

Design Review Board
October 11, 2022
9:00 a.m.
Emergency Services Building
One Cedar Street

Those present were:

Robert D. Caruso, Chairman
Amy Dalene, Vice Chairman
Kristin Corwin, Member
C. Sherrill Dayton, Member
E. Ann Duffey, Member
Billy Hajek, Village Planner
Tom Preiato, Village Building Inspector
Martha Reichert, Attorney on behalf of Huntting Hospitality LLC
Matthew Jedicka, L.K. McLean Associates on behalf of Huntting Hospitality LLC
Matthew Lownes, LTV Moderator
Pamela J. Bennett, Village Clerk

The Chairman called the meeting to order at 9:00 a.m.

1. **Minutes**

Upon motion of C. Sherrill Dayton, duly seconded by Amy Dalene, the Board unanimously approved the minutes of June 21, 2022, July 5, 2022, July 19, 2022, August 2, 2022, August 16, 2022, and September 6, 2022.

2. **30 Park Place EHV LLC – 30 Park Place – SCTM #301-3-6-19**

The Board is in receipt of a Design and Site Plan Application, marked received September 15, 2022, to add windows and to remove other windows and a door. No one appeared to represent the applicant. Village Planner Hajek stated that a number of windows and one door are to be removed and new windows are to be installed, all in kind materials will be used. The proposal is minor in nature and is due to an interior alteration of the building.

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Upon motion of E. Ann Duffey, duly seconded by C. Sherrill Dayton, the Board unanimously approved the application.

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

The Board is in receipt of a revised survey, a revised site landscape plan, and revised plans, all marked received August 10, 2022 in response to comments of Village Planner Billy Hajek in his memorandum dated June 3, 2022.

Martha Reichert Esq. appeared on behalf of the applicant. Ms. Reichert stated that the additional renderings show the nature and scope of the handicap improvements as well as plans and elevations for the cabanas that are proposed by the swimming pool. The Hunting Inn is proposing to make several improvements to the property that will make the property overall more ADA accessible for its patrons. There will be several re-designed walkways and a ramp that will provide ADA access into the building through the back and around from the parking lot to another porch which will then enter into an expanded lobby area. The expanded lobby area will house a three-story addition which will contain an elevator so the guests can access the upper floors. Also part of the application is a proposed swimming pool in the back courtyard area. Matt Jedicka, also in attendance, can answer any questions with reference to the landscape plan. Three open air cabanas are proposed and their aggregate square footage is less than the 250 square feet maximum allowed for an accessory structure for a swimming pool. More minor parts of the application are the relocation of an existing shed and handicap parking spaces in conjunction with the proposed handicap walk to access the building.

Chairman Caruso asked the Board if they had any questions. Since no one had any questions, the Board concluded their preliminary review.

Member Dayton commented that he can go along with the elevator and the handicap improvements but the one thing he cannot go along with is the swimming pool with cabanas. He continued that this is a country Inn and the proposal is to turn it into a resort. It is right on Main Street where the Hampton Jitney comes in and there is access to the swimming pool. There will probably be a noise element and the one thing that has to be taken into consideration is the neighbors. The Board has received a number of letters, a lot of it is about the landscaping which has not been kept up and the fence in the back has deteriorated. Mr. Dayton stated that he can go along with the improvements for the elevator, etc., but cannot go along with the swimming pool and that is his opinion.

Ms. Reichert stated that she appreciates the comments that were submitted by neighbors and understands the concerns which is why a landscape plan is proposed. The Village Code requires a 20-foot vegetative buffer within the transitional yard; in the area of the pool, the proposal is to vegetate all the way, the full 40 feet. With reference to the improvements being visible from Main Street when people get off the Jitney, one of the welcoming points of the Village, is that none of the improvements will be visible from Main Street or from the Hunting Inn. The proposed swimming pool meets all the setbacks as if it were a residential property. With reference to the landscaping that the neighbors have discussed, that is not part of this application, but in the interest of being a good neighbor, that is something she can go back to her clients and discuss. The owners will propose hours for the proposed swimming pool that are mindful of the neighbors. There is no intent for a year-round resort like Gurneys. The use of the swimming pool will be limited to the hotel guests, it is not going to be an aquatic center. Ms. Reichert stated that her clients are hopeful that they are able to provide an amenity that other Inns in the Village have, like the Baker House, which has a swimming pool, and it is a commonplace feature in most Inns.

Upon motion of Kristin Corwin, duly seconded by C. Sherrill Dayton, the Board unanimously adjourned the meeting at 9:08 a.m.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 10/18/22
TIME: 11:35 AM
Pamela J Bennett

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