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Luxury Property Magazine

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IN SYNC  
*innovation*

*From Fifth Avenue in Manhattan, and Further Lane in the Hamptons, to Fairfield County in Connecticut, property owners are assured of a professional experience with an exceptional outcome working with Ben Krupinski Builder. Tania Jacobs chats to company principals Stratton Schellinger and Ray Harden*

As one of the premier general contractor and luxury home building companies in the New York metropolitan area, headquartered in East Hampton, NY, Ben Krupinski Builder serves prestige locations with emphasis on the Hamptons, Manhattan and Connecticut.

Trusted by discerning clients, visionary architects and world-class designers for over 30 years, the firm oversees projects of both expansive and modest scale -- from new coastal, country and city residences to historic renovations, remodels and seasonal maintenance.

The highly committed company provides a wealth of skilled resources, and is known for value engineering projects to deliver the project, without sacrifice to quality or budget.

**What's your signature service?**

We're known best for constructing and renovating luxury homes of every style. Whether it's traditional or ultramodern architecture, located waterfront in the Hamptons or deep in

the countryside of Connecticut, we're thoughtful about the way each client's vision is brought to life. Our relationships are founded on personal service and respect for privacy from day one to years after project completion.

**What are the most important things to keep in mind for city living?**

Many of our clients own a New York City residence. Whether it's to convert an industrial loft, remodel a traditional townhouse or execute bespoke details in modern tower living, clients want the best quality with consistently excellent results for each property they own. We're experts at orchestrating diverse talents and working seamlessly with each client's preferred architect and designer.

**What's key to a successful outcome?**

Experience. We've been in the business for more than 30 years. Capacity and talent are next. We have scores of full-time employees with critical skills. We also work with



hundreds of skilled sub-contractors whose first commitment is to us. Tools of the trade are essential. We own much of our own equipment, so typically we can start a new project the day after it's awarded to us.

We also know how to navigate the planning and approval processes. We manage these critical phases with clear communication and without wasting time. We always have an eye on the highest levels of quality and craftsmanship.

**How do you approach a custom renovation?**

The challenge is to seamlessly join the new with the old. Our goal is to give the appearance that the entire project was built only once. We plan carefully and coordinate every detail to blend rooflines, trim lines, sidings and interiors. No matter the scale, just like building a custom home, each project has our personal attention to complete work professionally, swiftly and to budget.

**Is it better to restore or build new?**

Every case is unique. For existing structures with no historic value, we determine if they're worth saving or not. Then we consider the level of desired polish the client wishes. Once we understand the scope of work, we price the cost of restoring the structure against building a new one. To give our clients the most competitive price, we secure three quotes for every step of the construction process.

When designing new, if details are difficult to imagine, as many times they are, we will stake out the footprint and build full-size mock-ups of rooms, walls and whole sections three-stories high. The most important aspect for us, is to deliver exactly what our client wants with the best possible outcome.

**How can owners maintain their property investment?**

We're conscious of the investment owners make in their property. Especially in the Hamptons, we stay on with clients for years, to provide careful seasonal maintenance. Being familiar with the workings of the house we built or renovated, ensures no surprises when the owner returns to enjoy their home. We open and close houses, check systems run smoothly and move patio furniture in and out of storage.

In autumn, we ensure specimen trees are protected, pools are winterised and cars are loaded for transport. On New York's Long Island, we are uniquely positioned to expedite year-round storm preparation and repairs with extensive general contracting resources.



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