

Design Review Board  
April 2, 2019

Those present were:

Stuyvesant Wainwright III, Chairman  
James H. McMullan, Vice Chairman  
C. Sherrill Dayton, Member  
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  
Thomas Prendergast, Applicant, Hook Mill Resort Properties  
Russell Blue, Architect, Hook Mill Resort Properties  
Christopher DiSunno, Architect on behalf of Pudding Cross LLC  
Thomas Fischer, Applicant, F.F. & G. Realty Co.  
Pamela J. Bennett, Deputy Clerk

The Chairman called the meeting to order at 9:00 a.m., and the following official business was discussed:

1. **Minutes**

Upon motion of Robert D. Caruso, duly seconded by Bruce A.T. Siska, the Board unanimously approved the minutes of March 19, 2019.

2. **White's Apothecary – Premises of 81 NYCO LLC – 81 Main Street –  
SCTM #301-3-6-17.1**

The Board is in receipt of a letter from Chris Tsioros, White's Apothecary, marked received March 11, 2019, requesting permission to replace the building's siding and windows to match what exists and to install nine light fixtures along the alleyway side of the building. No one appeared on behalf of the applicant, however, the Board found that nine light fixtures would be excessive and will ask for a reduced number along with the lighting specifications. Mr. Caruso also expressed concern that too much light will reflect off the opposite building.

3. **Kathryn Krone – 18 Huntting Lane – SCTM #301-3-7-22**

The Board is in receipt of an Application for a Certificate of Appropriateness, marked received November 28, 2018, requesting permission to maintain an air conditioning condenser unit and pavers. The applicant received the necessary variances from the Zoning Board on March 8, 2019. No one appeared on behalf of the applicant. Ms. Bluedorn expressed concern about air conditioners being installed before receiving approval but there does not seem to be objections from the neighbors; Mr. Wainwright agreed.

Upon motion of James H. McMullan, duly seconded by Bruce A.T. Siska, the Board unanimously granted the Certificate of Appropriateness.

4. **Broadwell Investments Ltd. – 43 North Main Street – SCTM #301-4-2-31.1**

The Board is in receipt of an application for a Certificate of Appropriateness, marked received March 19, 2019, requesting permission to plant a privet hedge to be maintained at a height of 6 feet along the front property line; an existing fence will be removed once the privet is established but the lighting will be retained on the posts. Ms. Bluedorn stated that she objects to privet as it blocks the view of the Village and suggested privet at a height of five feet which provides an open view but gives privacy. Mr. Wainwright stated that what the application does not show is where the house is located and that headlights from cars traveling Hook Mill Road will shine right into their house. Mr. Caruso stated that he would prefer to see privet than a stockade fence.

Upon motion of Robert D. Caruso, duly seconded by Kristin Corwin, the Certificate of Appropriateness was granted; Maureen Bluedorn voted against the request.

5. **Thomas Moran Trust, Inc. – 229 Main Street – SCTM #301-8-7-52**

The Board is in receipt of an application for a Certificate of Appropriateness and a Design and Site Plan Application, both marked received March 19, 2019, requesting permission for an additional paved parking space, to add exterior path lighting, to allow for a small shelved area inside for merchandise sales, and to hold two or three events per year with a 150-person limit. Since no one appeared on behalf of the Thomas Moran Trust, Mr. Hefner stated that he inquired as to which path light was proposed and it is the Hinkley Hardy Island Outdoor Eyebrow-Top Well Light. With reference to the additional parking space, the concept is to give

up the passenger van loading/unloading space and use it as a parking space. Mr. Hefner stated that that is his understanding but that he is not representing the Thomas Moran Trust. Ms. Bluedorn asked if they are proposing additional outdoor lights. Mr. Wainwright stated that seven outdoor lights are proposed along the walkway by the house. Ms. Riley asked if an application has been submitted to the Zoning Board. Mrs. Bennett said yes. Ms. Riley stated that most requests in this application are for the Zoning Board. Mr. Wainwright stated that the Board will need additional information with reference to the lighting such as the wattage, bulb type, etc. The Board concluded its preliminary review.

**6. Hook Mill Resort Properties – 3 Therese Court – SCTM #301-4-4-1.1**

The Board is in receipt of an application for a Certificate of Appropriateness, marked received March 19, 2019, requesting permission to renovate the historic residence, to construct an addition to the historic residence, and to construct a barn. Russell Blue appeared on behalf of the applicant; the façade of the house will be maintained and an addition to the rear of the house is proposed. Ms. Bluedorn asked the square footage of the addition. Mr. Blue stated that 1,690 square feet is proposed but they are limited to 1,500 square feet by the Historic Preservation Easement, however, 190 square feet of the house will be removed. The proposed barn height, in consultation with Mr. Hefner, has been increased which will require a variance from the Zoning Board. Ms. Riley asked if what is contained in the plans now is what is being currently proposed. Mr. Blue said no that he did not want to hold up the house renovation. Mr. Wainwright asked if the request for the barn is being withdrawn because you cannot propose a different height without submitting a set of plans. Ms. Riley stated that the Board has had a policy of looking at the whole project altogether as opposed to separating it out. Mr. Prendergast stated that Mr. Blue tried to keep the barn within the parameters of what is allowed but that he and Mr. Hefner wanted to make sure that the barn really duplicated the original barn which is why the height of the barn has changed. Ms. Riley asked if the plans for the house will change. Mr. Prendergast said no. Mr. Hefner stated that he had measured the barn 20 years ago before it was demolished and suggested that it would be a good idea to separate the barn from the rest of the application. With reference to the proposed work to the house, the addition meets the requirements of the easement. There are five windows on the front and south walls that have modern replacements and two windows that retain the original frames but have modern replacement sash; replacement sash will be installed in the two windows and custom sills and casings, matching the historic windows, will be used on the five windows.

