

Design Review Board  
June 7, 2022  
9:00 a.m.  
via Video Conferencing and  
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Those present were:

Robert D. Caruso, Chairman  
Kristin Corwin, Vice Chairman  
C. Sherrill Dayton, Member  
Amy Dalene, Member  
Ann Duffey, Member  
Lisa Perillo, Village Attorney  
Billy Hajek, Village Planner  
Tom Preiato, Village Building Inspector  
Linda Beyer, Applicant, East End Hook Corp.  
Robert Rattenni, Applicant, 55 Main Street, LLC  
Karim Sabry, Architect from Dominic Kozerski's office, 55 Main Street, LLC  
Gerard Picco, Agent on behalf of Huntting Hospitality LLC  
Martha Reichert, Attorney on behalf of Huntting Hospitality LLC  
Edward Burke, Attorney on behalf of Huntting Hospitality LLC  
Daniel Terebelo, Architect on behalf of Huntting Hospitality LLC  
Matt Jedlicka, Engineer on behalf of Huntting Hospitality LLC  
Jody Gambino, LTV Moderator  
Pamela J. Bennett, Village Clerk

Robert Caruso: Good morning. I call to order the Design Review Board for Tuesday, June 7, 2022.

1. **East End Hook Corp. – 43 Pantigo Road – SCTM #301-4-3-6.3**

Robert Caruso: The first item on the agenda is the application of East End Hook Corporation, 43 Pantigo Road. Is the applicant present? Anybody? This is a repair, they want to replace the roof, what is happening is there is a leak on one of the buildings there and you all received this paperwork, and they wanted to replace the roof with a red asphalt roof, however, due to this pandemic, they are not able to from Riverhead Building to get the material to replace and repair the

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roof. So what they want to do is select the color. Their preferred color is black, onyx black, or, up to the Board, they would go with the slate stone gray. So we have all received this application. Do I have any comments from the Board?

Sherrill Dayton: No I think that slate stone gray looks pretty good to me. .

Robert Caruso: Yes, it does. Ann Duffey, what is your opinion?

Ann Duffey: Probably the slate stone gray gives more variation where it is going to look a little more natural.

Sherrill Dayton: Yes.

Robert Caruso: I think so, yes.

Ann Duffey: Weather versus the onyx black that is all one color so it is not like a natural weathering.

Robert Caruso: Yes.

Ann Duffey: If it was actual cedar shingles.

Robert Caruso: Right. Okay, anyone else?

Kristin Corwin: I think they are both quite nice. I agree the...

Robert Caruso: Oh do I cannot hear you. Are you speaking or is it me? Hello?

Pamela Bennett: We can hear you, Robert.

Robert Caruso: Oh okay.

Ann Duffey: Kristin had...

Robert Caruso: Kristen, I am sorry.

Kristin Corwin: Did you hear any of that?

Robert Caruso: No.

Kristin Corwin: Yes, sorry about that. I think they are both quite nice, but given the choice, I agree, I like this slate stone gray a little better.

Robert Caruso: Okay great. And I noticed that there is somebody here. Linda? No?

Robert Caruso: Okay. Is the Board in agreement? We will we will take a vote on this.

Kristin Corwin: Linda is here.

Robert Caruso: Linda? Okay.

Pamela Bennett: Does she want to speak about that?

Robert Caruso: Does she want to say anything or...

Pamela Bennett: We cannot hear you, Linda. She is trying to connect to speak.

Robert Caruso: Okay.

Pamela Bennett: Jump over to Tom's, yes. She'll be right there.

Robert Caruso: Oh okay.

Linda Beyer: Why does not mine work?

Pamela Bennett: There she is.

Robert Caruso: Oh Linda, good morning.

Linda Beyer: Hi.

Sherrill Dayton: Good morning.

Linda Beyer: I know they went ahead and ordered the black but they assured me that they could reuse it if that did not get voted first. So either one is fine.

Robert Caruso: So well you did not get it delivered, did you get a delivery of it or no?

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Linda Beyer: He ordered it already but it is not that big of a roof. He said he could use it somewhere else.

Robert Caruso: Okay, Board Members, what do we want to do here? Sherrill?

Sherrill Dayton: I like the gray.

Robert Caruso: Yes, okay.

Sherrill Dayton: I think it does give the roof a little more better contrast.

Robert Caruso: Yes. I think you are right, and, Ann you are you are also with the gray?

Ann Duffey: Yes. I said that too, yes.

Robert Caruso: Yes, I agree, I think the gray is the way to go. I think it has more life to it. So why do not we go with the gray.

Jody Gambino: We also have...

Robert Caruso: Do I have a motion to approve?

Pamela Bennett: Mr. Chairman?

Robert Caruso: Yes.

Jody Gambino: We have two callers.

Pamela Bennett: There are two callers on the line so maybe just check with them first.

Robert Caruso: Oh sure okay. Jody, may we have the first caller then?

Jody Gambino: Sure.

Robert Caruso: Who is that?

Jody Gambino: Caller ending with 7274, you are on the air. Are you calling about this topic? They might just be listening. Let me go to the next caller. Caller

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ending with 4857 you are on the air. Hi caller you are on the air ending with 4857.  
All right, seems like they are just listening in.

Robert Caruso: Okay.

Robert Rattenni: Excuse me, Robert. This does not affect me, I missed the very beginning. Which property are you speaking of? I am just curious.

Robert Caruso: Oh we did not get to your property yet.

Robert Rattenni: No, I know that. I was just curious what you were speaking of.

