

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

Minutes – October 23, 2019

PRESENT: John Goudey, Chairman
Virginia Stephens
Mary Larkin
Katherine Weber
Ashley Ley, Town Planner
Victoria Desidero, Administrative Assistant

ABSENT: Thomas Frasca

CALL TO ORDER: 7 p.m.

AGENDA: Pledge of Allegiance

**1. DANIEL JEWELERS, INC., 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 Joseph Ruggiero, dated 8/23/19
2. Owner Consent Form, Garden Homes Management, dated 9/10/19
3. Brewster Town Centre and Out Parcel Sign Programs ARB Approval, dated 1/29/14
4. Portion of Town Centre Elevation, no preparer, undated
5. Renderings of Proposed Sign on Building, no preparer, undated
6. G-3, Overall Site Plan, prepared by Insite Engineering, dated 9/14/12

Daniel Ruggiero appeared before the Board. He said this is just an existing sign up at Brewster Town Centre... We are moving into 1620, Brewster Town Centre, he said, and the Tobacco Shop sign is still there so we are moving it and putting ours up. Chairman Goudey said is this the same sign that you had; you are basically duplicating it? Mr. Ruggiero said we have a new logo so we are using the new logo and just putting it up. Chairman Goudey said so just the face you are replacing and he said yes. The ARB voted to approve the sign as presented.

Motion to Approve: Mary Larkin

Seconded: John Goudey

Voice Vote: 4 to 0 with 1 absent

2. 577 NORTH MAIN STREET, 577 North Main Street, (Tax Map ID 56.19-1-40.2) – Review of an Application for a Site Plan Amendment

This was a review of an application for a Site Plan Amendment as referred by the Planning Board. The application contained the following documents:

1. ARB Application, prepared by Bart Lansky, dated 9/24/19
2. ARB Approval for Wall Coping, Stone Veneer & Lighting, dated 7/24/19
3. ARB Positive Recommendation to Planning Board, dated 5/23/19
4. ARB Approval for Retaining Wall, Roof Design and Building Colors, dated 2/6/19
5. A-1, New Roof & Building Facelift, prepared by MERJ Design Group, dated 7/31/19; last revised 7/22/19
6. SP-2, Roof Plan, prepared by MERJ Design Group, dated 7/31/19; last revised 7/22/19
7. Property Survey, prepared by Rowan Land Surveying, dated 12/3/18
8. Photo of view facing Southwest from North Main Street, no preparer, undated

Owner Bart Lansky, Esq. appeared before the Board. He said I passed out some photos that I will go through quickly. We were here in February, he said, at which time we had Navajo Beige cement siding approved, the proposed gable roof with shingles, the concrete fence was also approved along with the plantings in front of that fence, which were (inaudible) with some Junipers. He said and then we were back here in April, the concrete fence was approved to be the color Silverado and we also got approval for removing some Pine trees on the property that were to the southern border. He said and then in July we were back here... we had approval for a stone veneer base for a certain section, which you will see in the photos, as well as some down lights on the front section there and slate on the concrete fence. We were then referred back to the Planning Board for approval of the Wetland plants, there were some Kousa Dogwoods, which the Planning Board approved and referred us back here for general site plan approval, I believe, and also I provided an elevation... someone had mentioned Creeping Hydrangeas, I had proposed Chinese Wisteria, and so I placed that on the elevation on the proposal to try to help scale the front of the building. Mr. Lansky said if you look at the photos you will see there is a section... the top photo shows you facing toward the south and the parking lot there and you can kind of see the concrete fence in the background with the Silverado color and then the photo below you can see... that's the Navajo beige... I had the color matched in from the siding that was done to the right, the cement siding. He said you can see the lights spaced out and centered over the doors and windows and then the stone veneer base, which as you go around the building you will see in the later photos, I kept one line... you know the height of that varies but the idea was to sort of break up the height and you are going to see in the photos why the building got a little taller. He explained some structural issues that caused the building to get four feet taller. Mr. Lansky continued to describe in detail each of the 14 photos he brought to the meeting. He said on the 10th photo you can see... there are two parts to the Planning Board application and one is a Special Permit for a service station and what I call the Quonset Hut which is that corrugated roof there and Brewster Taxi services their taxis in a section of that so I am expecting to be in front of the Town Board shortly for that use. The other is a Conditional Use Permit, he said, you can see those trailers from the left those are boiler trailers so those are hooked up to public facilities when they are either re-doing the boiler or there is an event like Super Storm Sandy, which was terrible for all of us but good for his business. He explained how the boiler service business operates and the mitigatory measures the Planning Board has asked for to screen the trailers and demarcate the area where they are stored. He said I hope the photos are helpful to see what's transpired and

