

Design Review Board
May 3, 2022
9:00 a.m.
via Video-Conferencing and
Published by Local TV, Inc.

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
Jenny Baker, Applicant, Maidstone Arms
Charles Regensburg, Builder on behalf of Mr. and Mrs. David Kuhl
Mariah Bruehl, Applicant, Playful Learning
Jonathan Davis, Davis Landscape Design on behalf of Playful Learning
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 3, 2022.

1. Minutes

Mr. Caruso: The first item on our agenda are the minutes of April 19, 2022. Do I have any corrections or questions?

Mr. Dayton: No.

Mr. Caruso: If not them I would, I am sorry, Sherrill?

Mr. Dayton: No, I was going to make a motion.

Mr. Caruso: Yes, may I have a motion Sherrill?

Mr. Dayton: I make it a motion.

Mr. Caruso: Do I have a second?

Ms. Corwin: I will second.

Mr. Caruso: Thank you. And all in favor?

Mr. Dayton: Aye.

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Mr. Caruso: Thank you all.

2. Maidstone Arms – Premises of Lexington Lounge LLC – 207 Main Street – SCTM #301-8-7-30.4

Mr. Caruso: The next item on our agenda is the Maidstone Arms. Is the applicant present?

Ms. Baker: Yes.

Mr. Caruso: Okay, good morning, how are you?

Ms. Baker: Good morning, my name is Jenny, you have my daughter's name Sienna Baker, I haven't yet figured out how to change that.

Ms. Corwin: I don't know either.

Ms. Baker: Wait, I got it, all right, I feel very smart all of a sudden.

Ms. Baker: After zoom and home schooling, that is what we have going on.

Mr. Caruso: And now could you just present what you would like to do there at the Maidstone Arms, please.

Ms. Baker: Yes. So as we spoke about two weeks ago, I would like to repaint it, I am interested in a new look so I am working within what could possibly happen based on where it is located as well. So I went back and I looked at Benjamin Moore historical colors and looked at what it would look like if I put black in there instead of the current hunter green, and then I also found three other colors that are not historic but I think are interesting so I sent color swatches for you as well for that and you can have a look at all four and see which might resinate. And then you have the actual sketch to see to what it would look like, that is just programmed in a computer. It is really the colors that I wanted to have a discussion about to see if any of those could work.

Mr. Caruso: Okay, thank you Jenny. Billy Hajek, your input on the colors?

Mr. Hajek: Good morning. I defer to the Board regarding the color samples that were submitted. I would just reiterate the location for the painting, what is to be painted, trim and shutters and such I think is traditional, the painting the pillars on the porch that I am not sure would be a traditional look for the historic district but other than that, I defer to the Board concerning the color swatches.

Mr. Caruso: Thank you. I believe the pillars will have to be left white because nothing in the Village and it is just really not a look to paint them black. Other than that, Ann Duffey?

Ms. Duffey: I think the other colors that she submitted versus the black, there is a lot of black and white going on that seems like it is going to, I don't know how traditional it is to have the actual black in the Village, but it just seems like it is more of a trendy thing happening right now to have flat black and white on the buildings. There were some of the Williamsburg colors, the Notre Dame which is a really dark, one of the darker colors that is a really nice difference from the hunter green, it is the CSP 570.

Ms. Corwin: Yes, we have a sample of that.

Ms. Duffey: Yes, I thought was a really nice color.

Mr. Caruso: I agree with you the CSP 570, I am just looking at it now. The other ones are like a greenish color the CW 675.

Ms. Duffey: The pale gray seems a little bit on the light side.

Mr. Caruso: Yes, I agree with you. I do like the CSP 570. Anybody else's input on this? Amy Dalene, what do you think?

Ms. Dalene: You know when I was looking at it too I thought the Notre Dame stuck out to me too, it is a really pretty color pallet, and I think leaving the columns white would be a good idea. That Notre Dame I thought was really beautiful.

Mr. Caruso: Right, thank you Amy. Sherrill, what is your opinion?

Mr. Dayton: I think the columns should remain white. I guess black is the in color today. I think the Notre Dame 570 would go very nicely.

Mr. Caruso: I do, yes.

Mr. Dayton: For the shutters and the door.