Robert Caruso: Oh I am sorry. There is a leak at 43 Pantigo Road, the East End Hook Corporation.

Robert Rattenni: Oh.

Robert Caruso: They have a roof that is leaking and they want to replace the roof.

Robert Rattenni: Okay.

Robert Caruso: They cannot get the red asphalt.

Robert Rattenni: No there is a roof being replaced near one of my other properties so I was just curious.

Robert Caruso: No that is okay.

Robert Rattenni: But I have no objections at all.

Robert Caruso: Of course.

Robert Rattenni: I was just curious which one you were speaking of that is all.

Robert Caruso: No problem.

Robert Rattenni: Yes thank you.

Robert Caruso: Thank you Robert.

Robert Rattenni: Thank you.

Robert Caruso: Okay so getting back to the topic here. I have no problem with the slate gray and apparently all the Board members are in agreement that it should be replaced with the slate gray, slate stone gray. Okay. May I have a motion to approve this application?

Sherrill Dayton: I will make a motion.

Robert Caruso: Sherrill thank you. Do I have a second?

Kristin Corwin: I will second.

Robert Caruso: Thank you. And all in favor?

Sherrill Dayton: Aye.

Ann Duffey: Aye.

Amy Dalene: Aye.

Robert Caruso: Okay. Thank you all. So proceed with the replacement of the roof with in gray. Okay thank you.

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

Robert Caruso: The next application is the Tutto Caffé, 55 Main Street, and Bob Rattenni you are here.

Robert Rattenni: Yes

Robert Caruso: Okay.

Robert Rattenni: Is Karim with us?

Karim Sabry: Yes, I am here. I am Karim from Bonetti/Kozerski Architecture. So I will I will cover with you guys today.

Robert Caruso: Okay great.

Robert Rattenni: Karim will be answering probably all of the questions for the most part.

Robert Caruso: Okay.

Karim Sabry: So would you would you guys like me to share? You guys have the latest one the May 23rd revision three right?

Robert Caruso: Yes.

Ann Duffey: Yes.

Robert Caruso: Can you do that Karim?

Karim Sabry: Perfect. Yes of course. Yes.

Robert Caruso: Thank you. Can you share your screen? Thank you.

Karim Sabry: Yes. Can you guys see this?

Ann Duffey: Yes.

Karim Sabry: Perfect.

Jody Gambino: I will make it bigger hold on.

Karim Sabry: So I think there were just a few items we had to, I feel like we have covered most of them in the previous meetings and there was just a few alterations so I am going to highlight those just to make it easier. So the planters are as they are were from last time. There is dimensions here just to get a sense of the size of the planters. Again, it will be wooden box planters painted in white to match the exterior and then pots to fill in the space in between. And then this part over here will be the main entry, and I think yes this is exactly what it was last time. The signage-wise, we had a discussion about matching the awning, the Pantone color from the awning, the brown, the dark brown, and to match it to the exterior signage over the windows. So we agreed to do that and so all the exterior signage is going to be in the same dark brown that is on the awnings.

Robert Caruso: Perfect.

Karim Sabry: And then we also added a detail just to show how the pin mounted signage will be over the windows. It will just be a quarter inch thick piece of metal

and then it will just be pin mount to the wall, protruding it three quarters inch off the wall.

Robert Caruso: Okay.

Karim Sabry: And then signage again, the green is allocating where the signage will be over the windows and then the flag signs will just two flag signs also in the same brown, and there they will in the replacement of the two existing flag signs that are there so they both protrude only 12 inches off the façade which is the current flag sign protruding.

Robert Rattenni: They fit the exact same dimensions of the preexisting ones that the Board previously approved for the previous tenants.

Robert Caruso: Okay.

Karim Sabry: And again, back to the planters and the distribution of the plant types, and then these are the cut sheets for the specifications for the lighting on the planters. So the planters as we discussed last time the lighters are just kind of stake lights and they illuminate just the foliage so just the plants, not the exterior facade or wall, and then the other one is just these down lights over here.

Robert Caruso: Great. Thank you Karim.

Karim Sabry: Thank you.

Robert Rattenni: One last thing to the Board that I will acknowledge, the enclosure which is not on the drawing but you are all aware of it where the equipment for the septic is, we did paint that white and it matches the building and personally I think it

great. It is a much more attractive, you know, it just coordinates everything together right in my humble opinion.

Robert Caruso: Yes, that was an excellent choice.

Robert Rattenni: Yes. Simple is good.

Robert Caruso: Yes.



Robert Rattenni: So it was it was very good and yes it works.

Robert Caruso: It was a good idea.

Robert Rattenni: Yes. Thank you.

Robert Caruso: Tom Preiato, any questions? What is your input on the application?

Tom Preiato: Thank you Robert so, yes, I think all the, it seems like the loose ends have been, or not loose ends, whatever was out outstanding, I do not have any opinion code wise.

Robert Caruso: Okay, thank you. Board members, any questions? Sherrill Dayton?

Sherrill Dayton: Yes, I have one question. On that clematis vine, it is in a pot, four foot by seven foot, what does that climb on? Is there some kind of a trellis or some kind of lattice work?

Karim Sabry: No it is going to be within the planter so it is not climbing on anything or not even the walls. So it is just going to have its own supports within the planter.

Sherrill Dayton: Because it does it does climb.

Karim Sabry: Yes.

Robert Caruso: But you are going to keep it horizontal sort of like I think they have that, Sherrill, at Main Beach they just have it in a wooden planter also.

Sherrill Dayton: Yes.

