

Design Review Board
March 16, 2021
9:00 a.m.
via Video-Conferencing and
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Those present were:

Robert D. Caruso, Chairman
Kristin Corwin, Vice Chairman
Amy Dalene, Member
Ann Duffey, Member
Elizabeth Baldwin, Village Attorney
William Hajek, Village Planner
Robert Hefner, Village Historic Preservation Consultant
Tom Preiato, Village Building Inspector
Thomas Cooper, Applicant
Jody Gambino, LTV Moderator
Pamela J. Bennett, Village Clerk

Mr. Caruso: Good morning everyone. I call to order the Design Review Board for March 16, 2021.

1. Minutes

Mr. Caruso: The first item on the agenda are the minutes of March 2, 2021 which were previously distributed. Are there any questions or corrections? If not, I will entertain a motion to approve.

Ms. Corwin: I will make the motion.

Mr. Caruso: Do I have a second?

Ms. Dalene: Second.

Mr. Caruso: All in favor?

Ms. Corwin: Aye.

Ms. Dalene: Aye.

Ms. Duffey: Aye.

2. Thomas Cooper – 106 Newtown Lane – SCTM #301-1-7-1

Mr. Caruso: The next item on the agenda is Thomas Cooper of 106 Newtown Lane. Is the applicant present?

Mr. Cooper: I am.

Mr. Caruso: Oh great, good morning.

Mr. Cooper: Good morning.

Mr. Caruso: Can you describe the project please.

Mr. Cooper: Sure, so there is obviously a structure there currently and it used to be the old dry cleaners. We are looking to, if you have been inside the building, the building is quite dilapidated even from the floor joists to the walls to everything there it is pretty much falling down or falling in, the roof is caving in so it is old and dilapidated. We were hoping to replace the building in kind pretty much, we are not changing the structure at all except for we are actually making it a little bit smaller to help with the parking area but we want to build the structure the same footprint that it currently is. You can tell by the drawings that the façade now we want to change that to kind of emulate the two buildings that are across the street and kind of do a mixture of the two, using the brick as that as the old Cavagnaro building and then the beveled cedar look that was on the old Krupinski building now, I guess. So we are trying to take those two mediums and bring them together and create the new structure. We did want to add a second floor and the reason for the second floor is more for the affordable housing or I guess the Village classifies it as workforce housing and we are hoping to add a little bit of that in the Village to help alleviate some of that issue that we have but that is pretty much the gist of what we are trying to do.

Mr. Caruso: How many parking spaces will you have? Can you give us a breakdown?

Mr. Cooper: We have two parking spots and a third is handicapped so we have three parking spots in that parking space next door to the building.

Mr. Caruso: And it says wet usage, what is your idea about wet usage, what will that be?

Mr. Cooper: We are hoping, to be honest with you, the main, not that it is set in stone yet but the goal was to maybe have an ice cream shop, candy shop type of thing there as the kids go by the school, that is what our goal would be but wet use just means that you can have a deli or anything so it does not, I do not want to say that what it definitely is, that is our goal to have it.

Mr. Caruso: Billy Hajek, do you have any opinions? Billy, is he here?

Mr. Hajek: Yes, good morning Members of the Board.

Mr. Caruso: Good morning.

Mr. Hajek: I have had some conversations with Mr. Cooper over the course of his acquiring the property and the Village is encouraging apartments if it is at all possible so it is nice to see an apartment as part of the project because that lends itself to more regulated income, regulated controlled income and some housing which would be well needed in the Village. In terms of layout, they are pretty much following the footprint of what is there so I do not have much to offer in terms of layout. The project is going to require some variances from the Zoning Board so I think before this Board can act on it, they are going to have to apply and receive some variances. It might be worth the applicant requesting a Committee to discuss it with the Board, the Board might want to form a Committee and help shape the application a little bit in terms of its façade and appearance and layout, its suggestion, it is recommended in the Code for commercial site plans. Other than that, I do not have any other comments at this point.

Mr. Cooper: Can I just interject. So I actually agree with Billy quite a bit. I think that because the ZBA seems to have more control over what is going to happen with this project, I agree that we should try to have a Committee that I can work with that as we develop the project and what we find out from the ZBA, what they are going to allow and what they would like to have happen, then somebody on that Committee we can meet and talk about how we can develop the aesthetics as well.

Ms. Duffey: I actually think that is a good idea since it is a total teardown and an opportunity to enhance that section of the Village.

Mr. Caruso: I notice that there really are not very many details on the façade of the building itself. It is basically just sketched in, drawn in without any detailing, so I guess we really need to answer that question on what is the final product going to look like, what is the final building going to appear, and is it going to...

Mr. Cooper: What details are we missing, I am just curious, I mean we show the brick, we actually show the sample of brick, the siding, we show a sample of siding...

