

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

**Minutes – July 24, 2019**

**PRESENT:** ✓John Goudey, Chairman  
Thomas Frasca  
-Mary Larkin  
-Katherine Weber  
Ashley Ley, Town Planner  
Victoria Desidero, Administrative Assistant

**ABSENT:** Virginia Stephens

**CALL TO ORDER:** 7 p.m.

**AGENDA:** Pledge of Allegiance

**1. VIRGINIA WOODS CONDOMINIUM, Route 22, (Tax Map ID 57.-2-33) –  
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 Awilda Santana, VWC Vice President, dated 6/12/19
2. Sign Rendering, prepared by C&M Sign, undated
3. Photos of Existing and Proposed Sign and Site, prepared by C&M Sign, undated
4. Sign Rendering with colors called out, prepared by C&M Sign, undated
5. Sign Internal Aluminum support and brackets diagrams (2), prepared by C&M Sign, undated
6. Drawing, Location of Sign, no preparer, undated
7. Sign Description and Cost Estimate, prepared by C&M Sign, dated 4/12/19

The applicant was not present. Chairman Goudey said let's move on and we'll come back to it if they come.

**2. BREWSTER FORD, 1024 Route 22, (Tax Map ID 68.5-2-32) – Review of  
an Application for Two Signs**

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

1. ARB Application, prepared by Architect Chad Nehring, dated 7/2/19
2. Rendering showing signs on building, prepared by Architect Chad Nehring, undated
3. Brewster Ford F13446\_ELEV\_Rev3-2, prepared by AGI, dated 12/21/14; last revised 8/23/18

4. A-200, Front & Side Elevations, prepared by Architect Chad Nehring, last revised 3/19/19
5. ASP-1, Layout and Landscape Plan, prepared by Insite Engineering, dated 10/19/15; last revised 3/31/17

Architect Chad Nehring appeared before the Board. Mr. Nehring said I was here two or so months ago for two signs and went through the variance process and were approved. He said we are back for the one Brewster sign next to the tower and the other logo sign on the brand wall. There are 26-inch letters, he said, identical to the other two that were approved. He said Ford changed their colors for the building since we were last before the Board and have given us three colors that are non-customer touch-point areas: the back two new service bays. Mr. Nehring said they would prefer not to use the almost-white color. He showed the roofing and siding color that they would prefer to go with for the two new bays and the shop area off to the right. He said they went from a Glidden to a Benjamin Moore paint. Chairman Goudey said that's a change to what was previously approved. Ms. Ley said if the Board doesn't have any concerns and feels it is consistent with the original approval, we can memorialize it over an email for the file. The Board discussed this option and agreed it was acceptable. Ms. Ley said send an email to (Secretary) Victoria (Desidero) indicating the change including what it was and what it will be then it can be memorialized. Chairman Goudey said how are the signs illuminated? Mr. Nehring said they are LED backlit on a timer and are standard Ford signs that appear across the country. Ms. Ley said is the blue illuminated too or just the letters? Mr. Nehring said I believe it's just the letters and the logo is not illuminated. Chairman Goudey said the colors have not changed on the sign? Mr. Nehring said no, they are standard Ford. The ARB voted to **approve** the application with the following condition:

1. Signs will be on timer consistent with 5/22/19 approval of other signs.

Motion to Approve: Thomas Frasca

Seconded: Katherine Weber

Voice Vote: 4 to 0 with 1 absent

**3. BREWSTER WOODS CONDOMINIUM, Brewster Woods Drive (Tax Map ID 57.-1-7) – Review of an Application for Fences to be Installed on Retaining Walls**

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

1. ARB Application, prepared by Bonnie Daleo, Property Manager, dated 6/28/19
2. B-001, Project Location, Proposed Wall Locations. Architectural Review Note, prepared by Kevin L. Patton, P.E., dated 6/12/19
3. Photo of chain link fence, no preparer, undated
4. Aerials of Site and wall locations (2), no preparer, undated
5. Description of fencing and cost estimate, prepared by Dave's Fences, dated 6/26/19