Ms. Corwin: I think the black is also historically a very popular shutter color and the 1770 Inn down the way has black and you will see a lot of black shutters with white houses but seeing how the 1770 does have black, maybe the Notre Dame, which is close enough, but it is also a very rich and nice color blue will be a good choice and I also agree leaving the columns white.

Mr. Caruso: Kristin, thank you. Anyone else?

Ms. Duffey: I think also she had a swatch of the finish which was a high gloss which I think is a nice finish. So I think the high gloss versus the semi-gloss would be nice in this darker color.

Mr. Dayton: I agree.

Mr. Caruso: Anybody else? Amy, what is your opinion about the satin versus the high gloss?

Ms. Dalene: I think it would look beautiful in the high gloss. I think having a trim in that would be really pretty out there so I would agree with Ann on that.

Mr. Caruso: The only thing is whoever is doing the painting, from my own experience, if the shutters are old, they are going to have to do a really great job prepping them and sanding them down because the bad thing about gloss is that it will show every imperfection. Other than that, does everybody like the, so we are

all in favor of CSP 570 and so far it looks like everybody likes the high gloss, am I correct?

Mr. Dayton: I agree.

Ms. Duffey: Yes.

Ms. Dalene: I agree with what Robert said is making sure that they are being prepped properly and you are getting a really nice paint job because you do want to make sure you put the work into it to prep it for that beautiful finish just for your own sake.

Mr. Caruso: Because any imperfection, I just know from 35 years of doing it, any imperfection will not look good so if your shutters are old, I would be afraid to do it in high gloss.

Ms. Baker: Should I ask the painter perhaps? They are starting to prep in a few days so I can have a conversation with him based on that.

Mr. Caruso: How does the Board feel about that?

Mr. Dayton: I think you put on a good prime and sand it up good and put your finish gloss on it, I think that would hold up good.

Ms. Duffey: I just had one other thing Robert, the white that she submitted is that the same white that is now on the now on the building?

Ms. Baker: Yes.

Ms. Duffey: Okay, all right, good.

Mr. Caruso: So sounds like the Board is in favor of the CSP 570 and in high gloss and Jenny I would just make sure that the painter is aware that he has to do a really great job prepping it otherwise you will not be happy with the...

Ms. Baker: I know, he is very excited to do the work.

Mr. Caruso: I am sure he is well Jenny thank you. Any other questions from the Board? May I have a motion to approve this application?

Mr. Dayton: I will make it a motion.

Mr. Caruso: Sherrill thank you. May I have a second?

Ms. Duffey: I will second.

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

Ms. Dalene: Aye.

Ms. Corwin: Aye.

Mr. Caruso: Okay, Jenny thank you, it was a pleasure and I know it is going to look great.

Ms. Bennett: Just to clarify, it is the doors, shutters, flower boxes, not the columns.

Mr. Caruso: Yes, not the columns, the columns are to remain white.

Ms. Bennett: Okay, thank you.

3. **David and Michele Kuhl Revocable Trusts – 4 Lockwood Lane –**
SCTM #301-13-10-16

Mr. Caruso: The next application is 4 Lockwood Lane. Is the applicant present?

Mr. Regensburg: Applicant here, Charles Regensburg, for the owner David Kuhl.

Mr. Caruso: Thank you. Could you please explain what you would like to do.

Mr. Regensburg: What we are proposing is the existing stockade fence that is facing west on Ocean Avenue, we would like to keep that, it is behind the privet, it is screened, it is going to turn I guess a natural silverish color because it is a spruce and it goes along the property from Lockwood Lane to the end of the property where the Village has acquired that other property next to the beach parking lot.

Mr. Caruso: Billy Hajek, did you have a chance to look at the property and what is your opinion about what they would like to do here.

Mr. Hajek: Yes, I visited the site, I submitted to the Board some photographs and I have reviewed the sketch that was submitted, the colorized sketch, it wasn't exactly clear to me the limits of what was proposed.

Mr. Regensburg: I can run through that if you would like. This was prepared by the owner, I know it is a little deceiving and hard to read, I should have emphasized that but I could go through it quickly if you want me to.

Mr. Hajek: Sure, that would help.

Mr. Regensburg: Okay, besides the stockade fence that is facing on the west side, facing west of the property, the front property on Lockwood Lane we have a row of privet that goes from Ocean all the way down to Lockwood to the end of the owner's property which butts up to 10 Lockwood Lane, and then there will be a service gate and a man gate and then a driveway entrance. I am pretty sure that the driveway entrance is pretty clear. I attached two drawings of what the man gate would be and the service gate on the second page, I am not sure if you all have that...

