swatch if that is light enough of a gray but it seemed closer to a light gray.

Mr. Caruso: Yes, I did notice that, Ann, and thank you for pointing that out. Go ahead, I am sorry.

Ms. Duffey: No, no I was going to say there is a building, it is called Gallery 53 that has a light gray that seemed like it was the same color as the gray dawn stucco but I think that that kind of that light of a gray was something that we were thinking would be a great combination both with gray in the grout and to have that similar color on the stucco part. That building, it is painted on brick but it seemed like when I looked at the swatch that that was that gray dawn was close to that color.

Mr. Cooper: So I am not, you and I talked about this at length the other day and fill the rest of the Board Members in, as I told you I am not adverse to gray, I do not mind the neutral kind of colors like that, my only fear in doing that is I felt like that would make it feel too heavy like a concrete structure and I like either a tanner or an off-white, not white because I do not want it to be too bright, too large either but that is why I like that other color a little bit more just because I did not want to feel like, I felt like the building might get a little bit too heavy if it was going to be gray and concrete.

Ms. Duffey: Tom, if you look at the Gallery 53 and you look at that color and the color swatch, you will see that it is a light almost white, it is a very, very light gray.

Mr. Cooper: Okay.

Ms. Duffey: And so, it is not going to look like concrete or heavy at all but it will contrast I think the white windows that you are proposing on that part of the building, it will make that white fresh and pop very nicely I think more than the kind of off-white. You are just not going to have the same sort of kind of freshness and more modern look to it.

Mr. Cooper: I am not adverse to the gray at all, I am fine with that, that was my concern and if you do not have that concern, I am okay with it. I was a little worried that if we went too dark with the gray that it would feel too strong but if it is that light of a gray, I will take a look at it today and talk about it and text you.

Ms. Duffey: To be honest with you, I am not sure that the gray dawn, it seems like when it was, it is a little swatch on a brochure so it may need to be lightened some more but that seemed to be the lightest of the gray and closest to, I would look at the Gallery 53 which is across from Chase Bank and so that is the kind of coloration of gray that I think will be really fresh on the building and really look nice against your white windows and with the brick.

Mr. Cooper: Sounds good to me.

Mr. Caruso: I always think though whenever you are dealing with whites, paint-wise, if one white is whiter than the other one then the rest sort of look dirty or they look like they have been upkept, but when you go with a light, light gray like this gray dawn, I think that that will make the windows look much better and not look like, oh, maybe the side wall should be white, I think it is much better to go with, Ann has a good point there.

Mr. Cooper: Okay, no problem.

Mr. Caruso: Okay so are there any other questions about this application?

Ms. Duffey: Can we look at the gray once it is, I do not know if, Tom, can we have him sample, do an actual sample of that to see if, or Tom, I am happy to work with you if you are doing sampling, I am more than happy to work with you and get a bigger sample and to help lighten it or whatever, I am more than happy to do that.

Mr. Cooper: I can get a piece of Hardiboard and I can get a tub of that color and we can put it on there.

Ms. Duffey: Great.

Ms. Corwin: It would be nice to see that next to the brick too because I think the light gray will look really nice with the color brick he chose.

Ms. Duffey: And Tom, do you know on that kind of stucco you are proposing, can you lighten, can you change the coloration or is it...

Mr. Cooper: I believe Stowe will actually let you customize a color, it is kind of like a paint store kind of thing but I will check into it for you but I will start with getting a thing of the color that we are talking about, the gray dawn, and then we will go from there.

Ms. Duffey: That is great.

Mr. Dayton: Sounds good.

Mr. Caruso: And why do we not do this, Tom, when you are ready with all that, the Board will simply all meet at that particular time when you us it is ready and we will look at that.

Mr. Cooper: No problem.

Mr. Caruso: Pam, on the signage and the awnings, the awnings for this building, that is a separate application, is that correct?

Ms. Bennett: That is correct.

Mr. Dayton: I believe it is.

Mr. Caruso: Okay, so why do we not go ahead, do I have a motion to approve the application?

Ms. Corwin: I will make a motion to approve.

Mr. Caruso: Do I have a second?

Mr. Dayton: I will second.

Mr. Caruso: Okay, all in favor?

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Mr. Dayton: Aye.

Mr. Caruso: Aye. And then Tom you will put in a separate application to Pam for the awnings and for the signage?

Mr. Cooper: That will not be for quite a while but yes, definitely.

Mr. Caruso: Yes, I know. So I think you all did a great job and thank you all for doing that.

Mr. Cooper: Great, appreciate it.

Mr. Caruso: Thank you. Are there any other questions? Pam, any additions?

Ms. Bennett: No.

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

Mr. Dayton: I will make a motion.

Mr. Caruso: Thank you, Sherrill.

Mr. Dayton: Do I have a second?

Ms. Duffey: I will second.

Mr. Dayton: All in favor?

Ms. Dalene: Aye.

Ms. Duffey: Aye.

Mr. Caruso: Thank you all for coming in; enjoy this beautiful day.

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

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 6/1/21
TIME: 10:30 AM

Pamela J. Bennett