

Design Review Board
April 19, 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
Thomas Preiato, Village Building Inspector
Billy Hajek, Village Planner
Jenny Baker, Owner, Maidstone Arms
Lori Katz, Agent, Maidstone Arms
Jody Gambino, LTV Moderator
Pamela J. Bennett, Village Clerk

Mr. Caruso: Good morning. I call to order the Design Review Board for Tuesday, April 19, 2022.

1. **Minutes**

Mr. Caruso: The first item on the agenda are the minutes of April 5, 2022. Are there any questions? If not then I would entertain a motion to approve. Do I have that motion?

Mr. Dayton: I make a motion.

Mr. Caruso: Do I have a second?

Ms. Corwin: I will second.

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

Ms. Duffey: Aye.

Ms. Dalene: Aye.

Ms. Corwin: Aye.

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

Mr. Caruso: The next item on the agenda is the Maidstone Arms, 207 Main Street. Is the applicant present?

Ms. Baker: Yes.

Mr. Caruso: Good morning.

Ms. Baker: Good morning.

Mr. Caruso: Could you explain what you would like to do there?

Ms. Baker: Yes. It is time to repaint the Maidstone so we are looking at repainting it in its original white color that we currently have but we are interested in changing the Hunter Green shutters and making them a lighter pink color and also looking at highlighting the pillars and then the doors of the front.

Mr. Caruso: Okay. Billy Hajek, did you get a chance to look at the application? Good morning.

Mr. Hajek: Good morning, Mr. Caruso, yes. So as described, it is simply a repainting of the facility. I had provided the Board with some guidelines from the Main Street Historic District to help you determine compatibility with the district. I think the criteria are pretty self-explanatory if you have any questions for me, I would be happy to try to answer them.

Mr. Caruso: Thank you, Billy. Any other Board Members, do we have your input? Ann Duffey, good morning.

Mr. Duffey: Good morning. I believe from reading the historical district I don't think that pink is a color within the range that has been done before or is conducive

to the 18th and 19th century colors that are in the parameters, if that is correct.
Billy, is that correct?

Mr. Hajek: That is correct, yes.

Mr. Caruso: To be honest with you, the coloring, the white is fine but the colors that you selected, this pink color, is not really compatible with the guidelines of the Historic District of East Hampton Village. Those colors are not appropriate. Anybody else? Sherrill Dayton, would you like to comment on this?

Mr. Dayton: I will give you a little history of the Maidstone Arms. The property has been there since 1668, it was owned by the Osbornes, and in 1858, they took in borders in the big house on the hill overlooking Town Pond, and it became an Inn in 1924 when the Hampton Hotel Corporation bought the Inn and bought the Arms. I feel that it doesn't need flashy colors to be recognized and appreciated, and I think pink reminds me of flamingos in Florida. I think the green is much more appropriate to an old historic inn especially in the historic Village.

Ms. Duffey: I was just going to say, you had color 679 which is kind of a really dark tealie color. There are some Benjamin Moore historical colors that, there is Newburgh green which is HC, it is historical 158 that has a little bit of that same bluish, teal color, it is a little bit darker but it gets you away from the Hunter Green if that is what you are trying to do as to freshen it up and there are some dark blues also if you are just trying to move away from that really dark, dark Hunter Green but Benjamin Moore does do some dark colors that are appropriate to the time period that they have developed for 18th and 19th century colors so it might be worth it to look at their historical colors in those tones.

Mr. Caruso: Thank you, Ann. And Kristin, do you have any comments on this application?

Ms. Corwin: In looking at the guidelines...

Ms. Duffey: You are muted, Kristin, somehow.

Ms. Corwin: No, I'm not.

Ms. Duffey: Oh, you're back.

Ms. Corwin: It just doesn't seem appropriate to the Historic District to have the pink. My preference would be to leave it white, I guess like Ann said find a more appropriate historical color.

Ms. Duffey: For the shutters and the door.

Mr. Caruso: And also the pillars. The pillars you can leave them white.

Ms. Duffey: I would leave the pillars white.

Mr. Caruso: I would leave the pillars and whatever you have going on with the dormers on the first floor, I don't see the horizontals on that being painted any color but white so I think that should remain white. All the pillars should be white. And if you wanted to move a little bit away from the Hunter Green, a little darker green might look more appropriate and there is also the beautiful blues. Some of the awnings in town have, that we just recently approved, have a very nice darkish blue color, I don't know what it would be called like a royal blue or something like this, dark blue.

Ms. Duffey: Robert, the color for Benjamin Moore it is called Hale Navy, it is the HC-154.

Mr. Caruso: So Amy Dalene, do you have any comments on this application? May I have your input?

Ms. Dalene: I actually agree with the Board Members here. I think that pink doesn't go with the historical district and I think maintaining the colors of blue or green, I agree with you all on that as well.

Mr. Caruso: So my advice to the applicant is why don't you resubmit colors that you feel might be more appropriate and fitting in with the Village Historic District colors and also re-submit this little drawing that you did with the appropriate colors at our next meeting. Any other discussions about that?

Mr. Dayton: I think it is well worth looking into the historic colors. To me the green against the white is a good contrast, it really, really stands out, looks good.

Mr. Caruso: Anybody else? Okay, so the applicant, you will resubmit this with more appropriate colors?

Ms. Baker: Okay.

Mr. Caruso: Thank you.

Ms. Baker: There is a list of defined colors that are the only ones you will accept, is that what you are saying?

Mr. Caruso: Pam, do we have a list of the colors that are used in the Historic District, approximately, the blues, the greens?

Mr. Hajek: We don't have a list.

Mr. Caruso: Why don't you do this? Why don't you take a look at the colors that are existing and submit colors that you feel would be more appropriate.

Ms. Baker: Okay.

Mr. Caruso: It is basically in the blue family and the green family. You could take a look at some of the awnings, actually just take a swatch and go to the various places here on Main Street and Newtown Lane.

Ms. Corwin: Benjamin Moore has historic colors.

Ms. Duffey: If you look at Benjamin Moore historic colors and in the dark greens, the darkest greens and darkest blues, then that is going to be, because those are based on 18th and 19th century colors so that would be the best thing is to look at those.

Mr. Dayton: I would think you could go to Benjamin Moore paint store, they would have all the historic colors.

Mr. Caruso: Actually if you go Aboff's, which is the local paint store here, and you just ask, they have a chart, a folding chart that you can just take away with you and it has a list of, just ask for the historic colors and there are quite a few.

Ms. Baker: Okay.

Mr. Caruso: And we can look at it that way. The pink definitely does not fit in.

Mr. Dayton: No, not on a historic Inn.

Ms. Duffey: And I would say the darker colors in that range are the ones that are going to be more appropriate, a dark blue, a dark green.

Mr. Caruso: Yes.

Mr. Dayton: I agree.

Mr. Caruso: Thank you, Ann. Anyone else? So you will resubmit the colors for the Inn and also this drawing?

Ms. Baker: Okay.

Mr. Caruso: Thank you. Are there any other questions or unfinished business from the Board? Pam, anything...

Ms. Bennett: That is the only thing on your agenda.

Mr. Caruso: Okay, thank you, Pam. Board Members, anything? Any questions? If not then I would entertain a motion to adjourn?

Ms. Duffey: I will make a motion.

Mr. Caruso: Thank you. Do I have a second?

Mr. Dayton: I will second.

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

Ms. Corwin: Aye.

Ms. Dalene: Aye.

Mr. Caruso: Okay, great. See you at the next meeting.

The meeting was adjourned at 9:12 a.m.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 5/3/22
TIME: 10:40 AM

Pamela J. Bennett