Ann Loughlin, President of the Board of Managers, and Ellen Farley, Vice President appeared before the Board. Ms. Loughlin said we discussed last time that we need to put a fence for safety and I have some pictures. She said in the application what

the Board approved there is a chain-link fence. She said the fence only went behind one and a half buildings so when we went to do it, we agreed it should extend all the way down for safety purposes. She said the Board voted on the chain-link colored black. Boardmember Frasca said you will not be adding slats for privacy or anything like that? Ms. Loughlin said no, it's not needed. She said there was another fence that our Board did not approve but I brought it with me because I listened last time we were here and I knew there were aesthetic concerns so I brought this one. It's aluminum, she said, because we are trying to get away from the wood due to repairs and upkeep. Ms. Farley said it was an economic decision. Ms. Loughlin said to do the aluminum is approximately \$20,000 and to do the chain-link it would be \$9,000. Boardmember Frasca said which one do you want? Ms. Farley said she wants the aluminum. Ms. Loughlin said I think the aesthetic is nicer of the aluminum but I'm here to represent what the Board has requested. We brought both so that you as a Board had an option in case the chain-link was not acceptable, she said, and we are looking to start the work in September. Chairman Goudey said my opinion is that this is not really the front yard, it's a safety feature more than aesthetics and the chain-link will serve the purpose for the safety and that is what is presented. Boardmember Frasca said that said, I wouldn't have a problem with either. Boardmember Weber said a lot of times people come here with chain-link fences and we get really up in arms but it's usually commercial and they are very visible. The ARB voted to **approve** the application with the following condition:

1. Proposed black chain link fence may be substituted with black aluminum fence.

Motion to Approve: Thomas Frasca

Seconded: Mary Larkin

Voice Vote: 4 to 0 with 1 absent

**4. 577 NORTH MAIN STREET, 577 North Main Street, (Tax Map ID 56.19-1-40.2) – Review of an Application for Changes to a Site Plan Amendment**

This was a review of an application to make changes to a site plan that was previously reviewed and approved by the ARB. The application was separated into two reviews. The application for Wall Coping, Stone Veneer & Lighting contained the following documents:

1. Letter to Town of Southeast ARB Secretary Victoria Desidero containing details and photos of changes and proposed changes to a site currently under review for Site Plan Amendment by the Planning Board; the letter includes photos of Kousa Dogwoods; two photos of siding; photo of bluestone coping; and a list of proposed finishes.
2. Bart Lansky for Applicant Revisions, dated 7/2/19
3. A-1, Roof Plan & Elevations, prepared by EMERJ Design Group, dated 2/13/18
4. Photo of Side of Building, dated 7/24/19
5. 14" Gooseneck BARN LIGHT photo and specs by ZJOJO, undated
6. Photo of Parking Lot, undated

The application for Landscaping and Wetland Demarcation contained the following documents:

1. Letter to Town of Southeast ARB Secretary Victoria Desidero containing details and photos of changes and proposed changes to a site currently under review for Site Plan Amendment by the Planning Board; the letter includes photos of Kousa Dogwoods; two photos of siding; photo of bluestone coping; and a list of proposed finishes.
2. Bart Lansky for Applicant Revisions, dated 7/2/19

