

Design Review Board
December 1, 2020
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
Elizabeth Baldwin, Village Attorney
William Hajek, Village Planner
Kevin O'Sullivan, Architect on behalf of 67 Newtown Lane Limited Partnership
Jody Gambino, LTV Moderator
Pamela J. Bennett, Village Clerk

Mr. Caruso: Good morning. I will call to order the meeting of the Design Review Board for December 1, 2020. First things first, may I introduce our new Board Members, Amy Dalene and Ann Duffey, welcome, and also our Vice Chairman, Kristin Corwin, welcome all.

Ms. Corwin: Thank you.

Ms. Duffey: Thank you.

Ms. Dalene: Thank you, it is good to be here.

Mr. Caruso: You are welcome.

1. **Minutes**

Mr. Caruso: The first item on agenda are the minutes of September 15th which were previously distributed. Any questions or corrections? If not, I would appreciate a motion to approve.

Ms. Corwin: I will make the motion.

Mr. Caruso: Second?

Mr. Dayton: Second.

Mr. Caruso: All in favor?

Mr. Dayton: Aye.

Ms. Corwin: Aye.

Ms. Dalene: Aye.

Ms. Duffey: Aye.

**2. Stop & Shop - Premises of 67 Newtown Lane Limited Partnership –
67 Newtown Lane – SCTM #301-3-4-1**

Mr. Caruso: The first item is the project of Stop & Shop, premises of 67 Newtown Lane, is the applicant present?

Mr. O’Sullivan: This is Kevin O’Sullivan from Rosenbaum Design Group, I am the architect.

Mr. Caruso: Good morning Kevin. Can you briefly describe the project, please?

Mr. O’Sullivan: Sure. So the building is located on Newtown Lane, there is an existing open loading dock at the rear of the building, there are two loading dock doors at that location, and Stop & Shop would very much like to cover that area on the outside approximately 30 feet long by 24 feet wide so that the trucks are covered as they are unloading the product.

Mr. Caruso: It seems like, at one time, maybe a long time ago, it had some kind of canopy there, I just noticed there is a pre-structure there and they will be adding two more cement columns, is that correct?

Mr. O’Sullivan: There would be approximately three columns being added. We are not aware of there being a prior canopy there. This was an acquired store by Stop & Shop back in 2015, I believe it was a Walbaums...

Mr. Caruso: Yes.

Mr. O'Sullivan: Prior to that or Pathmark, one of those chains, and since then there has not been a canopy at that location.

Mr. Caruso: Okay. Anyone have any questions?

Mr. Dayton: Yes, I would like to, on the plan you have two different setbacks. One shows the canopy right tight to the fence, the playground, the other one shows a seven-foot setback. I guess the building is seven foot back from the fence.

Mr. O'Sullivan: That is correct.

Mr. Dayton: Which one are you going to go with?

Mr. O'Sullivan: I believe Stop & Shop's preference was to go to the property line at the fence but if that would not be approved, then their second choice would be to align it with the end of the building.

Mr. Dayton: Well commercial property I guess you can build right tight to the line. I do not know but to me it looked better with a setback in conformance with the building.

Mr. O'Sullivan: In order to do a full zoning analysis, we will need a survey to be provided to us by Stop & Shop so that has not been provided to us at this time so we have not done a full zoning analysis, this is kind of a preliminary filing to kind of get some feedback. We do know that a variance would be required for the height because it exceeds 14 feet in order to allow the trucks to get below it.

Ms. Duffey: So, the 14 feet underneath, the trucks can pull in, any of your delivery trucks can pull in underneath?

Mr. O'Sullivan: Correct.

Ms. Duffey: So, it does not change how far the trucks stick out into the parking lot when they...

Mr. O'Sullivan: No, the type of trucks that will be used are the same trucks that have always been there so there will be no change in the actual loading operations. It is just so that the trucks that are coming in will be covered.

Ms. Bennett: I was just going to ask Beth a question so if it needs a variance, the DRB cannot act today, correct? I know Beth is here.

Ms. Baldwin: Yes, they need to go together, if they need a variance, they should get their variances.

Ms. Bennett: So, the DRB cannot approve it until they have a variance.

Ms. Baldwin: Yes.