Mr. Hefner stated that the major item that he is recommending which is contrary to what was in the plans is that the porch be retained; the plans call for the porch to be taken apart and put back but since the porch is the major decorative feature of the house and is quite delicate, he recommends keeping it. Ms. Riley asked if the applicant is willing to make those amendments. Mr. Prendergast said yes. Ms. Riley stated that the plans that have been submitted show too much gross floor area. Mr. Hefner stated that the laundry area will be demolished which is 190 square feet. Ms. Riley asked Mr. Hefner if he feels he needs a construction protocol for the porch, something that specifies how the work is going to be accomplished. Mr. Hefner said that that would be the safest route. Mr. Wainwright stated that the Board should have a statement from the applicant that basically concurs with the suggestions made in Mr. Hefner's March 29, 2019 memo and the submission of revised plans with reference to the barn. Ms. Riley stated that the Village holds a Preservation Easement that allows an addition of 1,500 square feet and the Board would be allowing a larger addition because the applicant is subtracting something somewhere else. Mr. Hefner stated that where the addition is proposed, to the north side of the kitchen wing, exists a flat roofed laundry addition which is non-historic so the proposed addition includes the footprint of the laundry addition; the additional square footage amounts to 1,500 square feet. Ms. Riley stated that the new construction is 1,684 square feet with the understanding that something is being ripped out and getting credit for that area. Ms. Bennett suggested that the Board ask the Building Department how they would handle that. Ms. Riley stated that that is not a building issue, it is an easement issue and finds that it is a reasonable interpretation.

**7. Pudding Cross LLC – 19 Pudding Hill Lane – SCTM #301-8-13-22**

The Board is in receipt of an application for a Certificate of Appropriateness, marked received March 20, 2019, requesting permission to construct a three-bedroom, three and one-half bath, second residence at the rear of the property pursuant to the Timber-frame Landmark regulation. Mr. DiSunno stated that solar panels are proposed which face the rear of the property; the property owner will live in the second residence and the main house will be used as a guest house. Ms. Bluedorn asked about the proposed coverage. Ms. Riley stated that they are permitted 15,531 square feet but are proposing 9,180 square feet, well under the allowed coverage. Mr. Siska stated that they are over accessory gross floor area. Ms. Riley agreed. Mr. DiSunno stated that this is primary gross floor area. Ms. Riley asked if it is an interpretation that the Building Inspector agrees with. Mr. Howie stated that this would be counted under primary gross floor area. Ms. Riley

stated that the survey should be revised; it indicates that you are over accessory gross floor area.

Mr. Hefner stated that the property has an 18<sup>th</sup> century saltbox house so the proposal for the guest house meets the technical requirements of the law in that 35 percent of the total gross floor area of the property can be devoted to the second dwelling. The historic house is not being touched at all and the new house is proposed at the rear of the property so it does not impact the setting of the historic house. The Board is in receipt of Mr. Hefner's previously circulated memorandum of review dated March 29, 2019. Ms. Bluedorn asked if the Board needs a new survey. Ms. Riley stated that they will need a new survey for the Building Department and questioned whether the driveway will be extended to the garage of the new house. Mr. DiSunno stated that the existing garage, which is over the setback line, will be removed and that there will be a garage within the footprint of the proposed house. Ms. Riley asked again if the driveway will be extended to that structure. Mr. DiSunno stated that they are not considering doing it in stone, it will probably be just over the lawn; the main parking area is going to remain.

Upon motion of James H. McMullan, duly seconded by Maureen Bluedorn, the Board unanimously granted the Certificate of Appropriateness.

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

The Board is in receipt of a letter from Thomas Fischer dated March 12, 2019 requesting permission to amend a previous approval which allowed for a 6-foot-wide opening at the rear of 100 Montauk Highway for access to the northerly parcel at 94 Montauk Highway to a 12-foot-wide opening; the gate and fence along the property line to be covered with faux ivy. The two parcels are in common ownership. The tenants at 94 Montauk Highway use that opening for access and it is also used to access the septic and propane tanks. The faux ivy on the fence will not require irrigation or have to be maintained like a hedgerow. Also proposed is permission to replace the existing hedgerow located at the front of the restaurant along the highway with an Osmanthus hedge which is a heartier plant. Ms. Bluedorn questioned the length of the fence where the faux ivy is to be placed. Mr. Fischer stated it will be all along the entire length of the rear property line. Ms. Bluedorn stated that she feels that the faux ivy is not appropriate. Ms. Riley stated that it would be helpful to have a survey or site plan that shows the location of the proposed fence. Mr. Wainwright stated that the property to the rear/north cannot be used as a parking area for the restaurant property (100 Montauk

Highway) noting that there is access on the east side of the house (94 Montauk Highway) to get to the backyard; surveys of the parcels will help a lot. Mr. Fischer stated that he is getting updated surveys for both properties. Ms. Bluedorn suggested an alternative to the faux ivy as Montauk Highway is a very dusty road and that the faux ivy will be very hard to keep clean and suggested real ivy as it grows everywhere.

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Upon motion of Bruce A.T. Siska, duly seconded by Robert D. Caruso, the Board unanimously adjourned the meeting at 9:44 a.m.

FILED  
VILLAGE OF EAST HAMPTON, NY  
DATE May 7, 2019  
TIME 2:00 p.m.