Owner Bart Lansky, Esq., appeared before the Board. Mr. Lansky said this is my third visit and as we go along, I hope I am improving the project. He said a couple things were spontaneous as we were constructing. The existing single story structure is 16 ft. and by the time we put a 4 ft. knee-wall on top to get over the sky-lights... it's what you would call a star-toothed roof, he said, and to get over it with a pitch we needed to do a knee-wall. He said in looking at it I decided it would put things in better perspective to do a little bluestone veneer at the bottom; it's about a 3 ft. veneer and on the side elevation it's about 4 ft. Mr. Lansky said there were lights tagged onto the outside of the siding and I propose to change them to the goose-neck fixtures that I included in my packet tonight. He said on the last page of the handout there is a previously approved concrete fence and a terracotta roofing piece and as I was looking at it with the Silverado color that the Board picked, I didn't think it felt right. He said it seems to make more sense to put the bluestone on top of that as well as to carry the element through the project. Mr. Lansky said in the back of the project there was a large amount of garbage pushed into the wetland and as we cleaned that out and fixed the drainage and got the berm back to where it was, there was a grassy area that was previously filled with garbage. He said the Wetland Consultant recommended we put some dogwoods in there and I went ahead and did that so as to stop people from driving in. I interspersed six dogwoods with some 6x6 posts with solar lights so people would see it at night and not drive into the wetland, he said, so I'm seeking approval to add that to the plan. He said I would like to stain the posts Padre Brown, which is the closest color that I found in that Behr line and the Navaho Beige added with the bluestone on the bottom and weathered wood up top and the classic brown approved as a trim color where needed and I think the Padre brown is the closest to that so that's what I'd like for the posts. Mr. Lansky said the other thing I'm looking to do is along the front there were some (inaudible) in the way that I moved along the side of the concrete fence and I thought it would be nice to do some vines growing up to soften the exterior and bring the scale down a little bit. He said I narrowed the windows a little bit too to try to do the same thing. He said I was proposing some Wisteria but I know that's not a native species but it does grow really well. Chairman Goudey said I'd like to start by saying I do know the process sometimes slows projects down and coming before us and going through the proper steps; there's a lot of changes you've done and whether they look good or are logical or approved or not, it's tough on the Board to have so many things that were already done. He said we'll move forward and look at these and I happen to think a lot of them are great ideas, but I will say a lot of these things should not have been done without proper approval. Boardmember Larkin said is there a list because it's all over the place. Chairman Goudey said we will do our best as I think there are improvements and they've already been done. Ms. Desidero said may I suggest we have Ms. Ley say what the items are that are being considered and which ones are being referred. Ms. Ley said there are two applications that are being considered by the ARB. She said the original application for the ARB was for the building with the new roof, changing the siding, and building a fence and that was a referral by the Building Inspector. She said what's being changed to that original approval is the changing of the coping on top of the wall, the changing of the light

fixtures, and the addition of the stone veneer at the base of the building and the Board can consider those for approval as a modification of the original approval. Ms. Ley said the other application that is currently pending is the Site Plan review and Wetland Permit review by the Planning Board and that was referred to the ARB and includes any of the landscaping especially in the wetland buffer and the demarcation features, which you would be making a recommendation to the Planning Board on. Boardmember Frasca said of those items, how many have already been done. Ms. Ley said all of them. Mr. Lansky said I put up one light so you could see it so that's not done. He said the coping on top of the wall is not complete; I put up a couple of pieces so someone could look at them. He said the wall was as approved. He said a good portion of the bluestone at the base is installed and if it's not approved, I can cover it with a piece of siding and it can be as approved although I think that would be a shame. Boardmember Larkin said can I just ask you: do you go ahead and do... what you're suggesting is probably fine but it's just... at the last meeting there was this issue as well: why do you go ahead and just do it? Mr. Lansky said in a perfect world I wouldn't choose to and there are different answers for the different pieces. Boardmember Larkin said that's OK, you don't have to answer; it's just other people don't do that. Chairman Goudey said it's done, it's before us so let's move forward with our approval process and discuss these items one at a time. Boardmember Frasca said if you had come to ask for the bluestone on the bottom of the building, I don't think anyone here would have objected to it. He said I personally think it's an improvement but it's a process thing; everyone comes in front of this Board preconstruction and you come post-construction. He said I just don't get why we are doing it after the fact. Chairman Goudey said do we have a picture of what you've put up for the bluestone now that clearly shows how it looks? Mr. Lansky said I think I submitted a photo with the mailing. Chairman Goudey said tell us about the bluestone and I think breaking it up is a good idea. Mr. Lansky said it's about 1-1/2 inch and reminds me of traditional thermal bluestone with that uniform bluish gray color throughout. Boardmember Larkin said how are you putting it up? Mr. Lansky said I have a metal angle supporting it below grade. Boardmember Larkin said you don't have a masonry stone shelf to support this? Mr. Lansky said no, I don't. He said I have a doublewide CMU so there's 12 inches of block and a metal angle that's drilled into the block below grade. He said mixed in with the cement is a glue so everything is sticking to the foundation and directly applied over the block. Chairman Goudey said are they irregularly shaped pieces? Mr. Lansky said yes and there is virtually no gap or cement with clean edges. Boardmember Weber said process notwithstanding, I think the changes you have made are very thorough, well thought out and attractive. Chairman Goudey said do we go through each of these one by one? Ms. Ley said let's go through the ones that are ARB approval first: the wall, lights, and the stone veneer. Ms. Ley said all the items can be discussed at once and then approved in the same document. Ms. Goudey said is the coping for the wall the same stone? Mr. Lansky said it's not going to be the same stone because I think where this bluestone comes from when they sell larger slabs for patios and such they're left with remnants and I think that's what this is. Mr. Lansky said for on top of the wall, I'd like to find something that's going to match in terms of color to bring the element through but I haven't found anything yet. Chairman Goudey said will they be irregular sizes? Mr. Lansky said no, it will have a square cut edge. Boardmember Larkin said so it will be a bluestone coping. Mr. Lansky said yes, I'm hoping for something in the range of a 10 in. by 12 in. for it. The wall is around 100 ft. long and just under 6 ft. in height, he said. Chairman Goudey said how many lights, why these, and how are they spaced? Mr. Lansky said I have the old lights but I didn't think they looked as nice. He said I believe there are 13 and are spaced to be

