

***Town of Southeast  
Architectural Review Board  
1 Main Street  
Brewster, NY 10509***

**Minutes – March 27, 2019**

**PRESENT:** John Goudey, Chairman  
Thomas Frasca  
Mary Larkin  
Victoria Desidero, Administrative Assistant

**ABSENT:** Virginia Stephens  
Katherine Weber  
Ashley Ley, Town Planner

**CALL TO ORDER:** 7:00 PM

**AGENDA:** Pledge of Allegiance

**1. INTERIOR ROCK, 3903 Danbury Road, (Tax Map ID 69.13-1-21.2) – Review of a Proposed Change to a Previously Approved Site Plan**

This was a review of an application for a change to an approved site plan suggested by the Zoning Board of Appeals. The applicant brought the following to the meeting:

1. Fieldstone™ Enduring & Casual Color Choices, undated
2. Natural Stone Solutions™ SQUARED™ Timeless & Regal, undated
3. Photos of Shrubs: Skip Laurel, American Holly, North Privet

Peder Scott appeared before the Board. Mr. Scott said it's been a while but, in the meantime, we had some good conversations with the owner and I think we might have a solution that everyone can live with. The issue at hand, he said, is we have this wall that is located back from Route 6 and it's a retaining wall that starts at about 1 ft. tall and climbs to about 9 ft. tall at the maximum. He said the problem we had is how do we shield this big wall? He handed out some native hedge options. Mr. Scott described three different options that he said are deer resistant, saying the first would be his choice: Skip Laurel, American Holly and Northern Privet. He described all three in detail, how fast they might grow and how they might be maintained to certain heights along the wall. He said we are open to suggestions on this portion of it. Chairman Goudey said to Boardmember Larkin: I agree that the Privet would not be my choice, but the Skip Laurel, would that be the most disease resistant and the thickest and hardiest for the area? Boardmember Larkin said I have to admit I have never heard of it; I mean I have heard of Laurel and some native Laurel is deer resistant and other regular Laurels are not but Skip Laurel, I just wanted to check the Zone and it's good up to negative 10 degrees so it's great. She said but I am amazed because this is fantastic if it is what Peder (Scott ) is saying that it's deer resistant, grows so rapidly... Boardmember Frasca said I have had a little experience with it. At Greenwich Hospital, they planted Skip Laurel around a stone wall on the west side and it grew pretty quick, he said. Boardmember Larkin said and it's excellent... Boardmember Frasca said I will say it needs a lot of maintenance: it's got to be trimmed every fall or it gets like Forsythia, very thick, very dense, very woody and it has to be trimmed every year otherwise it looks... They discussed how far it is off the road and the height of the wall and all agreed that Skip Laurel would be the best choice. Chairman Goudey said that's good but there is still going to be wall showing and I am curious to know what we

can do with the wall. Mr. Scott said that is next and he handed out photos of rock wall products he said he has had success with in the past and explained the material and showed a sample to the Board. He talked about the various patterns available and explained how he has used them previously. Mr. Scott said it would be easy to install and showed the Board how it is done. He said it is like a sandstone and they guarantee them for 15 years minimum. Chairman Goudey asked do you point in between or leave the crevice and Mr. Scott said I point them up with a diamond point. He talked about how nice they look when they are up. Chairman Goudey said I agree this is the best way to go and I agree with not having the lines and whatever looks as natural as possible. Boardmember Larkin said are we able to say more like Connecticut Fieldstone or less orange? Mr. Scott said you can pick the color. Chairman Goudey said I don't know what colors are more prevalent here but I certainly don't want to see a manufactured wall back there: I would rather see something that looks more like an old stone wall. Boardmember Frasca asked how this is attached and Mr. Scott said we apply them with a Thinset, large tile Thinset in gray. They discussed that they don't pop off and Mr. Scott said all the gaps are filled with Type 2 cement with no sand. He said I have 1,280 sq. ft. of wall so do I do the hedge or do both or just one? Chairman Goudey said because of the hedge type and potential damage over time, I think the whole wall should be done. He said I would like to see something for a hedge but it doesn't have to be all the way along if it is broken up with annuals or something. They agreed they don't want a manicured hedge but rather something that looks natural. Mr. Scott said there are other types of Hollies, which are conical versus linear, I could put a couple of those in if you want: they are dark green all the time, I could just put a couple, maybe four or five in there; it is about 100 foot long of space so if I was going to plant something I'd want it like 5 ft. tall at least so you can see it from the road, he said. Boardmember Larkin said so you don't want to do the Laurels or was it an either or? He said I think if I put stone in here and put the Laurel in front of it, it may overtake the wall in time so maybe I could go with more of a conical shape at the base there and put some kind of different Hollies in there. Boardmember Larkin said there are the Hollies we all know like a Christmas Holly and I am not thinking that. She said there is the Ilex Glabra that is a smaller leaf, denser but not so dense like a boxwood; it's a little looser and more natural looking. He said OK I could put some of those just to break it up and add some color. Boardmember Frasca said what would be the gauge of a plant like that because if you have a 100 ft. span you need... Boardmember Larkin said you would have to do 5 gallon. Mr. Scott said at least because you have to remember they are fighting with natural deciduous interruptions; 5 gallon would be fine. Boardmember Frasca said can you put like 10 of them in? Mr. Scott said yes, no problem, but most Hollies end up spreading like six, seven feet so 10 would be good. Boardmember Frasca said so do you want us to specify a stone because the Hearthstead stone is... Boardmember Larkin said I would specify the Hearthstead and I would specify random... Mr. Scott said Fieldstone they call it actually. After some discussion the Board agreed they like the NSS, Natural Stone Select in a Hearthstead color with a Fieldstone pattern. Mr. Scott said then we can put in say 10 Ilex Glabra at a minimum of 5 gallon. He said if you can just make it conditional on that I can add it to the plan. Secretary Desidero said you don't need to hold up the approval tonight but in order to get this memorialized properly for the Planning Board, I need that stuff so I can put it on the piece of paper that the Chairman signs so you can vote on it but I can't create the approval template until I have the new plans. She said to Peder: then that will become part of your final site plan submission. He said fine, I can do that. Chairman Goudey said so this is going to be an approval? Ms. Desidero said so, this is an unusual situation where they already had their approval from the ARB, the ZBA made a recommendation so they are coming back to get the ARB's approval on the ZBA's request. So I talked to (Town Planner) Ashley (Ley) today and she suggested that I write it up as a recommendation back to the Planning Board so that it goes into the file and it is there when they review the final site plan, she said. They will be making sure that everything Peder (Scott) just said is on the plan that gets approved, she said, so it's not going to have to go to the Town Board or anything. She said it is like a minor amendment to an already approved plan so once he gives me everything, I will write it up and get your (the Chairman's) signature. Mr. Scott said so I have a WP-1 that I presented tonight that I could amend for your specific reference and then I will just incorporate that into the general site plan, SY-1 and there will be a note floating there. Ms. Desidero said please note