Ms. Corwin: Yes.

Mr. Dayton: Yes.

Mr. Regensburg: This right here...

Ms. Corwin: Yes.

Mr. Regensburg: Then obviously bringing the deer fence around to the east side of the property and then back down to join across, to attach to the stockade fence at the rear of the property.

Mr. Hajek: Which fence? Did you say deer fence?

Mr. Regensburg: Yes, the six-foot high deer fence with two wires on it, was told 12 inches apart.

Mr. Hajek: The deer fence is on top of the retaining wall?

Mr. Regensburg: Well no we had the deer fence, well that was a good question, we were not sure if we were going to put it on top of the retaining wall or on the lower part of the retaining wall.

Mr. Hajek: Okay.

Mr. Regensburg: Because we have to have something for safety reasons so because there is like a three and one-half, four-foot drop in certain sections on the retaining wall so we were going to try to navigate that so that the deer fence could also act as a pool fence as well.

Mr. Hajek: Well the height of fencing is, you cannot put a six foot fence on top of a five foot retaining wall because then you would have a, essentially you would have an 11 foot high fence.

Mr. Regensburg: Right.

Mr. Hajek: So I would recommend that, this is not easy to understand what is proposed and where, my recommendation to the Board would be to have an actual survey showing what exists and what is proposed because I think we are already deviating from the prior approval in terms of location of retaining walls. I included a copy of the survey that was approved by the Board and the area of retaining walls was fairly limited to the south side of the property and around the swimming pool, and I am not sure exactly the extent of walls now but I think they extend completely up to the rear yard property line or the easterly side property line...

Mr. Regensburg: They are off by, they are set back about three feet from the property line.

Mr. Hajek: Okay.

Mr. Regensburg: And that continues all the way around to the south part of the property line, there is a buffer there so that the Kuhl's property, at the end of the retaining wall going south, there is three feet to that property line.

Mr. Hajek: Okay, do you understand that that is not what the Board previously?

Mr. Regensburg: From my understanding, yes, I wasn't a part of that application, I am just a part of finishing this project up.

Mr. Caruso: So why don't we simplify this application by going back, resubmitting a survey, and let us do some more detailed drawings of your fencing, what you would like to accomplish because I find it also very confusing and why don't you resubmit that.

Mr. Regensburg: Okay, we did have the surveyor come out and start that work on the retaining wall part, but I will ask him to show what is there existing, show the heights, the elevations, and the proposed fencing. My only question is, is it possible that we can talk about the stockade fence that is there now before the privet continues to grow?

Mr. Caruso: Billy, what is your opinion?

Mr. Hajek: Sure, you can, I mean I think it is fair for the Board to give their opinion on the fencing. I am aware of two stockade fences in the Ocean Avenue Historic District, I believe both were preexisting, I am not sure if any have been approved in my modern memory. The Guidelines for the District call for sort of an open, more of an open, low gates, low fences, no higher than four feet. There have been some six foot fences approved but they are deer style fencing, wire mesh fencing.

Mr. Caruso: You know I think to keep this simplified so we don't go in all these directions, I think what you need to do is resubmit the survey and resubmit all the drawings related to it so we have a comprehensive look at it that goes from A to Z. I don't really want to pick parcels out of it and say this is good, this we will wait on, that is not the way to do it so if the applicant could just go back to the drawing board, send us everything that is in a logical order, the survey, all the fencing, everything that you want to do and stipulate that in some sentence structures here so we know what we are looking at, okay?

Mr. Regensburg: Very well.

Mr. Caruso: Okay, thank you, have a nice day.

4. Playful Learning – Premises of East End Hook Corp. – 43 Pantigo Road – SCTM #301-4-3-6.3

Mr. Caruso: The next item on the agenda is the design and site plan application for Playful Learning, 43 Pantigo Road. Is the applicant present?

Ms. Bruehl: I am present but I think Jonathan Davis is going to be presenting the plan, is he here? Is anybody from Davis Landscaping on the call? Okay, I will try to answer any questions.

Mr. Hajek: I see a Jonathan but I think he is muted.

Ms. Bruehl: I can try and answer as many questions as you have.