centered over the doors and windows. The building isn't completely symmetrical, he said, because some of the windows are based on old tenant uses. He said they are LEDs with photocells on them and a timer. Ms. Ley said can you submit the foot candle specifications for these? Mr. Lansky said I thought I submitted a data sheet with maybe lumens, but the light itself is recessed well inside the gooseneck and I think it's 4200 lumens in total and the span of that isn't going to go out more than 6 ft. and I have a 15 ft. drive and then 8-10 ft. before the road. He said the idea was to light the side a little bit and to have it have some uniform and consistency. Chairman Goudey said what is 'air powered as a power source?' Mr. Lansky said I don't know. Boardmember Larkin said I've never seen that before. Chairman Goudey said I'm not finding the lights offensive and I am only thinking about the placement and how they are staggered over the doors and windows versus equally run across the building. Boardmember Larkin said are those locations existing. Mr. Lansky said the boxes are put in, they're behind the siding. Chairman Goudey said did you put the boxes in or were they existing? Mr. Lansky said they were outside of the siding so when the old siding was removed and the insulation put in, the electric was put behind the wall and locations were similar but not exact. He said my thought pattern was in terms of plantings or decoration on the façade is really going to be based upon the doors and windows. He said I would like to put some vines in between to break it up and the lighting would cast into them. Ms. Desidero said do the vines need approval? Ms. Ley said the vines should be reviewed as part of the landscaping plan as I do have some concerns with Wisteria because of your proximity to the wetland and that should be reviewed by the Wetland Inspector because it's not a native plant. Mr. Lansky said are you thinking it's somehow going to migrate around the back a couple hundred feet away? Boardmember Larkin said they're unbelievable weeds. Boardmember Weber said it's an extremely aggressive plant and it wreaks havoc on your siding and it's going to need incredible maintenance. She said they don't bloom for seven years. Mr. Lansky said I'm open to other things. Boardmember Larkin said it's going to rip your siding right off. Mr. Lansky said I'd be stunned at that just because of how I installed it, but I'm open to other vines. Ms. Ley said it just can't be invasive. Mr. Lansky said is there anything flowering? Boardmember Larkin said a climbing hydrangea is a good suggestion. Mr. Lansky said I was concerned about water coming through and if I didn't put something incredibly hardy in there it wouldn't make it. Ms. Ley said what I am hearing from this Board is that there are other options that may be more appropriate for the location in terms of its proximity to wetlands, that can have ornamental value, but that wouldn't be invasive. Ms. Desidero said and they need to be on the plans. Mr. Lansky said I could just put some shrubs in there or leave it as grass. Boardmember Larkin said shrubbery is a great idea, but you will have to come back, it will have to be things that are larger than 1 gal. with appropriate heights. Chairman Goudey said can we get our other approvals done and come back to this as we have to talk about more plantings and landscaping. He said are the posts part of our approval process? Ms. Ley said the posts are part of the recommendations to the Planning Board. Chairman Goudey said so we have the bluestone along the base, the bluestone along the cap, the coping on the wall, and the lights. Boardmember Frasca said does the landscaping issue have to be settled tonight? Ms. Ley said it's two separate things. The ARB voted to **approve the application for Wall Coping, Stone Veneer and Lighting** as submitted.