that's the nature of the operation. Chairman Goudey said it is quite a transformation. Mr. Lansky said thank you. Chairman Goudey asked Town Planner Ashley Ley which parts of this are being reviewed now. Ms. Ley said at this point it is the Site Plan referral from the Planning Board so primarily the landscaping associated with the screening for the outside storage and the wetland mitigation. Mr. Lansky said so A-1 shows you five Creeping Hydrangeas and two existing evergreens and so that is what I was proposing this time to try to add a little greenery to the front. He talked about the front being a fairly narrow band from the pavement to the building and said the rest of the landscaping is in place but I am open to recommendations. Boardmember Larkin said the Creeping Hydrangea is good; it is not an evergreen in the winter but it's a good choice. Chairman Goudey said it's a difficult building to landscape around on the roadside but I think overall the whole place looks a lot better than it did. Boardmember Stephens said it definitely does. Mr. Lansky talked about some of the challenges he faced. Boardmember Weber said this plan seems very complete, very easy to follow and I think addresses the challenges you had very nicely. The ARB voted to **approve** the application to the Planning Board as submitted.

Motion to Approve: Virginia Stephens

Seconded: Mary Larkin

Voice Vote: 4 to 0 with 1 absent

3. PUTNAM PAWS DOGGY DAYCARE & GROOMING, 1485 Route 22, (Tax Map ID 57.-1-8) – Review of an Application for a Site Plan Amendment

This was a review of an application for a Site Plan Amendment as referred by the Planning Board. The application contained the following documents:

1. ARB Application, prepared by J. Group Designs, dated 9/24/19
2. Statement of Use, prepared by J. Group Designs, dated 9/12/19; last revised 10/7/19
3. SP-1, Amended Site Plan, prepared by J. Group Designs, dated 9/16/19; last revised 10/23/19
4. SP-2, Sketch Plans, prepared by J. Group Designs, dated 10/9/19; last revised 10/23/19
5. SP-3, Sketch Elevations, prepared by J. Group Designs, dated 10/9/19; last revised 10/23/19
6. SP-4, Sketch Elevations, prepared by J. Group Designs, dated 10/9/19; last revised 10/23/19
7. SP-5, Exterior Finishes, prepared by J. Group Designs, dated 10/9/19; last revised 10/23/19

Curt Johnson of J. Group Designs and Owner Bailey Santucci appeared before the Board. Mr. Johnson said before we start, I just want to apologize but in conversation with the builder and the owner, we are proposing to change the roof on this and I'd like to just give you the updated submission on that. He said it is not really much different. Secretary Desidero said Curt (Johnson) was kind enough to get that to me earlier today so it is, in fact, what is referenced in this template should you decide to approve it. Mr. Johnson said we are in front of the Planning Board for amended site plan at 1485 Route 22, just south of Lakeview Plaza, and what we are proposing... we have a roughly 2500 sq. ft. commercial building with an accessory apartment in it that Bailey (Santucci) lives in on-site. He said it is a business for dog grooming and

dog daycare so they have this building here, the one and a half story structure with an outdoor fenced area for the dogs, parking in back and a driveway. He explained the details of the rest of the site and said we are proposing to put a hip roof on the existing building and all the finishes will be the same as what is on the existing buildings so same materials, same colors, same trim, same roof. He said the deck off the back would be a dark walnut wood stain or Trex material and the railing would be a dark color as well. He talked about the roof changes and the parking spaces and the pergola structure at the entrance to the apartment. Mr. Johnson said so really there are no changes to the front of the structure and it is much higher on (Route) 22 there and it is partially covered with the fence. Chairman Goudey said what was the change in the roof? Mr. Johnson said we had some gables on the previous one but for costs and needs of construction we thought it would be less obtrusive up there. Chairman Goudey said and everything will match existing materials? Mr. Johnson said yes, it is just an extension of what is there. Chairman Goudey said so we don't really need any samples? Ms. Ley said well the only one I had a question about was the wood stain and he added it to this. Boardmember Larkin said I like the changes to the roof. Chairman Goudey said I agree. The ARB voted to **approve** the application to the Planning Board as submitted.

Motion to Approve: John Goudey

Seconded: Katherine Weber

Voice Vote: 4 to 0 with 1 absent

4. Approve June 26, 2019 Meeting Minutes

Motion to Approve: Mary Larkin

Seconded: John Goudey

Voice Vote: 3 to 0 with 1 absent and 1 abstaining

5. Approve July 24, 2019 Meeting Minutes

Motion to Approve: Katherine Weber

Seconded: Mary Larkin

Voice Vote: 3 to 0 with 1 absent and 1 abstaining

6. Approve September 25, 2019 Meeting Minutes

The Board was unable to vote on these Meeting Minutes.

7. Close Meeting

Motion to Approve: Mary Larkin

Seconded: Virginia Stephens

Voice Vote: 3 to 0 with 2 absent

Signed By: _____


John Goudey, Chairman

Date: 11/20/19