

Design Review Board
January 22, 2019

Those present were:

James H. McMullan, Vice Chairman
Robert D. Caruso, Member
Bruce A.T. Siska, Member
Maureen Bluedorn, Member
Kristin Corwin, Member
Linda Riley, Village Attorney
J. Kent Howie, Ordinance Inspector
William Hajek, Village Planner
Robert J. Hefner, Village Director of Historic Services
Frank Bragoli, National Sign & Lighting on behalf of Bank of America
Giorgio Citarella, Agent on behalf of 44 Hunting Lane, LLC
Andrew E. Goldstein, Attorney on behalf of Frank J. Jackson and The Jewish
Center of the Hamptons
Tom Fischer, Applicant, The Quiet Clam
Craig Corcoran, Agent on behalf of London Jewelers
Pamela J. Bennett, Deputy Clerk

The Vice Chairman called the meeting to order at 9:00 a.m., and 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 18, 2018.

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

The Board is in receipt of an application for a Sign Permit for permission to replace three existing signs; one freestanding sign and two building signs. Mr. Bragoli stated that Bank of America is refurbishing all their signs; a monument sign is proposed to be located on the grassed area in front of the building to replace the existing freestanding sign and signs are proposed to replace those on the gable ends of the building. The building signs will have blue letters on a white

background with a red and blue logo. Mr. Siska stated that he does not mind the two building signs and asked about any proposed lighting. Mr. Bragoli stated that the existing lighting will remain the same, no additional lighting. Mr. Siska stated that the proposed monument sign is excessive as the building is not that far from the street and is in a prominent location. Mr. McMullan stated that the existing sign is small and somewhat transparent because the bottom is open; the proposed sign is a larger, solid sign. Mr. Bragoli stated that the existing sign is not making any impression. Mr. Caruso agreed that the monument sign is too large. Ms. Riley stated that the proposed monument sign exceeds the allowable area for a freestanding sign. Mr. Bragoli stated that he will just refurbish the existing freestanding sign and withdraw the request for the monument sign.

Upon motion of Robert D. Caruso, duly seconded by Bruce A.T. Siska, the Board unanimously approved the request to refurbish the existing freestanding sign and to replace the building signs as indicated in the submission subject to no change in lighting and the Building Inspector's review of the size for compliance with the Code.

3. **44 Hunting Lane, LLC – 44 Hunting Lane – SCTM #301-3-7-17**

The Board is in receipt of an Application for a Certificate of Appropriateness, survey, and Existing Detached Garage Plan, all marked received June 5, 2018, to remove rear and side additions to the existing garage located on Lot 1 and to install a 14-foot wide shared driveway to serve Lots 2 and 3. The Design Review Board initially reviewed the proposal at their meeting on August 7, 2018 meeting but could not take action until the Planning Board issued its SEQR determination; the Planning Board issued a Negative Declaration on October 11, 2018.

Giorgio Citarella appeared on behalf of the applicant and stated that the Planning Board granted its approval to divide the property into three parcels and part of the approval included removing two portions of the detached garage and installing a pea gravel driveway to serve Lots 2 and 3.

Upon motion of Robert D. Caruso, duly seconded by Bruce A.T. Siska, the Board unanimously granted the Certificate of Appropriateness.

4. **Frank J. Jackson – 223 Main Street – SCTM #301-8-7-51**

James H. McMullan abstained from participation and left the meeting room.

The Board is in receipt of an application for the Certificate of Appropriateness, marked received September 24, 2018, requesting permission to add 60 square feet at the rear of the residence. The Zoning Board, at its meeting of January 11, 2019, granted the necessary variance.

Andrew E. Goldstein Esq. appeared on behalf of the applicant and stated that the property is located in the Main Street Historic District and the applicant received a variance from the Zoning Board because it became necessary to extend the rear of the house by three feet (60 square feet in gross floor area). The change in the building plans will not implicate any of the historic timber frames that might be inside the building; the change will not affect the façade of the building; the addition will not detract from the character of the Main Street Historic District.

Upon motion of Robert D. Caruso, duly seconded by Maureen Bluedorn, the Board unanimously granted the Certificate of Appropriateness.

5. **The Jewish Center of the Hamptons – 44 Woods Lane – SCTM #301-8-7-46**

The Board is in receipt of a Design and Site Plan Application, survey, and plans, all marked received May 8, 2018, requesting permission to legalize two sheds, a permanent tent, and the conversion of a garage to three classrooms (without plumbing). The Design Review Board, at its meeting of June 5, 2018, concluded its preliminary review. The Zoning Board of Appeals, at its meeting of January 11, 2019, granted the necessary Special Permit and Variances.

Andrew E. Goldstein Esq. appeared on behalf of the applicant and stated that the Jewish Center of the Hamptons received a Special Permit and Area Variances to legalize the existence of a tent in the rear of the original building, two sheds, and the conversion of a garage into three classrooms. The buildings have existed on the property for many years and are necessary to the operation of the Jewish Center. There is one slight change, there is a metal shed which will be replaced and moved farther away from the classroom building.

Upon motion of Robert D. Caruso, duly seconded by Bruce A.T. Siska, the Board unanimously granted site plan approval.

6. **The Quiet Clam – Premises of F. F. & G. Realty Co. –
100 Montauk Highway – SCTM #301-7-2-22**

The Board is in receipt of a request, pursuant to an email from Peter Fischer dated December 11, 2019, to maintain a combination flowerbox bench seat and lattice fencing.

Tom Fischer appeared to answer any questions. Mr. McMullan asked if the bench seat and lattice fencing are preexisting. Mr. Fischer said no but that the patio is preexisting and that a fence did exist at one time. Mr. McMullan asked Mr. Howie if the bench falls under the heading of restaurant seating. Mr. Howie stated that there is not to be any outside dining. Mr. Fischer stated that there is no outside dining. Mr. McMullan asked Ms. Riley if she had any concerns. Ms. Riley stated that as long as there is no outside dining but noted that she sees there are tables and chairs in the photo. Mr. Fischer stated that it is for people to sit and place their drinks on the table; it is basically just a waiting area.

Upon motion of Bruce A.T. Siska, duly seconded by Robert D. Caruso, the Board unanimously approved the application conditioned upon the continued prohibition of outside dining.

7. **London Jewelers – Premises of Candy Realty, Inc. – 2 Main Street –
SCTM #301-3-5-1.1**

The Board is in receipt of a request to maintain guardrails around the new patio area pursuant to an email and photos dated January 3, 2019 from Craig Corcoran.

Mr. Corcoran stated that the initial drawings prepared by the architect did not include the railing and it was brought to their attention that a railing would be necessary (3 feet 6 inches in height) which was then added to the drawings and submitted to the Building Department but missed the step of submitting it to the Design Review Board. Mr. McMullan stated that the bottom portion of the railing system is open and does not meet Code. Mr. Corcoran stated that the planters will be placed between the railing and the edge of the patio which will bring the railing into conformance. Mr. McMullan asked if the planters will be fixed. Mr. Corcoran said yes, they will be bolted, permanently fastened to the patio. Mr. Caruso asked about the plant material. Mr. Corcoran stated that the plant material will be boxwoods.

Upon motion of Maureen Bluedorn, duly seconded by Bruce A.T. Siska, the Board unanimously approved the request.

Upon motion of Bruce A.T. Siska, duly seconded by Robert D. Caruso, the Board unanimously adjourned the meeting at 9:22 a.m.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE February 5, 2019
TIME 11:30 a.m.