Motion to Approve: Mary Larkin

Seconded: John Goudey

Voice Vote: 4 to 0 with 1 absent

## Application for Landscaping and Wetland Demarcation:

Chairman Goudey asked Ms. Ley to explain the order for approval of this application. Ms. Ley said these would all be in one resolution to the Planning Board and the issues are: the posts and the wetland plantings. She said one thing I would note that these plantings were installed without the approval of the Planning Board and without the authorization of the Wetland Inspector. It was discussed in the field as a suggestion, she said, but one of the things that happened is these are Kousa dogwoods that are not native dogwoods and the Wetland Inspector typically recommends native plants. Ms. Desidero said does that mean there could be something in this conditioned on the Wetland Inspector? Ms. Ley said yes. Chairman Goudey said regarding the posts, do you have a sample of the color? Mr. Lansky said I don't but Padre brown is the closest to the classic brown which we approved for the outside trim work. Chairman Goudey said there are lights on these? Mr. Lansky said solar, yes. Chairman Goudey said how tall are these and how far are the spaced? Mr. Lansky said the spacing on the dogwoods is approximately 15 ft. They're approximately 6 ft. tall at this time and they grow to be up to 15 ft. tall and 15 ft. wide. Centered and interspersed between them, he said, are the posts. He said I didn't understand from the consultant that non-native species were taboo. My experience with the native dogwoods, he said, is they sometimes get a fungus when they are too wet. He said I felt it was important to keep people out of that area so he made a couple recommendations and I guess I jumped the gun by doing them. Boardmember Larkin said you installed the posts already? Mr. Lansky said yes. Boardmember Frasca said are the 6x6? Mr. Lansky said they are 6x6 with a solar cap and come out of the ground approximately 3-1/2 ft. and they have a concrete base. Boardmember Larkin said if they are not plumb, they will be made plumb? Mr. Lansky said yes. Boardmember Larkin said i know at the last meeting you said you went ahead and did the rhododendrons; your sizes are very small for a lot of what you have here. Mr. Lansky said the rhododendrons were looking a little peekish after the last drought but I think they're healthy. Boardmember Larkin said we usually would prefer a larger plant given the size of the area but we weren't given that opportunity to suggest because you already put them in. Mr. Lansky said I understand what you're saying. Boardmember Larkin said and the Wetland Inspector can't specify species because in your opinion you know what's best. Mr. Lansky said I thought I was following his recommendation and I understand what you're saying with the size of the plants. Boardmember Weber said I typically don't have an opinion on landscaping and I think there's a sound logic to everything you've proposed here, but this landscaping plan has been in front of us a couple times and it feels a little bit like a moving target and I feel like you are still making choices and having discussions with others. She said I would almost like to see a clean copy with final landscaping so I know I have the whole picture. Chairman Goudey said this is a recommendation to the Planning Board. Ms. Desidero said my only concern about writing this up is that normally the applicant would come to the ARB after the Wetland Inspector has said everything he wants and then they can decide if that's going to look nice or not so, in this case, we are the cart before the horse, but it is just a recommendation back to the Planning Board and you'd be relying on the Planning Board. Boardmember Frasca said I think the landscaping plan is a little under scale for the building and I wouldn't want to recommend that at this point. Boardmember Larkin said I would want to defer to the Wetland Inspector. Chairman Goudey said I think to begin with it has to be clearly stated that our opinions are based on our opinions at the time prior to any official or any recommendations by the Wetland Inspector. Boardmember Weber said I am hesitant to recommend it knowing that we're going to be back for a third draft after the Wetland Inspector gets