Robert Caruso: And it I always notice it looks great but it is horizontal.

Sherrill Dayton: Yes it is the most beautiful plant.

Karim Sabry: Yes.

Robert Caruso: It really is. Ann Duffey, your input?

Ann Duffey: Just looking at the, the lumens on the light fixtures going in the planters are low, it is a low lumen, I was just trying to see what that...

Karim Sabry: Yes.

Ann Duffey: That was my only question about how much light was going to get projected.

Robert Caruso: Okay, thank you. Amy, any questions?

Amy Dalene: I think the change of the signage color looks really nice with the Pantone brown, I think it looks really great. My one question would be with the lighting, with the down lights at your patios, where are those being, I am just confused, where are those getting mounted to? Are those on the ceiling above?

Karim Sabry: Yes, those are just taking replacement of these.

Amy Dalene: Oh gotcha.

Karim Sabry: Exactly where these locations are so we are just replacing these older ones because these are a brighter white tone. So it is just to replace these.

Amy Dalene: Okay perfect.

Robert Rattenni: The exact same locations.

Karim Sabry: Exact same locations, yes.

Robert Rattenni: Yes, and a much softer and you know I think more attractive and also more energy efficient as well.

Robert Caruso: Thank you. Kristen, your input on the application?

Kristin Corwin: Yes we have discussed previously...

Robert Caruso: We sort of have a little audio problem with...

Jody Gambino: I think that is on her end though.

Robert Caruso: Okay.

Kristin Corwin: All right can you hear me now?

Robert Caruso: Yes.

Pamela Bennett: Mr. Chairman, maybe you should check the callers again, if they are calling about this application.

Robert Caruso: Okay how do...

Pamela Bennett: Jody will do that.

Jody Gambino: Give me one

Pamela Bennett: No, Jody does that.

Robert Caruso: Oh okay.

Jody Gambino: So caller ending with 7274 you are on the line.

Robert Caruso: Okay.

Unknown: No, no questions.

Jody Gambino: All right.

Robert Caruso: Oh okay. Thank you. Anyone else?

Jody Gambino: Next caller ending with 4857, you are on the line. Are you calling about this topic, Hamilton? All right, does not seem like he is talking.

Robert Caruso: Okay thank you.

Tom Preiato: Robert, if I could just add one more thing.

Robert Caruso: Oh, Tom, yes please.

Tom Preiato: No, no, that is okay, to Ann and Amy's point regarding the lighting, I am just reminding the applicant that we do not permit up lighting, and I think this was going to be lighting that is covered with the plants I believe. So we just want

to make sure that we do not have an exposed filament, I will say, pointing upwards.

Karim Sabry: Of course.

Tom Preiato: I think we went over that.

Karim Sabry: Right, yes.

Tom Preiato: But I just want to reiterate that point.

Robert Caruso: Thank you, Tom, yes. I believe from our last meeting, Bob, you also, there were questions about the lighting and the lighting that is going to be in the planters. You also mentioned that they will be going horizontally within the planting and just illuminating the plants themselves, am I correct?

Robert Rattenni: That is that is correct, right Karim?

Karim Sabry: Yes it is directly just on the plants so it is not facing up or any other direction other than the actual greenery.

Robert Caruso: And all the bulb sizes are all low voltage.

Karim Sabry: Yes and its actual size, the size of the fixture itself, is also pretty small.

Robert Caruso: Yes.

Karim Sabry: It is just around three to four inches, even less.

Robert Caruso: Yes, I noticed that, thank you.

Sherrill Dayton: The only thing I would add was on those flag signs, are they necessary? You have signage on the building.

Ann Duffey: Is it not something that is already there?

Robert Rattenni: Yes, it is an existing situation. That is debatable, that is a legitimate question. I will not argue with it but it does tend to look rather nice, I

believe, you know they developed around the Village over the last probably 20, 25 years, they are existing, they are attractive I think when you see them.

Robert Caruso: Yes.

Robert Rattenni: And it gives a different perspective depending upon where you are standing from you know in the parking lot or walking on the walkway.

Robert Caruso: Yes.

Robert Rattenni: It is only two.

Sherrill Dayton: Okay.

Robert Rattenni: Yes.

Kristin Corwin: It is a valid point though because there is Tutto Caffé like six other times so...

Robert Rattenni: Well we had, you know, there is no additional signage at all on the building from what was preexisting because prior it was four individual spaces. There were, again, there is no additional signage whatsoever on the building so other than the fact that it is a repetitive name, again, I do not want to be redundant but there is no additional signage from what was preexisting and approved.

Karim Sabry: And this image also shows it with the logo on the valance of the awnings but it is at most cases the awnings are retractable. So it will not be pulled out. So you will not have all the signage that you are seeing here. So this is in the case that the awnings are out as well.

Robert Caruso: And Karim, the little flag signs, I am sorry, what are the dimensions?

Karim Sabry: They are they are 12 inches by 12.

Sherrill Dayton: 12 by 12.

Robert Caruso: 12 by 12 so they are really pretty small, yes.

Karim Sabry: And, no, it is directly onto to the face. There is already a groove that exists on the façade.

Robert Caruso: Right.

Karim Sabry: It kind of just slots in.

Robert Caruso: I do not have a problem with that.

Ann Duffey: Yes, I do not have a problem with that either.

Robert Caruso: May I have a motion to approve the application?

Ann Duffey: Motion.

Robert Caruso: Do I have a second?

Sherrill Dayton: I will second.

Robert Caruso: Thank you, Sherrill. All in favor?