Mr. Caruso: Could you just tell us what you would like to do?

Ms. Bruehl: Yes, so we have a little learning center in East Hampton Village, we work with preschool aged children ages two through six and we were hoping to add some more items to our yard to improve the children's educational experience. I think he submitted the plan, I am so sorry about this, I thought he was going to be on the call already.

Mr. Hajek: He is, I think he is having some technical difficulties with his microphone.

Ms. Perillo: That is what it looks like to me too, maybe he should just sign off and re-sign on and give it a try that way, I don't know if he can hear me.

Mr. Gambino: I agree.

Ms. Breuhl: I am sorry, if I knew I was going to be presenting I would have been better prepared.

Mr. Gambino: Here he is, let us let him in.

Mr. Davis: Hello, can you hear me now?

Ms. Breuhl: Yes.

Mr. Caruso: Good morning.

Mr. Davis: Good morning, I am sorry.

Mr. Caruso: That is okay.

Mr. Davis: I don't know what Mariah discussed with you briefly there but we are looking to do some planting and furnishing improvements to the outside of the building to facilitate some less muddy play for the children and also to introduce some more interesting and dynamic elements for them to be interacting with outside, trying to get them out interacting with nature so the plan which was presented to you shows a very simple layout around what would be the east and south sides of the building and there should be an accompanying PDF that shows

the individual furnishings that are going to be included. There is one change to the fencing which allows access to the front garden from adjacent to the front door, I am happy to share my screen if that would help go through the plan or if you have specific questions.

Mr. Caruso: Why don't you share your screen and go over the various items.

Mr. Davis: Let me know when you can see the screen.

Mr. Caruso: Okay, thank you.

Mr. Davis: This is the west facing side of the building and there are no changes to take place on this side but we are planning to introduce a gate on this righthand side to provide access as mentioned to the front garden and on the lefthand side you can see the plan. At the moment, this is all just lawn and we have an existing white fence. This is the condition, this is the view out from the front of the building looking out so we are looking to introduce some plantings which is suggested to be native, the goal here is bring in native vegetation, native animals, birds, bees, etc. for enjoyment not just from the outside looking in but the inside looking out. That is basically what we have here, simple bench, bird houses, bee houses over here, bird bath, a ring of stump stools which is meant to give the children the opportunity to be sitting outside potentially for some outside lessons, bird feeder stand, additional plantings going around here. We are suggesting a low hedge be planted behind the existing white fence to provide a little bit of privacy for the little children as they are in this exterior space. There are some picnic tables, these are actually existing picnic tables that we are moving from the rear yard up to the front. This is a large existing cryptomeria and then we are transitioning at this point as you come around to the east side of the building to some artificial turf with the number of little feet running around on a regular basis the grass tends to get pretty muddy through the colder months so we are suggesting an artificial turf groundcover for the rear of the property. So back here that would start coming from the front of the building around, we have an existing fence, this is the view from the back door looking out and the existing fence and gate remains, wood stepping stones in grade, the existing furnishings around this area are just being rearranged and reintroduced over here, we are moving some vegetable beds, raised beds that are in the back over to this area, this is basically this back portion of the building is becoming a kitchen garden, the children will be interacting with some of the...[inaudible]...plants and as we move into the backyard, again, some additional, this is the state of the existing furnishings back there and so the goal was to really to expand this space over here on the left as much as possible. We

are taking things like the existing vegetable garden and moving it to the back area as described, these are the picnic benches that are going to be moved up to the front, eliminating the gravel area over here, introducing a tree swing to replace the existing swing that is back over here with some sort of cocoon swing which is basically very similar, a tree bench underneath that large cherry tree that is in the back, and then we are rearranging some of the existing furnishings here, we are going to swap out what is existing and what will be new and then some low plantings around the rear fence as well, again, trying to get the children engaged as much as possible with plants, strawberries, blackberries, and blueberries. As a whole, the plan does not entail any architectural or any significant changes to the exterior of the building or the existing gates or fences. As mentioned, there is that one new gate to provide access to the front.

Mr. Caruso: Thank you, is that it, Jonathan? Billy Hajek, your opinion, input?

Mr. Hajek: I have no comments.

Mr. Caruso: Good, great. Board Members, Ann, any questions, comments?

Ms. Duffey: Is there any sort of, Billy, is there any sort of rule on artificial turf being...