Ms. Bennett: Okay good, thank you.

Ms. Corwin: So, on the other side of the structure there is a fence and hedging on the park side so it really would not be visible from the park, is that correct?

Mr. O'Sullivan: Correct.

Mr. Dayton: It would be.

Ms. Corwin: I do not have a problem with it but I guess we have to see if the variance...

Mr. O'Sullivan: We would get the variance approved and then we would come back to the DRB with...

Ms. Baldwin: To finalize, right.

Mr. Caruso: Yes.

Ms. Duffey: So, the extra seven feet, does that not, you want that for loading purposes, that gives you more space for people to unload the trucks from the side, is that why you want the extra seven feet?

Mr. O'Sullivan: Yes.

Mr. Dayton: That makes it seven foot wider if you go tight to the fence.

Ms. Duffey: Right.

Mr. Dayton: Because that would be 30 feet instead of the 24, I gather from the plan.

Ms. Corwin: Yes, 31.

Mr. O'Sullivan: Thirty-one, yes.

Mr. Dayton: What is the roofing?

Mr. O'Sullivan: It will be a single ply membrane so it is a fairly flat roof, sloping at a quarter inch per foot just enough for drainage, and then there are existing leaders on that rear wall so the stormwater for this roof would run back toward the building and tie into one of the existing leaders.

Mr. Dayton: That is what I was getting at.

Mr. Caruso: Will the membrane or the top of the roof or metal whatever-it-is, will it have a certain color?

Mr. O'Sullivan: It will be white.

Mr. Caruso: White, okay.

Mr. O'Sullivan: You really would not see it from grade because of the height of it and the fact that it is fairly flat so it really would not be visible.

Mr. Caruso: And I noticed that it will go into existing runoff drain water.

Mr. O'Sullivan: Correct.

Mr. Caruso: Okay so then we will send this off to zoning for a variance and then...

Ms. Bennett: And then when they are done, it will come back.

Mr. Caruso: It will come back to us. With that said, do I have a, any other questions?

Mr. Hajek: Can I ask a quick question, Chairman?

Mr. Caruso: Oh sure. Good morning, Billy.

Mr. Hajek: Good morning. So, if you go with the option that places the structure, the footings, on the property line, Kevin, will the fence be removed and do you think this is a structure that could be installed or the footings could be installed without causing disruption to the park and to the vegetation that exists there?

Mr. O'Sullivan: Yes, they would do a lot line footing so that the, normally the footing would be symmetrical around the column but since it is going to be at the property line, the footing would need to only extend in one direction. It is known as a lot line footing so that the footing is not projecting beyond the property line.

Mr. Hajek: Okay.

Mr. O'Sullivan: And they would do everything they can to preserve the vegetation that is there.

Mr. Hajek: Okay, and the fence remains? The fence stays?

Mr. O'Sullivan: Yes.

Mr. Hajek: Okay, that are my only questions.

Mr. Dayton: I guess that fence must be the property line, is it not?

Mr. Hajek: I think it is, yes.

Mr. O'Sullivan: We would need the survey to verify that so as part of the next step for us to do a full zoning analysis, Stop & Shop will probably be providing us with an updated survey.

Mr. Caruso: Okay, perfect. With that said, we will send it off to ZBA and do I have a motion to adjourn?

Ms. Corwin: I will make the motion.

Mr. Caruso: Do I have a second?

Mr. Dayton: I will second.

Mr. Caruso: All in favor?

Mr. Dayton: Aye.

Ms. Corwin: Aye.

Ms. Dalene: Aye.

Ms. Duffey: Aye.

Mr. Caruso: Thank you all for your assistance. Pam, anything else?

Ms. Bennett: No, that is it.

Mr. O'Sullivan: I just wanted to ask one question. So, will the ZBA be reviewing these documents here?

Ms. Bennett: No, you have to apply for that.

Mr. O'Sullivan: Okay.

Ms. Baldwin: With the survey and all of that.

Mr. O'Sullivan: Okay, I got it.

Ms. Bennett: I will send you an application.

Mr. O'Sullivan: Okay, thank you very much, Pam.

Mr. Caruso: Thank you all for coming.



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VILLAGE OF EAST HAMPTON, NY
DATE: January 22, 2021
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