Sherrill Dayton: Aye.

Amy Dalene: Aye.

Kristin Corwin: Aye.

Robert Caruso: Thank you, thank you all. Okay Bob Rattenni thank you, and, Karim, thank you.

Karim Sabry: Thank you.

Robert Rattenni: And I would like to take the time now that we have wrapped this up, I want to thank the Board for their collaboration and working with us, and you know we truly are trying to make this as attractive and as good as it can be for the Village. And we certainly hope we are going to be successful, and, again, just lastly thank you one more time. Thank you.

Robert Caruso: You are welcome. And thank you, your presentations are always very nice. Thank you.

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Robert Rattenni: I appreciate the acknowledgement. Thanks again and have a good day everyone.

Karim Sabry: Thank you everyone.

### 3. Hunting Hospitality LLC – 94 Main Street – SCTM #301-3-8-1

Robert Caruso: The next item on the agenda is the Hunting Inn, 94 Main Street. Is the applicant present?

Daniel Terebelo: Yes.

Robert Caruso: Good morning.

Martha Reichert: If I could jump in, Chairman Caruso, this is Martha Reichert from Twomey Latham. There are three applications. I believe Gerard Pico is going to handle the first two regarding the signage and the Belgium block walkway, and then Daniel Terebelo and Matthew Jedlicka from McLean Associates and myself and anyone else who is on, will deal with the site plan review.

Robert Caruso: Okay thank you for clarifying that.

Martha Reichert: Sure.

Robert Caruso: Okay.

Edward Burke: I logged in as well. It is Ed Burke Jr., co-counsel, with Martha. Hi everybody.

Robert Caruso: Hi there how are you?

Sherrill Dayton: Good morning.

Robert Caruso: Good morning. Okay so then the first part of this is the signage. Okay. Can the applicant present for the Board to see the signage that you are proposing? Can you share a screen with that?

Gerard Picco: I cannot share a screen but I can hold this up. This is the old sign.

Robert Caruso: Okay. Right.

Gerard Picco: This is the old sign.

Robert Caruso: Okay. Yes.

Gerard Picco: And I just had the new sign out, this is the proposed sign.

Robert Caruso: Yes, and I am sorry, Gerard, is that the same, they are approximately the same size, am I correct 24 by 36?

Gerard Picco: It is not the same size.

Robert Caruso: Oh okay. What was the original the original size?

Gerard Picco: The original size was 24 by 20, 18.

Robert Caruso: Okay. Well that is okay.

Pamela Bennett: Oh the signs that are there do not have approval from the Board they were sort of just temporary directional.

Robert Caruso: Okay.

Pamela Bennett: So that is why they are before the Board now.

Gerard Picco: Right.

Robert Caruso: All right.

Ann Duffey: So the original sign was 24 in height and 18 in width or the other way around?

Gerard Picco: This sign was 24 wide and 18...

Ann Duffey: 18 in height.

Gerard Picco: Yes.

Ann Duffey: So you are doubling the size of the height in the new sign?

Gerard Picco: Correct.

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Robert Caruso: Right. And this sign Gerard where will it be placed?

Gerard Picco: In the existing locations where the signs were.

Robert Caruso: Okay.

Ann Duffey: And where is that? Is that at the...

Gerard Picco: This is in the driveway. I have a site plan with the proposed locations of the signs, they are in the driveway area.

Robert Caruso: Yes.

Gerard Picco: I can show you this.

Robert Caruso: Right, yes I see, okay.

Ann Duffey: So are they on the building side? Is that at the entrance to the parking lot? Is that where...

Robert Caruso: They are on the Huntting Lane side. As you enter Huntting Lane, it is on the, there is one sign, it looks like one sign, it is that black dot, it is...

Sherrill Dayton: It is right on that driveway.

Robert Caruso: Yes.

Ann Duffey: So it is on the driveway, on the entrance to the driveway on the Huntting Lane side?

Gerard Picco: Actually it is in the middle of the driveway on that side and the second one is I am showing you a picture from the building side.

Robert Caruso: Yes I see it. Yes. Okay.

Gerard Picco: And this is the location of the existing on the Huntting side.

Robert Caruso: Right. Right.

Ann Duffey: And is that, is the size within code or is it larger than normal?

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Robert Caruso: Tom Preiato?

Tom Preiato: Yes, hi, Robert.

Tom Preiato: I believe that to be within the permissible code.

Robert Caruso: Okay.

Tom Preiato: You know the side, it is a cumulative amount, but I believe it is proper.

Ann Duffey: Okay.

Robert Caruso: I believe so also, yes.

Sherrill Dayton: Six foot.

Robert Caruso: The only thing I noticed about the sign, I think the signs are attractive, the only thing I noticed is that in your copy here you are putting down that it is a PVC.

Sherrill Dayton: Yes.

Robert Caruso: Plastic. As far as signs in the Village and around the Hunting Inn, I think we would prefer them all to be out of wood.

Sherrill Dayton: I think it would look better.

Robert Caruso: Yes.

Gerard Picco: Well the previous sign was metal.

Robert Caruso: Yes.

Gerard Picco: This three quarter inch AZEK, it looks like, it is not plastic, it is PVC but it looks like a piece of wood.

Ann Duffey: So it is AZEK?

Gerard Picco: Yes, it is AZEK.

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Robert Caruso: Okay. I do not have a problem with AZEK as far as you know building material. Tom, what do you think about the AZEK as opposed to...

Tom Preiato: Yes. It will definitely hold up better but this is just a prime example of kind of what has been going on over there.