a closer look. Mr. Lansky said I really did think I was following his instructions. Ms. Ley said what that means is you were supposed to draw it up on a plan as part of the Wetland Mitigation Plan and submit it to the Planning Board and Wetland Inspector for review and once approvals are done you install it. She said you don't even have a complete application. Boardmember Larkin said that's the risk you take by not following the process and it may stop you and tell you that you have to go back. Ms. Ley said I think at this point you need to prepare a more complete Landscaping Plan that addresses the wetlands and the ARB's concern about some of the plantings being undersized, scale, and come up with a real plan for the front of the building where you had proposed Wisteria and replace that with something that is more appropriate for the area. She said that plan should then be submitted to the Wetland Inspector and to the Planning Board for their review and then come back once you have their nod. Chairman Goudey said we did go through the other items for approval and I think this is not a lot to ask, but it's very difficult for us to do the landscaping part without being able to get our arms around it. Boardmember Frasca said is this a New York State wetland or Town? Ms. Ley said it's definitely Town but I can't recall if it is DEC. Mr. Lansky said what you have is the rail line and the Tonetta River. Boardmember Frasca said so here's what could happen: you could plant all this and could get a fine because you didn't comply. Chairman Goudey said in order to make a recommendation to the Planning Board we need that information in front of us. Ms. Ley said have you resubmitted to the Planning Board because there were some outstanding items there as well? She said you would need to go to the Planning Board first. Mr. Lansky said for landscaping? Ms. Ley said you have a lot of Site Plan issues right now and at the last Staff Meeting we discussed you putting it all together on one plan so that would include the landscaping. Mr. Lansky said so you don't want me back here until I'm done with Planning? Ms. Ley said that would be more appropriate. This Board was able to move forward and approve the siding, lighting, and coping, she said, so you can move forward with those items but in terms of the landscaping that should be incorporated with the other approvals that are currently pending before the Planning Board. Mr. Lansky said doesn't your recommendation here go back to the Planning Board? Chairman Goudey said we don't know what we're recommending because we don't have enough information from you. Mr. Lansky said if I go back to the Wetland Consultant and obtain confirmation from him? Ms. Ley said the way to obtain confirmation from him is to make a formal submission to the Planning Board. Ms. Ley said in terms of timing if you can try to get something together you can be on the last meeting in August for the Planning Board. Mr. Lansky said I've heard some negative comments on the vines but no other suggestions. Boardmember Weber said we're not landscape architects. Boardmember Larkin said I would never suggest someone plant 1 gal. rhododendrons because you want it to look really nice right from the beginning and not wait years to grow in like a residential gardener. Ms. Ley said the Board reviews the applications that they are presented with, they don't design the application and that's where the disconnect is happening so the Board needs to see a complete application that has been vetted by the Wetland Inspector and that's when they will be able to make a recommendation.

**1. VIRGINIA WOODS CONDOMINIUM, Route 22, (Tax Map ID 57.-2-33) –  
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 documents listed on Page 1 of Meeting Minutes. Avilda Santana, Virginia Woods Condominium Vice President, appeared before the Board. Ms. Santana said I'm here to hopefully get approval to replace our entryway sign. She said currently there are two signs: one on the north side and one on the



south side of the entry and we're going to replace the north sign with a double-sided sign and just remove the south sign because it wouldn't be Code. She said the current one is 11 ft. from the curb and we just have to move it so it's 15 ft. from the curb. We will put landscaping around it, she said, and clean it up. Ms. Santana said the sign is going to be aluminum; I don't have samples but I do have photos that the vendor did using the materials we plan to use for ours. She showed the photos to the Board. Ms. Santana said the posts are vinyl posts with wood grain design. She said the color will be rosewood. Chairman Goudey said the letters are? Ms. Santana said the letters will be painted. Chairman Goudey said I think it looks great and Boardmembers Larkin and Weber agreed. The ARB voted to approve the sign as submitted.

Motion to Approve: John Goudey

Seconded: Mary Larkin

Voice Vote: 4 to 0 with 1 absent

**5. DURKIN WATER / DREW REALTY, LLC, 120 & 160 Fields Lane, (Tax Map ID 78.-2-5 & 6) – Review of an Application for Site Plan Amendment**

This was a review of an application for site plan amendment as referred by the Planning Board. The application contained the following documents:

1. ARB Application for Drew Realty, LLC, prepared by Insite Engineering, dated 7/9/19
2. ARB Application for Durkin Water Company, prepared by Insite Engineering, dated 7/9/19
3. Memorandum to Chairman Goudey from Insite Engineering, dated 7/10/19
4. Building Specifications (2) by Conestoga Buildings, no date legible
5. Cover, A-01, A-02, Rough Model Renderings, prepared by Conestoga Buildings, dated 7/2/19
6. OP-1, Amended Overall Plan, prepared by Insite Engineering, dated 3/4/19; last revised 5/20/19
7. SP-1, Site Plan, prepared by Insite Engineering, dated 3/4/19; last revised 5/20/19
8. D-1, Details, prepared by Insite Engineering, dated 3/4/19; last revised 5/20/19
9. Color Samples, Everlast Roofing, Inc. "Clay" and "Bronze"

Jamie LoGiudice of Insite Engineering appeared before the Board with Owner Ray Durkin. Ms. LoGiudice said the property is on Fields Lane and the adjacent parcel is also what you're reviewing tonight. She said in reviewing the amended Site Plan for Durkin Water it was brought to the Town's attention that there were various site improvements done to the Drew Realty parcel such as lighting, asphalt millings for their outside storage. There are also two metal storage containers and those would be removed and replaced with a 50 x 80 pole barn. She said the renderings that were sent to you were not the right colors, but these are the actual colors. Ms. Desidero said you mean the ones we got the second round are the actual colors? Ms. LoGiudice said yes; it's a clay for the siding and a bronze brown for the trim and roof. The door will be white, she said, and it's not visible from Fields Lane as it is a much higher elevation and there is plenty of vegetation in between. Ms. LoGiudice said as part of the application is landscaping and lighting. She said there is a lighting plan detail sheet. She said we included four additional white spruces similar to what

was done on the Durkin Water side and incorporated some of the suggested wetland plantings and the quantities and sizes are all the same, they've just been shifted. Boardmember Larkin said next to the storage shed you're going to have four white spruce that are only 4 ft. high? Ms. LoGiudice said yes. Mr. Durkin said no one can see us where we are and when you pull in our place it's more country farm; mowed and landscaped. I am only putting them there to appease because we are surrounded by trees, he said. Boardmember Larkin said what does the landscape state? Ms. Ley said just that they need to provide a landscaping plan and it's at this Board's discretion to request additional materials based on individual constraints of the application or situation. Boardmember Larkin said how tall is the building? Ms. LoGiudice said 29 ft. She said as just mentioned it is just the token landscaping put in to appease. Boardmember Weber said what do you use the property for? Mr. Durkin said mainly for our oil and water businesses. It's a water plant for us and we have tried to buy the land around it to protect our water source, he said. Boardmember Frasca said isn't this about 1000 ft. off the road? Ms. LoGiudice said it is pretty far, yes. She said we didn't realize there was a violation on the property until they submitted the application next door because you can't see it from the road. Boardmember Weber said in my opinion if it is functioning as a farm and isn't visible from anywhere putting trees up; trees and barns don't necessarily go well together so I personally wouldn't be offended by a lack of trees around this. Ms. Ley said what about behind the barn so that they're more shielding of the Putnam County Land Trust property because I do know when you did the last storage building, they had concerns at that time? Chairman Goudey said there's a thick wood line? Ms. LoGiudice said yes there is, it's fully wooded behind it. Chairman Goudey said regarding the structure: there are no windows, only a few lights on it, doors are white? Ms. LoGiudice said yes, white metal with a pedestrian door on either side of the building. She showed where the lighting is but it is essentially for some of the tenants that would be using the property so that they would get rid of the metal containers that are there. Chairman Goudey said no protrusions to the roof, no stacks? Mr. Durkin said it's just for dry storage. ARB voted to **positively recommend the application to the Town Board** as proposed.

Motion to Approve: Thomas Frasca

Seconded: Mary Larkin

Voice Vote: 4 to 0 with 1 absent

## 6. Approve May 22, 2019 Meeting Minutes

Motion to Approve: Katherine Weber

Seconded: Thomas Frasca

Voice Vote: 4 to 0 with 1 absent

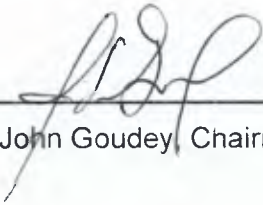
## 7. Close Meeting

Motion to Approve: Katherine Weber

Seconded: John Goudey

Voice Vote: 4 to 0 with 1 absent

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



John Goudey, Chairman

Date: 10/23/19