

Design Review Board
January 2, 2018

Those present were:

Stuyvesant Wainwright III, Chairman
James H. McMullan, Vice Chairman
Carolyn D. Preische, Member
C. Sherrill Dayton, Member
Robert D. Caruso, Member
Bruce A.T. Siska, Member
Rosemary G. Brown, Member
Linda Riley, Village Attorney
J. Kent Howie, Ordinance Inspector
Robert J. Hefner, Village Director of Historic Services
Robert Rattenni, Applicant, 21 Newtown Lane II LLC and BGJ LLC
Robert Strada, Builder on behalf of Eric Ellenbogen
Pamela J. Bennett, Deputy Clerk

The Chairman called the meeting to order at 9:00 a.m. and wished all a Happy New Year. The following official business was discussed:

1. **Minutes**

Upon motion of Bruce A.T. Siska, duly seconded by Robert D. Caruso, the Board unanimously approved the minutes of December 5, 2017.

2. **The Monogram Shop – Premises of Newtown Lane Group LLC –
19 Newtown Lane – SCTM #301-3-4-14**

The Board is in receipt of emails dated December 11 and 14, 2017 from Valerie Smith requesting permission to paint the frame of her front door a raspberry color to match her signage. Ms. Brown stated that she understands it is just the frame of the door but it is a vibrant color and that the Board should be concerned with the precedent being set for other requests. The Board previously approved a blue door and an orange door. Mr. Wainwright stated that the Board has been able to control the proliferation of a multitude of colors. Ms. Brown stated that going forward, how can the Board deny other applications, expressing concern about vibrant colors. Mrs. Preische stated that the applicant already has the raspberry color in her main sign and on her front door.

Upon motion of Carolyn D. Preische, duly seconded by C. Sherrill Dayton, the Board unanimously denied the applicant's request to paint the front door frame.

3. **21 Newtown Lane II LLC and BGJ LLC – 21 Newtown Lane – SCTM #301-3-4-13**

The Board is in receipt of a letter from Robert Rattenni dated December 12, 2017 requesting permission to remove the white paint from the brick façade of his building and restoring it to red antique with mahogany wood trim. Mr. Rattenni stated that his request is to go back to the original design of the façade which was originally approved by the Board in 2004. The Board agreed that it will be an improvement.

Upon motion of Robert D. Caruso, duly seconded by Bruce A.T. Siska, the Board unanimously approved the request.

4. **Eric Ellenbogen – 13 Egypt Lane – SCTM #301-4-6-18**

The Board is in receipt of a Certificate of Appropriateness application, plans, and survey, all marked received December 19, 2017, requesting permission to restore the original timber frame building and to construct a new two-story principal structure. Mr. Strada stated that the plans entitled 1 of 2 refer to the historic building and the plans entitled 2 of 2 refer to the new two-story principal structure.

The framing of the historic building that needs to be repaired or replaced will be accomplished with like and kind materials, typically white oak. Mr. Strada stated that asbestos and lead has been removed from the original timber frame building. The timber frame structure is staying on the existing rubble stone foundation upon which it was built and will be repaired where necessary. With reference to plans entitled 2 of 2, the structure conforms to the requirements of the Code. The aesthetics of the new building are a reflection of the owner's taste and actually frames the historic building from Egypt Lane.

Mr. Wainwright questioned how much of the new structure will be blocked by the existing structure. Mr. Strada stated that it is a narrow lot, more narrow at the street, so the historic structure and the garage and whatever landscaping that will be installed will block approximately one-third of the new residence. Mrs. Preische asked if the "water feature" is a swimming pool. Mr. Strada said no, it is a 16 inch deep water feature. Mrs. Preische questioned whether it would be

fenced. Ms. Riley stated that the water feature is not required to be fenced. Ms. Brown stated that the architectural styles of the two buildings are interesting. Mr. Siska stated that there is a three and one-half foot high fence between the garage and the timber frame structure as well.

Mr. Hefner stated that this structure is the model which comes the closest to the intent of the law; a little, historic house on a piece of property that allows significant gross floor area. Additions have been removed from the historic house which is now a pure, little Cape Cod timber frame and the additional GFA is going to the new house in the back. The little Cape Cod is going to be there by itself, its own aesthetic. With reference to the interior of the historic house, the partitions, the fireplaces, the mantles, and the paneling are all being preserved. When the timber frame guidelines and the law were drafted as they relate to the second residence, the Board should not be too concerned with the architectural style or the compatibility of the second residence. The important thing is that the historic house has its own setting and the new residence is set back from the street. Mr. Hefner stated that his one concern is the sanitary system proposed for the front yard, indicated as dotted lines on the plan, as the water table is very high which might require a concrete retaining wall two to three feet above grade. Mr. Hefner suggested that before the Board approves the application, the sanitary system should be developed to see if there is another location on the property where it would be located. Ms. Riley noted that the Health Department standards have gotten more restrictive and suggested that the Board at least look at the plan before taking action.

Mr. Strada questioned whether the Board had any concerns with the aesthetics or restoration of the historic house as proposed. The Board did not. Mr. Hefner added that it is the effect of the septic system on the setting of the timber frame structure noting that if the septic system will require a retaining wall, other locations need to be explored. Mr. Strada stated that the existing septic system is located behind the historic building.

5. **Tory Burch – Premises of BB Equities LLC - 47 Newtown Lane –**
SCTM #301-3-4-6

Pursuant to the meeting of December 5, 2017, the Board is in receipt of an email from Allyson McHarris dated December 28, 2017 along with original lighting specifications and plans marked received December 29, 2017. Six gooseneck light fixtures are proposed (two were existing and four had been capped off). Mrs. Preische stated that the proposed lighting of 42 watt compact florescent

bulbs for each fixture is equal to 150 watt incandescent bulbs which is a lot of light. Mr. Caruso stated that the Board should not approve any application with compact florescent bulbs. The Board agreed that it would like to see a bulb that is equivalent to a 60 watt incandescent bulb. The majority of the Board did not object to having illuminated light fixtures over the awning noting that a warm light should be proposed.

Upon motion of Bruce A.T. Siska, duly seconded by Rosemary G. Brown, the Board unanimously adjourned the meeting at 9:33 a.m.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE February 6, 2018
TIME 10:15 a.m.