Robert Caruso: Yes.

Tom Preiato: Kind of shoot from the hip and seeking forgiveness later.

Robert Caruso: Yes.

Tom Preiato: This could have all been avoided. I am here, phone call away, I do not really have an opinion on the material, I think it will probably look the same and it might have a little more glisten to it.

Robert Caruso: So the signs you are saying, I did not know that, are the signs already up? Is that it? Are they up?

Tom Preiato: They were up and then removed once we...

Gerard Picco: We removed them.

Tom Preiato: mentioned it.

Gerard Picco: I might also add they are not lit. There is no lighting on these signs.

Tom Preiato: I have no other comment really.

Robert Caruso: Thank you. All right, Board members?

Ann Duffey: I think if the material is AZEK and not PVC I think that that is that is okay and it will stay in better condition over time.

Robert Caruso: It will, yes.

Ann Duffey: So.

Robert Caruso: I agree.

Ann Duffey: And is the post white?

Gerard Picco: The post is cedar, it is cedar wood.

Robert Caruso: Oh cedar.

Gerard Picco: Painted white.

Robert Caruso: Okay, any other comments from Board members? Sherrill Dayton your opinion?

Sherrill Dayton: The only thing I wondered does it have to be three quarter inch? I mean they could not use half inch? I mean three quarter looks kind of heavy for a sign like that.

Gerard Picco: Let me just double check that. It is three quarter.

Sherrill Dayton: Yes, but it just looks kind of heavy.

Gerard Picco: Yes.

Robert Caruso: Well I think since it is going to be twice as large as the other sign the three quarter inch basically you are only off a quarter of an inch. I do not think that would really make any difference.

Sherrill Dayton: Oh yes probably not.

Robert Caruso: At all. So in regards to this sign application, do I have a motion to approve?

Sherrill Dayton: We will approve it.

Ann Duffey: I will make a motion.

Robert Caruso: Do I have a second?

Sherrill Dayton: We will second.

Robert Caruso: All in favor?

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Amy Dalene: Aye.

Kristin Corwin: Aye.

Robert Caruso: Okay great. And then the next part of this application is the Belgium block walkway. Who wants to handle that?

Gerard Picco: I will.

Robert Caruso: Okay. Why do you not explain it to us.

Gerard Picco: So we have a gravel driveway, we have a gray cut stone gravel driveway. It makes it difficult to pull any kind of luggage or travel gear on the gravel, so we are proposing a pathway from the parking area to the front entrance pathway.

Gerard Picco: And this will provide an elegant, stable surface to wheel a luggage or a bag instead of pulling that through gravel.

Sherrill Dayton: What would the base be on that?

Gerard Picco: This would be cobblestone.

Sherrill Dayton: Oh cobblestone?

Gerard Picco: Yes. It would be a cobblestone walkway. We thought it would be in keeping with the sensibilities, the cobblestone curbing, and the coloring and also the texture, it would be flush or level to the existing grade and it is...

Sherrill Dayton: I figured that.

Ann Duffey: And how far out does it go?

Gerard Picco: Right.

Ann Duffey: What is the depth? Off the...

Sherrill Dayton: There are no dimensions.

Gerard Picco: I marked exactly where it is going on the drawing.

Ann Duffey: Yes, I see that, I was just wondering what that dimension is off of the...

Gerard Picco: Off the existing curb it is one foot, off the existing curb. If we get any closer really it disturbs the integrity of the curb.

Sherrill Dayton: Yes.

Robert Caruso: Right.

Ann Duffey: There is a one foot break and it is between the curb and that is going to be?

Gerard Picco: Gravel.

Ann Duffey: So it is going to be curb, a foot of gravel, and then this cobblestone path?

Gerard Picco: That is correct.

Ann Duffey: And how what is the width of the cobblestone path?

Gerard Picco: 36 inches.

Ann Duffey: 36. Okay.

Robert Caruso: And it is going to be level with the stone driveway, am I correct?

Gerard Picco: That is correct. There will not be an encroachment on the driveway area at all.

Robert Caruso: Okay. And then how many feet is this to extend? Something like what 145 feet?

Gerard Picco: You are correct. It is exactly, it is 145 lineal feet along, you know, tracing along the existing curb to the parking area.

Robert Caruso: Okay.

Amy Dalene: Are there any other cobblestone walkways around the property or is this going to be the only cobblestone walkway?

Gerard Picco: This would be the cobblestone walkway in the driveway to match the cobblestone curbing that is currently existing in the driveway.

Amy Dalene: But are all the other walkways on the property brick?

Gerard Picco: The other pathways are brick, red brick, and also there is gravel pathways in the rear.

Amy Dalene: Okay.

Sherrill Dayton: Are they going to be tight together, the cobblestone?

Gerard Picco: Yes, it would...

Sherrill Dayton: Walkway?

Gerard Picco: It would be tight. There would be a small joint, cemented joint...

Sherrill Dayton: Yes.

Gerard Picco: Between.

Sherrill Dayton: So they would all be pretty much flat?

Gerard Picco: Correct.

Sherrill Dayton: So nobody could trip on it, one block might be a little higher than the other a little lower?

Gerard Picco: No, it will be flat.

Sherrill Dayton: They will all be flat.

Pamela Bennett: Mr. Chairman?

Robert Caruso: Yes?

Pamela Bennett: Let us have Jody check in with the callers again.

Robert Caruso: Oh yes, could you do that?

Jody Gambino: Sure.

Robert Caruso: And let us see if someone is calling in.

