

Design Review Board  
January 19, 2021  
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  
Trevor Darrell, Attorney on behalf of Under One Roof LLC  
Jody Gambino, LTV Moderator  
Pamela J. Bennett, Village Clerk

Mr. Caruso: Good morning and Happy New Year to all. I call to order the Design Review Board for January 19, 2021.

1. **Minutes**

Mr. Caruso: The first item on the agenda are the minutes of December 1, 2020 which were previously distributed. Any questions or corrections? If not, I would entertain a motion to approve.

Mr. Dayton: I make a motion.

Mr. Caruso: Is there a second?

Ms. Corwin: I will second.

Mr. Caruso: All in favor?

Mr. Dayton: Aye.

Ms. Corwin: Aye.

**2. Under One Roof LLC – 29 King Street – SCTM #301-2-1-1**

Mr. Caruso: The first item for today is the project Under One Roof LLC at 29 King Street, is the applicant present?

Mr. Darrell: Agent for the applicant, yes.

Mr. Caruso: Yes, good morning.

Mr. Darrell: Good morning.

Mr. Caruso: Can you describe the project?

Mr. Darrell: Certainly, I did hear some of the initial discussions that were happening earlier before the meeting started, and I think Ann sort of mentioned that this is a property that was purchased several years ago by Under One Roof LLC and as the name implies, it was meant to allow Pristine Pools to basically bring all of his pool business onto one site. So, the first phase of the project was to take over from the old electric company which had been there forever and convert it into the sort of the commercial part of his business so it is his actual trucks that have the installs and the materials and things, and his corporate offices are in the Reutershan Parking Lot. So, the goal here as part of this second portion of the project is to put an addition on the second-floor, sort of between the two garages as you look at the building from King Street, which would then incorporate his offices so he would basically convert all his employees to under one roof literally and it would be a one site which then would operate the full Pristine Pools and offices for his business.

Mr. Caruso: How many, approximately how many employees does he have?

Mr. Darrell: He has approximately 35 fulltime employees and an additional 5 to 10 parttime employees during the season.

Mr. Caruso: Wow, okay.

Mr. Darrell: And that number varies slightly obviously with the seasons. A year or so ago we started these applications so they may actually be higher.

Ms. Corwin: Did this project already have to go to the ZBA?

Mr. Darrell: So, we are pending in front of the ZBA and part of the ZBA's review was Billy wanted us to come to the DRB as well so we submitted this application while the ZBA application is also pending.

Mr. Hajek: That is a requirement, the Code requirement for any nonconforming use is that the Design Review Board has to conduct a preliminary review of the application before the Zoning Board can act so this is that preliminary review.

Mr. Caruso: Yes, right.

Mr. Darrell: And I recognize we actually have been through this process once before when the building was first purchased and converted to Pristine's usage. I notice that actually all the Board Members are different from that first review some of the other questions that came up earlier regarding the lighting and things were sort of all addressed during the last time we went through this so that two of the lights in the rear of the property nearest the Stratton Square residences are turned off and the other remaining lights are turned off at 11 per the requirement of the Board.

Ms. Corwin: Okay. From my perspective, the changing of the exterior is an improvement over what exists currently, the changing of the color to match the Railroad Station is what they said and it is a bit of an eyesore as it sits currently. I do not know if there are any other opinions.

Mr. Caruso: Right now, it sort of looks unfinished, sort of like a bunker but it would be nice to have the façade covered in brick and also the other detailing as depicted in the drawings.

Mr. Darrell: Yes, and I think that is Greg's opinion as well. When he bought the building, it was not inexpensive so he had to take a few years reprieve those costs and sort of this has always been part of the plan, but it has just taken us a little longer than anticipated to get here, and I think there was some question about the exterior storage and that is part of the plan for that back building, that this part of the variance application, which is not seen from the street, it is behind the building.

Mr. Dayton: Is that a cement block building?

Mr. Darrell: I am sorry?

Mr. Dayton: Where you are going to store your chemicals.

Mr. Darrell: That is going to be I think materials, chemicals as well as some of the bluestone and things that you see on site.

Mr. Hajek: That building will eliminate the outdoor storage that exists now?

Mr. Darrell: I do not know if it will completely eliminate it but I think it would certainly reduce it substantially. I would have to speak to the client about whether he intends to have it all stored inside.

Mr. Hajek: Okay because right now there is outdoor storage in some of the defined parking spaces and it is just a little haphazard there.

