

Design Review Board
October 18, 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
Billy Hajek, Village Planner
Giulia Farinelli, Agent on behalf of Sant Ambroeus
Jason Leonard, Project Manager, Sant Ambroeus
Douglas Moyer, Architect on behalf of Hedges Inn, LLC
Jason Aktas, Engineer on behalf of Bank of America
Matthew Lownes, LTV
Pamela J. Bennett, Village Clerk

The Chairman called the meeting to order at 9:08 a.m.

1. **Minutes**

Upon motion of C. Sherrill Dayton, duly seconded by Amy Dalene, the Board unanimously approved the October 11, 2022 minutes.

2. **Sant Ambroeus – 66 Newtown Lane – SCTM #301-4-2-4.2**

The Board is in receipt of a miscellaneous application, marked received October 11, 2022, to install two exterior cameras on the building's façade. Ms. Farinelli and Mr. Leonard appeared to answer any questions.

Upon motion of Amy Dalene, duly seconded by C. Sherrill Dayton, the Board unanimously approved the application.

3. **Hedges Inn, LLC – 74 James Lane – SCTM #301-8-9-12**

The Board is in receipt of an application for a Certificate of Appropriateness, marked received October 4, 2022, to remove four pair of existing French doors from the southwest elevation to be replaced with a painted white wood NanaWall system; to remove the pair of French doors with two fixed side panels from the northeast elevation to be replaced with a painted white wood NanaWall system; and to paint the existing pair of entry doors, currently a dark brown wood tone located on the northwest elevation, to match the existing adjacent black window shutters.

Mr. Moyer explained the proposal. Chairman Caruso asked if there would be divided light windows within the new door systems. Mr. Moyer said yes but only located at the top of the doors. Mr. Caruso asked about the composition of the doors. Mr. Moyer stated that NanaWall provides a solid wood exterior to be painted white noting that the lead-time for delivery of the doors is 20 to 24 weeks.

Mr. Hajek stated that he has no comment with reference to the proposed color of the front door to match the existing shutters. With reference to the door changes on the northeast and southeast sides, the doors do not face the street and are not viewable from the general public but if they were, there would be concern because the proposed windows of the doors do not replicate and or match the existing window patterns. Since the doors are not necessarily visible, the Board would be less concerned. Mr. Hajek concluded by saying that he would encourage the use of wood material, painted white.

Upon motion of Kristin Corwin, duly seconded by C. Sherrill Dayton, the Board unanimously granted the Certificate of Appropriateness.

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

The Board is in receipt of recently revised plans, marked received September 29, 2022, to upgrade and install lighting due to the ATM Safety Act; proposed is the replacement of 18 fixtures, the addition of two new fixtures, and the addition of two new pole fixtures.

Mr. Aktas stated that the applicant received comments on the exterior lighting design when appearing before the Board on September 6, 2022, which were taken into account. The site does not comply with the New York State

Lighting Standards. There is an existing ATM in the front entry of the building as well as an ATM located along the drive through and there are certain compliance radiuses for ATM's. The three 12 foot high light poles proposed along the front of the property have been eliminated and the 20 foot high light poles to be located at either end of the drive through have been reduced in height to 12 feet each. Mr. Aktas stated that the site is noncompliant with the New York State Lighting Standards; essentially the Bank is taking on that liability of seeking noncompliance and have exhausted all the efforts to come up with a plan that meets the New York State Lighting Standards and the Village's lighting standards.

Mr. Caruso asked if the lighting would be under the eaves of the drive through. Mr. Aktas stated that the poles are proposed to match the existing height of the poles. Mr. Dayton questioned whether any of the light would shine off the property. Mr. Aktas stated that the lights are shining downward, full cutoff. Mr. Dayton asked if there would be light shining off the property. Mr. Aktas stated that there are areas along the property lines that are over the Village's requirements but they are much lower than the previous design. Ms. Dalene asked where the drive through lighting would be located. Mr. Aktas stated that they are on either end the drive through island.

Mr. Hajek stated that he appreciates the applicant's attempt to redesign the plan by coming more into compliance with the Village Code. The existing light fixtures of the drive through, which are to be pole mounted, are presently mounted on the eaves of the drive through structure, not on poles. It is nice to see that the poles along Newtown Lane have been eliminated.

Mr. Hajek asked the applicant to talk about the proposed fence color and material. Mr. Aktas stated that the Bank's standard is a black wrought iron fence. Chairman Caruso questioned the height of the proposed fence. Mr. Aktas stated that it is six feet high. Mr. Hajek stated that if the Board is okay with black wrought iron, the applicant should submit a detail showing what it is going to look like.

Upon motion of Kristin Corwin, duly seconded by Amy Dalene, the Board unanimously approved the proposed lighting; fence details are to be submitted and acted upon at a future meeting.

Upon motion of C. Sherrill Dayton, duly seconded by Amy Dalene, the Board unanimously adjourned the meeting at 9:25 a.m.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 11/15/22
TIME: 10:11 AM

Pamela J Bennett

4330