Jody Gambino: So caller ending with 8274, are unmuted. Calling about this topic?

Unknown: I have got no comment, no comment.

Jody Gambino: Okay. Going onto the next one. Caller ending with 4857, you are on the air. Okay.

Unknown: No comment.

Jody Gambino: No comment? Okay. Thank you. That is all the callers.

Robert Caruso: Thank you, Jody. Tom Preiato, your input on the cobblestone?

Tom Preiato: Thanks, Robert.

Robert Caruso: Yes.

Tom Preiato: The only concern is that it is going to add to the coverage that is already preexistingly over.

Robert Caruso: Oh.

Tom Preiato: I know there is an application before the Zoning Board. I do not know if that would be, if that is on that or not.

Gerard Picco: It will not change the coverage where it is already existing coverage. We are just changing the surface type.

Tom Preiato: Okay. Understood. okay.

Gerard Picco: I have a photograph of where, maybe this will help delineate from the existing red brick pathway along the curb where we are proposing this.

Tom Preiato: Got it. So that would not...

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Gerard Picco: It would not...

Tom Preiato: No, that would not increase coverage...

Gerard Picco: At all.

Tom Preiato: Okay.

Ann Duffey: And I just have one other question is there a pattern that you are doing to the cobblestone? What is what is the pattern that is going to be...

Gerard Picco: Yes, it would be American bond which is the current bond in the brick pathway.

Ann Duffey: Okay.

Robert Caruso: Okay. Do they also call that a running brick pattern?

Gerard Picco: Correct.

Robert Caruso: Okay.

Sherrill Dayton: Running bond.

Gerard Picco: Right, right.

Robert Caruso: Okay then. Do I have a motion to approve the applicant's cobblestone walkway? Can I have a motion?

Kristin Corwin: I will make a motion.

Robert Caruso: Thank you, Kristin. Do I have a second?

Ann Duffey: I will second.

Robert Caruso: All in favor?

Sherrill Dayton: Aye.

Amy Dalene: Aye.

Robert Caruso: Okay. Then the last item is the site plan, and do you want to present that to the Board?

Martha Reichert: Are you talking to me, Chairman Caruso?

Robert Caruso: Yes.

Martha Reichert: All right. Hi this is Martha Reichert of Twomey Latham, 33 West 2nd Street, Riverhead, New York 11901 representing the applicant, Huntting Hospitality. I am also joined by my co-counsel Eddie Burke Jr. and Daniel Terebelo, the architect, and Matthew Jedlicka from McLean Associates who is the landscape architect.

Martha Reichert: Thank you for your time today. Our application is to install a three-story addition to the rear of the building to accommodate an ADA compliant elevator with an elevator lobby and that will be a three-story addition to the building. We also are proposing the installation of an in-ground swimming pool with a spa, a patio area adjacent to the swimming pool that will use permeable pavers, and a raised covered patio at the rear of the building as well which will accommodate a covered ADA ramp and walkway to access the entrance to the building. In addition to that, over in the pool area, we have proposed three cabanas which are mostly, they are open air cabanas to provide some shade and a place to lounge after swimming, and we have also proposed to redesign several of the walkways to reduce coverage. And as part of our application and with respect to the Village's transitional yards, we have proposed additional landscaping and screening to meet the regulations under the code but also to adhere to sort of the guidelines in the Main Street Historic District Handbook.

Robert Caruso: Billy Hajek, what is your input on this application, the site?

Bill Hajek: Good morning, Chairman, members of the Board.

Robert Caruso: Good morning.

Bill Hajek: So I prepared a very brief report for the Board, it was dated June 3<sup>rd</sup> and I gave a very brief outline of the proposed project. And so as Martha indicated, it is a proposed three story addition, the project is described as improving ADA accessibility by including an elevator, the swimming pool and spa,

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there are two patio areas one is a roofed over patio that is up against the building and the second is an at grade patio around the swimming pool, three cabana type structures are proposed, and the landscaping and redesigned walkways and the ADA ramp. I would just note that the project requires variance relief from the Zoning Board of Appeals. It needs a transitional yard setback variances, gross floor area variance, and I believe coverage variance, and, so, therefore, I think I would recommend that the Design Review Board keep your comments fairly generic and limited to the overall project. You can certainly express your opinion on any element of it but I would not get into the real nitty gritty details of it until the applicant has gone through the Zoning Board process and obtained the necessary variances from the Zoning Board. I would note that in relation to the building addition, it is sort of tucked into the, on the back side of the building. Based on the elevations that were submitted, the roofline is no taller than the existing ridge. So I do not believe at least from the elevations I do not think it would be visible from either Main Street or Hunting Lane. I think the swimming pool and cabanas, while they are proposing some landscaping to shield them from Main Street, I think some of that might be noticeable. Currently it is sort of an open vista back towards that brick patio and there is a couple of rows of landscaping the first being in line with the building is a low row of evergreen shrubs or shrubbery, and then I think there is some landscaping beyond that. But I mean I think it will change the appearance of the building from Main Street specifically on like the south side. That is essentially the summary of my comments. I do have some suggestions for materials that I think the applicant should provide to the Board in order for you to conduct your full review but that can occur after the applicant goes through the Zoning Board process.

Robert Caruso: Billy, thank you.

Bill Hajek: Any questions for me, I would be happy to try to answer them.

Robert Caruso: Yes. Board members any questions for Billy regarding this application?

Ann Duffey: Is it before the Zoning Board at this point? Has it have they gone to the Zoning Board at all?