Mr. Caruso: Right.

Mr. Cooper: We have windows, the doors, the lighting fixtures, everything is there, that does not matter to me, I do not even need to review that, I feel that having a committee to go through this process to really work with the ZBA as well is more beneficial.

Mr. Caruso: I know you do but I would sort of like to see in proportion too what it really looks like which I think with the Committee it would be a better idea so we can go over it.

Mr. Cooper: No, it is great.

Mr. Caruso: Any other questions?

Mr. Hajek: I just wanted to reiterate to the Board what is the existing use, it is the Commercial Zoning District, and the existing use is actually a manufacturing use so it is a preexisting nonconforming situation, they would be bringing this into conformity with a retail/office use. My personal opinion is that a retail use would be more appropriate for the site given its limited amount of parking, I think it is going to be a challenge to have office space there that is going to be demanding on parking. A retail use might just be overall better just in terms of parking because people will tend to maximize and utilize the on-street parking and public parking versus trying to park on site for retail whereas as an office, the tendency is for people to need to be there for multiple hours on end. It is good that they are eliminating a preexisting nonconforming use but I just caution the Board in terms of the actual office space I think might be a little bit of a challenge in terms of parking. In terms of the Committee, the Board has historically selected two, or two Members would volunteer to sit on the Committee.

Ms. Corwin: I would volunteer to sit on the Committee.

Mr. Caruso: Do I have another person? Kristin.

Ms. Duffey: And I would.

Mr. Caruso: Okay, Ann, thank you. Do we have any other questions, any other input?

Ms. Duffey: I do not know, since it is going to a Committee, it does not seem like there is wheelchair access in the entrances to the, it looks like it is two steps up? I mean it is like it currently was but it does not seem like there is any access for someone with a disability.

Mr. Cooper: That is something we can work on; I agree that we probably have to have handicap accessibility there.

Ms. Duffey: That was my only thing besides how the siding worked were my only other questions which I think is something that would be discussed during the Committee process.

Mr. Caruso: Do we have any other questions? So we have a Committee and I will reach out to you and we will go over all of this and I guess the next thing is this will also go to the ZBA?

Ms. Bennett: There is no application yet, but yes, Tom will make application to the ZBA.

Mr. Cooper: Yes.

Ms. Corwin: So does the Committee do the design, set the design before it goes to the ZBA or is that concurrent with the ZBA?

Mr. Hajek: That is a strategy for the applicant. My recommendation would be to work with the Committee to formulate a plan that the Design Review Board is pretty satisfied with, and at that point they might want to broach the variance request for the Zoning Board, but that is a strategy question for the applicant.

Ms. Corwin: Okay.

Mr. Caruso: Okay so then we will do that and we will send it off. Bob Hefner, do you have any comments please?

Mr. Hefner: I think it is a great idea to have a Committee. There is certainly potential to improve the character of upper Newtown. We do have our Guideline Manual for the Commercial Districts which has a separate section on the upper Newtown Lane that the Committee Members and Mr. Cooper can consult that in looking at the plan to try to get more of the positive characteristics of this area but it looks like everyone is willing to make it the best building that they can so that is good. I think the Committee is a good idea, it will work well.

Mr. Cooper: Can I ask Mr. Hefner something?

Mr. Caruso: Excuse me?

Mr. Cooper: Can I ask Mr. Hefner something?

Mr. Caruso: Yes.

Mr. Cooper: I had read somewhere in doing some research on the building and things like that, that that area of Newtown, at one time, the Village of East Hampton had requested or tried to have brick as the façade of most of the buildings that were being redone down there. I just want to see if that is in that stuff you were just talking about, were they trying to get brick to be the façade or is that not...

Mr. Hefner: Not necessarily, in that area, I think the Guidelines say that for smaller buildings brick would be appropriate so in this case, for your building, yes, brick would be a good idea for the façade.

Mr. Cooper: Okay.

Mr. Hefner: And that little, the barber shop there, which is a very nice building on Newtown Lane, is something good to look at, Thorp design, J.G. Thorp.

Mr. Cooper: That is why I thought it was the case.

Mr. Hefner: Brick is a good direction to go in, I think.

Mr. Cooper: Thanks.

Mr. Caruso: Are there any other questions? So we formed the Committee and I will reach out to you on that and we will have our reviews. Do I have a motion to adjourn?

Ms. Corwin: I will make the motion.

Mr. Caruso: Do I have a second?

Ms. Dalene: Second

Mr. Caruso: All in favor?

Ms. Duffey: Aye.

Mr. Caruso: Okay, thank you all.

The meeting was adjourned at 9:14 a.m.



FILED
VILLAGE OF EAST HAMPTON, NY
DATE: April 6, 2021
TIME: 10:00 a.m.

3859

