

Design Review Board  
August 7, 2018

Those present were:

Stuyvesant Wainwright III, Chairman  
C. Sherrill Dayton, Member  
Robert D. Caruso, Member  
Bruce A.T. Siska, Member  
Linda Riley, Village Attorney  
J. Kent Howie, Ordinance Inspector  
William Hajek, Village Planner  
Robert J. Hefner, Village Director of Historic Services  
William McLear, Ocean Graphics on behalf of The Maidstone Hotel  
John Kean, Applicant, 44 Hunting Lane, LLC  
Giorgio Citarella, Agent on behalf of 44 Hunting Lane, LLC  
Timothy Kelly, Applicant  
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 Bruce A.T. Siska, duly seconded by C. Sherrill Dayton, the Board unanimously approved the minutes of July 17, 2018.

2. **The Maidstone Hotel – 207 Main Street – SCTM #301-8-7-30.4**

- a. One double sided, carved, freestanding sign requested
- b. Grey/blue letters on a light pink background
- c. LED lighting

Mr. McLear appeared on behalf of the applicant. Mr. Wainwright questioned whether the proposed location of the sign is the same location as the existing sign and whether the lighting will be the same. Mr. McLear stated that the sign is in the same location as the existing sign noting that it is not the exact same lighting; the proposed lighting is 45 watt LED 2700 K's in color and will be built into an integrated hood. Mr. Wainwright stated that the light source is hidden. Mr. McLear stated that that is correct. Mr. Wainwright stated that what is of concern is

the multitude of signs (rider signage). Mr. McLear stated that those signs are options and will not all be there at the same time. Mr. Dayton stated that they are not needed at all as the sign says everything you want it to say. Mr. Caruso stated that, referring to the main sign, it is a restaurant, a bar, and a lounge and obviously you do not need the other signs.

Upon motion of Bruce A. T. Siska, duly seconded by Robert D. Caruso, the Board unanimously approved the sign, without the riders, conditioned upon the submission of the lighting specifications.

**3. 44 Huntting Lane LLC – 44 Huntting 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.

Mr. Kean appeared before the Board requesting approval of the removal of the two wing additions to the garage, which garage is located on proposed Lot 1, and the installation of a 14-foot wide pea gravel driveway to serve proposed Lots 2 and 3. An application is pending before the Planning Board to divide the property into three lots. The existing house will stay on one acre and the two lots at the rear of the property will be approximately one-half an acre each. The existing tennis court and swimming pool on the property will be removed. The wing additions to the garage have to be removed in order to fully conform with the accessory structure gross floor area regulations so no Zoning Board approval would be required. Mr. Kean stated that he has met with Mr. Hefner.

Mr. Wainwright stated that Mr. Hefner has submitted two memoranda of review, dated April 24, 2018 and August 2, 2018. Mr. Hefner stated that Mr. Kean's application before the Design Review Board relates to the proposed subdivision of the property; removal of two non-historic additions to the carriage house and the installation of a driveway. Neither of the items are contrary to the guidelines of the Huntting Lane Historic District or would have any effect on the integrity of the historic building or the setting. Mr. Hefner stated that the Planning Board is the lead agency and will have to adopt a SEQR determination before the Design Review Board can take action but it would be appropriate for the Design Review Board to send comments to the Planning Board. The great benefit of the subdivision would allow the historic house to be restored as currently the house appears to be open to the weather and deteriorating making it less feasible to

restore. Ms. Riley asked Mr. Kean if he proposes to do the limited demolition and the beginnings of renovation whether or not the subdivision is approved. Mr. Kean stated that if the subdivision is not approved, he will take a different approach and does not intend to do more work without knowing what approvals will be granted. Mr. Wainwright stated that the Board does not have a problem with the driveway or the removal of two wing additions but the concern is the Historic District and the preservation of the residence. Ms. Riley stated that she wanted to make the point that if the Board is talking about some acts to preserve the house, while she does not think that a Planning Board SEQR determination for the subdivision is necessary, Mr. Kean is saying he is not going to do it without. Mr. Wainwright will forward the Design Review Board's wishes that the residence be preserved and does not have a concern about the driveway or the removal of the garage wing additions but the Board cannot act until the Planning Board is through the SEQR process. Mr. Kean stated that he plans on working with Mr. Hefner to do the best restoration that can be done as there has been an enormous amount of damage to the house from vandalism but that he does not want to get too deep into spending money unnecessarily to find out they cannot go forward.

4. **Timothy Kelly – 14 Huntting Lane – SCTM #301-3-7-23**

The Board is in receipt of an application for a Certificate of Appropriateness, marked received July 17, 2018, for a swimming pool, enclosure of a back porch, and the expansion of a ground floor bathroom pursuant to Zoning Board approval adopted March 13, 2015 and window changes of the two sliders in the rear side yard and back porch.

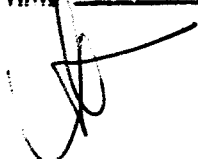
Mr. Kelly appeared before the Board stating that he is requesting a Certificate of Appropriateness for items already approved by the Zoning Board plus two windows at the rear of the house that are shown in the elevations. Mr. Kelly stated that a portion of the driveway, which is close to the sidewalk, will be removed as per the condition of the Zoning Board's determination; Mr. Kelly stated that it is detailed on the survey. Mr. Kelly stated that the windows cannot be seen from anywhere in the front or from the street.

Upon motion of Robert D. Caruso, duly seconded by Bruce A.T. Siska, the Certificate of Appropriateness was unanimously granted conditioned upon the parking area in front of the house will revert to grass as it was when the Design Review Board granted the approval in 2009.

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

FILED  
VILLAGE OF EAST HAMPTON, NY  
DATE August 21, 2018  
TIME 10:30 a.m.

A handwritten signature in black ink, appearing to be 'JK', is written over the 'FILED' stamp.