Bill Hajek: So the applications were submitted simultaneously.

Ann Duffey: Okay.

Bill Hajek: And the hearing, the public notice has been prepared and I think tentatively it is slated for the July Zoning Board hearing. So they have not had a hearing yet but that is subject to change.

Ann Duffey: It seems like we should look at this once that is...

Bill Hajek: Yes the code, for nonconforming uses that require site plan review, the code requires the Board conduct a preliminary review before it is scheduled for a hearing before the Zoning Board just for you to give it a onceover and sort of vet with the applicant.

Sherrill Dayton: What about the lot coverage?

Bill Hajek: The lot coverage is increasing, the magnitude of the variance I could tell you that is, though it is preexisting nonconforming with regard to coverage, so the existing coverage is 41,100 square feet, I am using round numbers, they are proposing 42,600 square feet. So it is about 1,500 square feet increase.

Kristin Corwin: What is the permitted?

Bill Hajek: Allowable is 17,600 square feet.

Sherrill Dayton: What about the cabanas?

Bill Hajek: So the cabanas, they do add to coverage, but they are proposed on a patio surface and the patio is already included in coverage. They provided a set of plans, architectural plans, that show renderings of the cabanas but we do not have specific floor and elevation plans for them which is something I suggested they provide.

Sherrill Dayton: Yes.

Bill Hajek: They look to be roofed building, roof structures with sort of open air sides. It looks like lattice type siding on maybe one or two of the sides but I am not exactly sure.

Martha Reichert: Would the Board like me to share my screen so I can show you the renderings?

Ann Duffey: Yes, that would be great.

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Robert Caruso: Okay, yes.

Sherrill Dayton: It would be.

Martha Reichert: All right. Just one moment, let me get this up for you. Can the Board see these two color renderings of the cabanas?

Ann Duffey: Yes.

Robert Caruso: Yes.

Sherrill Dayton: How big is the pool?

Martha Reichert: You know, let me have our architect, Daniel Terebelo, jump in.

Daniel Terebelo: Hello.

Robert Caruso: Good morning.

Daniel Terebelo: Hi. Martha I think...

Sherrill Dayton: What is the size of the pool?

Daniel Terebelo: Just one moment. Martha, I was going to share it, but if you give me one moment I will try to pull it up.

Martha Reichert: Daniel, I can stop screen sharing and let you screen share if you would like?

Daniel Terebelo: That might would.

Martha Reichert: Sure.

Bill Hajek: Just to answer Sherrill's question, it is about 30 by 15.

Daniel Terebelo: Yes, that sounds right from memory of the dimensions.

Robert Caruso: And it also has attached to it or part of it, a Jacuzzi? There is a Jacuzzi...

Bill Hajek: Right.

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Robert Caruso: Within the...

Bill Hajek: No, that is not inclusive of the spa. The spa is a circular appendage off of that. I could not dimension it but it looks to be about an eight foot diameter.

Daniel Terebelo: I believe it is eight foot diameter, that is correct.

Robert Caruso: And what are the dimensions of the cabanas? There are two of them, am I correct?

Sherrill Dayton: That was my next question.

Daniel Terebelo: I believe they are eight feet by eight feet each.

Robert Caruso: And what is the height?

Daniel Terebelo: I will check.

Bill Hajek: The cabanas are about nine by nine feet by 10 feet roughly, nine by 10 or 10 by 10. Three cabanas are proposed.

Robert Caruso: Three.

Ann Duffey: So basically it is the length of the pool? You said the pool was 30 by 15 so if it is 10 by 10 they are...

Daniel Terebelo: So if you can see my screen, they are sort of flanking the two ends of the pool. All of this is sort of tucked in behind the building.

Robert Caruso: The outer limit or the outer wall of the swimming pool, how many feet is that from the building itself? If I were to divide that in half and run a line through the spa from that wall through the spot to the building, about how many feet are we talking about from the building itself?

Daniel Terebelo: Matt, do you have access to the CAD file? Can you pull that up? I mean I can sort of eyeball it based on this but I do not want to pull up my CAD drawings during this process.

Martha Reichert: All right, I have a ruler. So you want to know from the spa to the building itself?

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Robert Caruso: If you take a look where you have the word pool fence, take the length of the pool, divide it in half, draw a line straight through the middle of the spa to the building, how many feet approximately is that?

Daniel Terebelo: So you are looking at the dimension from the spa to the building?

Robert Caruso: Yes. From the end of the pool. In other words you have the word pool fence. Draw a line from the edge of the pool right through the spa to the building itself, about how many feet is that from the from the end of the pool?

Matt Jedlicka: I am opening up AutoCAD and I will get the exact measurement.

Robert Caruso: Okay.

Matt Jedlicka: So if the drawing opens.

Robert Caruso: Now another question, the fence itself, what is to prevent, what type of fence is that exactly?

Sherrill Dayton: It has to be four foot?

Robert Caruso: Okay. So what is the fence material again?

Daniel Terebelo: Matt, what do we have proposed on that? You should have that on the site plan, correct?

Matt Jedlicka: For the fence no, I am assuming we proposed a wooden fence because, we have not designed the actual fence yet.

Robert Caruso: Okay.

Matt Jedlicka: To be determined.

Robert Caruso: Okay. So one thing for future thinking about this project, if you want to move forward, or you are going to move forward with the application, is what will prevent sound and noise from permeating this pool area? There will be many people around it. So what is to prevent noise from traveling to your, our next door neighbors over there?

