

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

Minutes – December 16, 2009

PRESENT: John Goudey
Lynne Eckardt
Eric Cyprus
Ashley Ley (AKRF, Inc.)
Vincent Franze (Franz & Franze Architecture, PLLC)

ABSENT: Thomas Frasca, Chairman
Virginia Stephens

ORDER: 7:30 PM

AGENDA:

Pledge of Allegiance

1) 37 Reynwood Drive (Tax Map No. 69-1-1.3) – Review of Proposed Residence

This application is for a proposed residence in an existing subdivision with five or more lots. The application includes the following documents and drawings:

- ARB Project Application Forms;
- 3 photographs of adjacent residences;
- Survey of Property for E.T.K. Building Corp, prepared by Terry Bergendorff Collins, dated 11/20/09;
- Drawing SS-3 dated 6-30-05 by Harry W. Nichols, P.E.;
- A-1 Front Elevation, Drawing List & Notes, prepared by Charles T Brown, P.E., last revised 11/20/09;
- A-3 Foundation Plan, prepared by Charles T Brown, P.E., last revised 11/20/09;
- A-4 First Floor Plan & Rail Detail, prepared by Charles T Brown, P.E., last revised 11/20/09;
- A-5 Second Floor Plan & Garage Section, prepared by Charles T Brown, P.E., last revised 11/20/09;
- A-6 Roof Plan, Sections, & Stair Detail, prepared by Charles T Brown, P.E., last revised 11/20/09;
- A-7 Rear Elevation & Light and Vent Table, prepared by Charles T Brown, P.E., last revised 11/20/09;
- A-8 Left and Right Side Elevation, prepared by Charles T Brown, P.E., last revised 11/20/09;
- D-1 Details Page 1, prepared by Charles T Brown, P.E., last revised 11/20/09;

- D-2 Details Page 2, prepared by Charles T Brown, P.E., last revised 11/20/09;
- D-3 Details Page 3, prepared by Charles T Brown, P.E., last revised 11/20/09;
- SS-3 Proposed SSTS Lot #3, prepared by Harry Nichols Jr, PE, last revised 11/10/09

At the meeting of October 21, 2009, the ARB found that the proposed residence was neither excessively similar nor excessively dissimilar to the existing neighborhood. The ARB voted to approve the project, provided that the Applicant utilizes the following materials:

- 1) Royal Journeyman 046 Woodland Vinyl Siding in Sterling
- 2) Architectural Roofing Shingles in Quarry Gray
- 3) Cultured Stone Facade

Motion to Approve: Eric Cyprus

Seconded: Lynne Eckardt

Voice Vote: 3-0 (2 absent)

2) Children's Station, 2430 Route 6 (Tax Map No. 56.18-1-7) – Review of Proposed Fence

This application is for an amendment to a previously approved site plan to accommodate the relocation of a fence for a child's play area due to the installation of the County bike path. The proposed project is located at 2430 Route 6 (Tax Map 56.18-1-7) in the GC-1 Zoning District. The application includes the following documents and drawings:

- Letter from Mary A Hansen to the ARB, dated 12/1/09
- ARB Application
- Site photographs
- Husky vinyl specification sheet
- Location map
- Site Details, prepared by John Kareel Jr., PE, last revised 11/9/09

At the meeting of December 18, 2009, the ARB voted to **positively recommend** the project to the Town Board subject to the following recommendations:

- 1) Should fencing be required in the rear of the property, the same fencing as proposed should be utilized.

Motion to Approve: Lynne Eckardt

Seconded: John Goudey

Voice Vote: 3-0 (2 absent)

3) Liberty Tax Service, 4005 Danbury Rd (Tax Map No.: 69-1-12) – Review of Proposed Sign

This application is for a proposed sign in an existing business plaza on Route 6. The application included the following documents and plans:

- Sign Permit Application, dated 12/1/09

- Photo-simulation of sign

The proposed sign did not comply with Section 138-78(6)(c) of the Code, in that it should be constructed of wood or wood-like materials. The ARB found the placement of the sign on the façade to be awkward. As this is the first sign application for this building, the questioned how other tenant signs would be mounted and illuminated. The ARB requested that the Applicant return to the January meeting with a signage plan for the entire building, which would include the following:

- 1) Location of each tenant sign
- 2) Materials to be used for each tenant sign
- 3) Consistent lighting for each tenant sign
- 4) Identification of how the tenant signs would have a uniform appearance (e.g. all tenant signs mounted on the same sign background)

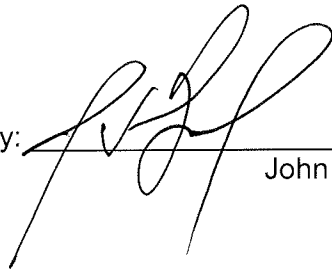
4) Close meeting

Motion to Approve: Eric Cyprus

Seconded: Lynne Eckardt

Voice Vote: 3-0 (2 absent)

Signed By:



John Goudey, Acting Chairman

Date: 1-20-10