

# Town of Southeast

Architectural Review Board  
67 Main Street  
Brewster, NY 10509

## Minutes from the meeting of October 19, 2004

**PRESENT:** Armand Giglio (Chairman), Challen Armstrong, Tom Frasca, Ron Harper, Virginia Stephens, & Angela Morelli, AA

**ABSENT:** None

**ORDER:** 7:30 PM

### **AGENDA:**

#### Pledge of Allegiance

Campus at Fields Corners - Michael Zarin is present along with Gary Stelucca, architect, to present drawings of the homes individually, and as part of the cul-de-sac. The same footprint works for six different facades.

Mr. Harper states that what is being displayed here is what the building inspector will be looking to approve. The concern is not so much with the footprint, but what the different style homes will look like architecturally. There are five other houses that are not being shown here. The Board would like to see all six elevations of the models with the understanding that they each will be fine tuned to the buyers' modifications. Mr. Harper suggests that this board would like to be able to submit a package to the building inspector including the six elevations, the narrative, and the list of allowed modifications.

Mr. Zarin now has a full understanding of the requirements of the board and will return next month with the final elevations.

Terravest Phase 3 Senior Housing – Mr. Harold Lepler, Mr. Philip Doyle, and Mr. William McGinnis are present. There will be two clusters of 60 senior housing units with woods surrounding the entire area, and some town ball fields on the lower portion of the site. The entire site is about 87 acres.

Mr. McGinnis is presenting three different elevations in a French Cottage style. Variety will be achieved by modifying dormer styles, changing the color schemes within the discussed range, and by adding trellises and window boxes.

The houses are 1800 square feet, not including the garage, with about 1200 to 1400 square feet on the main floor. The Master bedroom is on the main floor, as well as the majority of the living space including living room, kitchen, laundry and garage with one step up.

There are front and back porches, and hipped roofs with dormers. The homes are created with larger doorways, larger hallways, higher counters, and higher outlets for accessibility needs. There will be additional assistance options available as options to buyers.

Hardy plank siding, pine trim, and architectural asphalt shingles will be used. Because it is a retirement facility the homes will be very low maintenance, but they will have a hand-made historical look. The colors range from a light mocha to a \_\_\_\_\_ with the Navajo White trim.

The Home Owners Association will have provisions for changes in color, or additions. The landscaping will be completed at the time of construction.

Ornamental lights will be installed on the homes, and street lights will be used only at the road intersections.

The level of trim is the same on all four sides. The façade in the rear is broken up to continue the cottage look. Courtyards are incorporated for extra privacy where possible. All garage doors will be the same color and style.

Mr. Giglio is pleased with the design of the homes. All Board members agree, but they request that where more than one of the same model is located next to each other the color, window boxes and trellises be varied, as well as the possibly mirroring the homes so that it does not look repetitious.

Mr. Frasca makes a motion to accept the project as accepted with the above modification. Mrs. Stephens seconds the motion. All are in favor.

*M&G Builders:* Mr. Lepler has an application that M&G Builders and Clearwater Excavating have asked him to present. It is for a single family dwelling in Weston Chase at 14 Tillman Lane. Mr. Frasca makes a motion to accept the home as presented in drawings dated 9/8/2003 and revised 8/25/04. Job Number 203-086 drawings numbered 1, 6, and 7 entitled “Front Elevation”, “Side Elevation”, “Steel Beam Detail and Garage”, “Corner Board detail”, “Wood Deck Detail”, “Flashing Detail”, and “Rear Elevation”. Mr. Harper seconds the motion. All are in favor.

*Signs:*

*Ladies workout center of Brewster-* The owner has presented photos of the neighboring signs in the plaza as well as a digital rendering of his own sign. He prefers not to wait to meet the new sign code standards, but will deal with compliance when it comes up.

Mrs. Armstrong makes a motion to approve the sign as presented. Mr. Harper seconds the motion. All are in favor.

*Approval of September 21, 2004 minutes –* Mr. Frasca makes a motion to approve the minutes. Mrs. Armstrong seconds the motion. Mr. Harper abstains. Mrs. Stephens and Mr. Giglio are in favor.

Mr. Frasca makes a motion to Adjourn. Mrs. Stephens seconds the motion. All are in favor.