Daniel Terebelo: So if I can ask the Board, I know that I have seen in the area sort of a two layered which they have used rigid insulation to attempt to dampen some of the noise. We are beyond the noise envelope I believe, so between those two items, I am looking for some guidance from the Board as to what else we might be expected to do.

Ann Duffey: What is the proposed landscaping on the backside of the pool along that fence where you have the neighbor that is...

Daniel Terebelo: Sure.

Sherrill Dayton: A close neighbor.

Daniel Terebelo: Martha, can you pull up the site plan again real quick?

Sherrill Dayton: Sure. If you could stop screen sharing, I will share my screen again.

Daniel Terebelo: Okay.

Matt Jedlicka: As far as the answer for the distance perpendicular from the backside of the pool...

Robert Caruso: Yes.

Matt Jedlicka: going through the hot tub or Jacuzzi section and perpendicular to the pool, it is 54 feet to where it hits the building, but that is perpendicular to the pool.

Robert Caruso: Okay. Thank you, Matt.

Matt Jedlicka: You are welcome.

Martha Reichert: So before Matt jumps in to discuss the landscaping plan, I just want to draw attention to, there is existing mature vegetation already here so there is a fence along the property line, there is hedges, and then here we have all this additional buffer and vegetation that is planned to be planted. But the pool itself is 40 feet from the side yard so if this was a single-family residence it would meet the...



Ann Duffey: The setback.

Martha Reichert: ...swimming pool setbacks. The issue here is that because this is a commercial property in a residential neighborhood, we have the transitional yard of 50 feet, which is why we have to go to the Zoning Board, but, again, if this was a single-family residence, the pool is located in a place where it could be built without needing zoning relief. And so with respect to that on the transitional yard regulations require a minimum 20 foot buffer and we are proposing here to have vegetation all the way through the full 40 feet which I think will mitigate sound and noise in addition to the fact that there is a fence and a hedge.

Robert Caruso: Well the ZBA, that Board will have to determine all of those items.

Martha Reichert: Exactly but I will turn it back over to Matt so that he can speak towards the landscaping plan.

Matt Jedlicka: Well I think it is fairly self-explanatory that we tried to infill and screen with all sorts of different types of material that are taken off the Village's approved lists. We have things like holly and laurel and arborvitae, they are a decent size proposed some 10 feet high, 12 feet high. We do fill in with some lower shrubs like yew and inkberries, there is hydrangea, there is some ferns, a couple of dogwoods as far as decorative plantings. So the general idea was just to fill in and screen from the neighbor.

Ann Duffey: So currently where you are proposing the pool, if I am remembering correctly, it is pretty much open space or grass or...

Matt Jedlicka: There is some grass and open space but there is also like...

Ann Duffey: There is a patio.

Daniel Terebelo: The patio. It is a, there is a brick paver patio with some lounge chairs.

Martha Reichert: And there is a shed that is also being relocated to the parking lot area over here. So this shed right here is approximately existing in this location and it is proposed to be moved over here.

Ann Duffey: And the porch on the back of the building that, is that for dining or is it just the elevator and ADA access? What is the larger porch that is being added?

Martha Reichert: The porch is really, as you can see here, we have just some tables and some chairs, it is to provide a different area of outdoor recreation but it is covered, it is in the shade, it permits people to sit outside but not necessarily within the pool area.

Ann Duffey: But it is not going to be an extension of the restaurant?

Martha Reichert: No, no because the regulations do not allow the introduction of outdoor dining so that is not what we are proposing here.

Ann Duffey: Okay.

Robert Caruso: Any other questions from the Board on this application? If not then, we should let the applicant go to the ZBA and present your application to the Board there.

Sherrill Dayton: I agree.

Robert Caruso: Okay. All in agreement? We cannot decide on any of these items here.

Ann Duffey: No.

Robert Caruso: Okay. Thank you.

Martha Reichert: All right, thank you very much Chairman.

Robert Caruso: Okay thank you all.

Daniel Terebelo: Thank you.

Matt Jedlicka: Thank you all.

Robert Caruso: Okay. Thank you. Jody, any callers here or?

Jody Gambino: Let me check, give me one sec, there are no new callers on the line.

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Robert Caruso: Okay. Any other questions before the Board? Anybody with any items or unfinished business? Pam, anything?

Pamela Bennett: No, nothing else on your agenda.

Robert Caruso: Thank you, Pam. Board members, any other questions?

Sherrill Dayton: Not at this time.

Robert Caruso: Okay, thank you. Then I would...

Gerard Picco: This is, before we dismiss, this is Gerard, if we could get a transcript of the call for the pool, landscaping, the cobblestone, and the signage would be much appreciated.

Pamela Bennett: You mean minutes?

Gerard Picco: Yes, please.

Pamela Bennett: Sure, they will be done eventually.

Gerard Picco: Great, thank you.

Pamela Bennett: You are welcome.

Robert Caruso: Okay. Thank you applicants. If there are no other questions before the Board, I would entertain a motion to adjourn. Do I have a motion?

Sherrill Dayton: Yes, I will make it a motion.

Robert Caruso: Sherrill, thank you. Do I have a second?

Kristin Corwin: I will second.

Robert Caruso: Thank you so much, Kristin. All in favor?

Sherrill Dayton: Aye.

Ann Duffey: Aye.

Robert Caruso: Great. Well, have a great day, and I will see you at the next meeting.

The meeting was adjourned at 9:59 a.m.

FILED  
VILLAGE OF EAST HAMPTON, NY  
DATE: 9/6/22  
TIME: 10:45 AM

*Pamela J Bennett*

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