Mr. Hajek: No, it doesn't, I think this might be the first installation in any of the commercial districts that I am aware of, no.

Mr. Caruso: Jonathan, how many square feet approximately are we talking about with the artificial turf?

Mr. Davis: Sorry, I don't have the information right on top of me but I would imagine we are talking about 15 feet by 45, 50 feet.

Mr. Caruso: Oh so it is quite large.

Mr. Davis: Basically, it is the rear yard. It starts at pretty much on the east of the building and runs all the way through to the existing fence in the back.

Mr. Caruso: Is this Astroturf?

Mr. Davis: So the artificial turf that is becoming very common in many landscapes especially in high traffic area. It looks very similar to the existing grass that we

have here. The main difference you would notice in the off season because it doesn't get the browning out you might see in lawn turf but in the main season you see it almost identical. It is not quite the Astroturf you referenced.

Mr. Caruso: I noticed the turf, I have architect friends that have used the Astroturf in large areas and it is quite impressive, the Astroturf itself, but I saw a swatch of your turf and it didn't look like it would, I don't know, it looked sort of like it tips over, I don't know the best material to use for this so I am a little concerned with the sample that you sent.

Mr. Davis: Yes, I cannot really, we can provide more samples but in reality, it goes down very similar to turf grass that you see as sod going down and you really can't tell the difference in any way even walking on it. Obviously, it is a synthetic product when you look at it up close but from a design perspective, you would be very hard-pressed to tell the difference.

Mr. Hajek: Is it pervious, Jonathan? Is it going to create sort of a runoff issue or do you have to provide drainage?

Mr. Davis: It is put on a gravel or stone dust base and it is set on compacted earth so it will drain in a similar fashion to, again, normal grass.

Mr. Hajek: Okay, thank you.

Mr. Caruso: Sherrill Dayton, what is your opinion?

Mr. Dayton: I take it the water will go right through it.

Mr. Davis: Correct.

Mr. Dayton: If you have a gravel base.

Mr. Davis: Yes.

Mr. Dayton: Well I think it would be low maintenance.

Mr. Davis: From an environmental perspective, it doesn't need to be irrigated, it doesn't need to have gas mowers going over it, it doesn't need to have any chemical treatments so other than the synthetic nature of it which no one is crazy about plastics but it will stay there for many, many years.

Mr. Dayton: You won't have to mow it.

Mr. Davis: I would say, especially considering there is a small, it is adjacent to Hook Pond's runoff area and I think something like this...

Mr. Dalene: I know the technology of the turf has really advanced lately through, like west coast goes through draughts so it is very commonly used in a lot of homes out there on the west coast in those draught communities so I know that it is an advanced technology nowadays where it is not what it used to be and it is nice for children as well as for no pesticides or anything like that for your side of the children's health standpoint too.

Mr. Caruso: Kristin, your opinion?

Ms. Corwin: I can see the benefit to, in the spring especially, not having muddy feet throughout the building and I thought the sample was quite nice and did look fairly natural. I like your wooden benches and all very natural and all your play structures are wooden and not plastic, I think your aesthetic is really quite nice.

Mr. Dayton: Agree.

Ms. Corwin: I am in favor of it.

Mr. Caruso: Well, thank you all, and Jonathan, thank you for the presentation. If there are no other questions, may I have a motion to approve?

Ms. Duffey: I will make a motion.

Mr. Dayton: I will second it.

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

Mr. Dayton: Aye.

Ms. Corwin: Aye.

Ms. Dalene: Aye.

Ms. Duffey: Aye.

Mr. Caruso: Great, thank you, Jonathan.

Mr. Davis: Thank you very much.

Ms. Bruehl: Thank you so much everyone.

Mr. Caruso: You are welcome. Are there any questions or unfinished business before the Board? Anyone? Pam?

Ms. Bennett: You accomplished your agenda.

Mr. Caruso: Thank you. If there are no other questions, may I have a motion to adjourn?

Mr. Dayton: I will make a motion.

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

Ms. Corwin: I will second.

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

Mr. Dayton: Aye.

Ms. Corwin: Aye.

Ms. Dalene: Aye.

Ms. Duffey: Aye.

Mr. Caruso: See you at the next meeting.

The meeting was adjourned at 9:34 a.m.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 6/1/20
TIME: 9:46 AM

Pamela J. Bennett

4133