Mr. Darrell: Understood and the goal is to have it not haphazard.

Mr. Hajek: Okay. If there is the need for more outdoor storage or to maintain some, it might be good to at least define it and keep it somewhat limited into a certain area on the property so that we are not using parking spaces for storing bluestone and stuff like that.

Mr. Darrell: I am sure he would have no objection to that.

Mr. Caruso: Well, it would look nicer, and I realize this is the beginning of the project, so actually it would be nice, as Billy said, that it would all be sort of put away or away from sight so when you are driving by, we would not see this conglomeration of so many different types of materials but actually store it within the building, especially chemicals and bluestone and things like that because I am sure he wants a showroom.

Mr. Darrell: Yes, and part of the plan I think does call for, or used to, I do not have it in front of me, for a basement area storage as well. So, the plan is to have as much put away as possible.

Mr. Caruso: And I did notice that he, there is a request for 85 parking spaces. Will he be renting out portions of the building to other companies or do you think that most of this will be the 85 spaces just for his business which seems like a large business if he has 35-plus employees.

Mr. Darrell: Yes, my understanding from day one is this will only be his use, he is not renting it out to anyone, the goal is to not have to use the Reutershan Parking Lot and move his cars every two hours or was prior to the current administration but park there and remain there and the employees come in and they need the spots to park, then take the other trucks out, so will every 85 spot be filled at one time, probably not, but the 35 trucks will be there overnight and then the new cars will need a parking spot and to take the trucks instead of doing the shuffle in the morning.

Mr. Caruso: I guess if you do the math, if there are 35 trucks and he has 35-plus employees and they all drive a car, that actually probably makes up the 85 spaces.

Mr. Darrell: Pretty close.

Mr. Dayton: I do think with that second story, it will give that building sort of a finished look whereas it is a shoebox where it is now, seems to me.

Ms. Duffey: Is that completely the original structure, is that the structure that he purchased, he did not make any revisions once he purchased it?

Mr. Dayton: Well, I think that building belonged to the telephone company, it had a maintenance garage on the far end and they had office space, and I guess the building to me is pretty much the way it always was except originally that was the Long Island Ice Company.

Mr. Darrell: Exactly, in the back, there was a pond in the back that froze, going back some years, Mr. Dayton is correct on that.

Mr. Caruso: The good thing about Sherrill is if we are confused about any events from, I guess, the beginning, he will fill us in. Thank you, Sherrill.

Mr. Darrell: So, to answer your question, is the structure as it was purchased and has been used, he did the landscaping plan as was originally required which mostly planted, and he actually planted more than was originally required, and that mostly bordered the residential parcels, not the railroad parcels.

Mr. Dayton: Are they going to put any more landscaping around the area?

Mr. Darrell: At this time, I do not think that is part of the plan but it is to, once the façade is, and then the plan ultimately after that point is to come back regarding the fences and gates and all that.

Mr. Dayton: I think on the original plan they had, over to the right on the property, they were going to put grass in there.

Mr. Darrell: And they have done that.

Mr. Dayton: But they had so many cars, you do not have room for grass, one or the other.

Mr. Darrell: Well, they planted out plants and bushes and trees to block out, the concern was the residences to that Stratton Square side of the parcel so in addition to grasses, they also planted taller bushes.

Mr. Dayton: Along the borders.

Mr. Darrell: Correct, yes.

Mr. Caruso: Any other questions?

Mr. Dayton: No, it looks pretty good.

Ms. Corwin: I think it looks good.

Mr. Caruso: Okay, with that, thank you, the Board I guess at this point, if there are not any other questions, the Board has concluded its preliminary review and we will send this off to the ZBA for approval.

Mr. Darrell: Thank you.

Mr. Caruso: That you all for your assistance. Pam, are there any other items for today?

Ms. Bennett: No there is not.

Mr. Caruso: Okay. Do I have a motion to adjourn the meeting?

Mr. Dayton: I make a motion.

Mr. Caruso: Do I have a second?

Ms. Corwin: I will second.

Mr. Caruso: All in favor?

Mr. Dayton: Aye.

Ms. Dalene: Aye.

Ms. Duffey: Aye.

Ms. Corwin: Aye.

Mr. Caruso: Okay, thank you all.

A handwritten signature in black ink, appearing to be the initials 'MB' with a stylized flourish.

FILED  
VILLAGE OF EAST HAMPTON, NY  
DATE: February 16, 2021  
TIME: 11:00 a.m.