the materials the ARB approved. The ARB voted to approve the changes to the wall and the landscaping as stated above on the condition they be added to the plans as stated.

Motion to Approve: John Goudey

Seconded: Thomas Frasca

Voice Vote: 3 to 0 with 2 absent

NOTE: The following were submitted by the applicant following the ARB meeting (April 22, 2019):

1. SY4, Lighting Plan/Details, prepared by PW Scott Engineering & Architecture, dated 6/14/18; last revised 3/27/19;
2. WP1, Wall Planting Plan, prepared by PW Scott Engineering & Architecture, dated 3/25/19;

## **2. AJI SUSHI, 1620 Route 22, (Tax Map ID 46.-2-39) – Review of an Application for a Sign**

This was a review of an application for a sign as referred by the Building Department. The application contained the following documents:

1. ARB Application, prepared by Jianfu He, dated 2/22/19
2. Landlord Approval from Garden Homes Management, dated 2/8/19
3. Two (2) photos of sign installed on building, undated

Boardmember Frasca said what are we going to do about Aji Sushi? Chairman Goudey said we are going to wait a few minutes: maybe they are out in the parking lot? Ms. Desidero said I will go look. The applicant was not present at the meeting. The Board discussed that the sign is already up and it looks fine so they felt comfortable approving it without the applicant present. Ms. Desidero said it was hard for the applicant to communicate because English is not their first language and they were hesitant to come tonight. Boardmember Frasca said I went by there today and it certainly looks fine and fits with what's out there already and since there is an unusual circumstance of cultural and language barriers and since we have everything we could possibly need, I think it would be a burden for us and, perhaps for them, to have to re-visit this in a month. Everyone agreed. Chairman Goudey said I will state for the record that this is unusual and I do not wish to make this a common occurrence and if it is in our ability to do this, I would like to take a vote. The Board discussed there are no other violations and they just need the sign approved to get their Tenant CO. Chairman Goudey said the landlord has approved it and we all have looked at it so I think we can vote tonight if there are no other comments. Boardmember Frasca said since this is not a stand-alone sign but an existing structure within what is previously approved to be there, I don't think we are opening up a can of worms. Chairman Goudey said yes, it is part of an approved Multi-Tenant Sign Program and it fits within that. The ARB voted to approve the sign as submitted.

Motion to Approve: Thomas Frasca

Seconded: Mary Larkin

Voice Vote: 3 to 0 with 2 absent

## **3. Meeting Minutes of February 27, 2019**

Minutes could not be approved because there was not a quorum of members present.

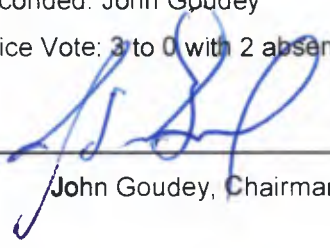
**4. Close Meeting**

Motion to Approve: Thomas Frasca

Seconded: John Goudey

Voice Vote: 3 to 0 with 2 absent

Signed By: \_\_\_\_\_



John Goudey, Chairman

Date: 5-22-19