

# Town of Southeast

Architectural Review Board  
67 Main Street  
Brewster, NY 10509

## Minutes from the meeting of November 16, 2004

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

**ABSENT:** Tom Frasca

**ORDER:** 7:30 PM

### **AGENDA:**

#### Pledge of Allegiance

Campus at Fields Corners - Michael Zarin is present along with Gary Stelucca, architect. They have prepared additional drawings depicting the common floor plans, and the six base models. Mr. Harper points out that the options allowed within the models need to be easily referenced for the building department.

Mr. Zarin states that the matrix of amenities has been submitted as well as the variations in materials. This will be presented to the building inspector at the beginning of each phase for his review to ensure there is no deviation from what has been approved from the ARB.

Mr. Harper would like the matrix of amenities and choices to be listed out and submitted as part of the application package to the Building Inspector for each individual home. This will allow the Inspector to have the allowed options in front of him with the application, and know exactly which ones will be applied to the specific house he is looking at.

Mr. Zarin agrees that this is something that they can do.

Mr. Harper makes a motion to approve the subdivision as proposed with the requirement that the applicant will prepare an options specification matrix form to be completed and submitted to the building inspector for each lot at the time of construction in accordance with the specifications and conditions approved herein by the ARB. This is to be incorporated as part of the resolution. Mrs. Armstrong seconds the motion. All are in favor.

Terravest Lot 9 (Westchester Tractor) - This building is 34,000 square feet that had a preliminary approval from the ARB. It now has tenant and they are coming for final architecture approval. The footprint has not changed.

The front of the building will have smooth faced eyebrows, with two story windows. The façade will be of alternating burgundy split faced block, and light gray, smooth faced block. The finish will be the same on all sides of the building. The windows have aluminum frames and continuous glass. The open platform, between the two roofs, with columns in the second story serves to allow sunlight into the lower portion of the building and breaks up the facade

The landscape plan has been previously reviewed and approved by the planning board and the ARB. Crab apple trees will line the drive and there will be foundation plantings along the building.

Shoebox style down lights will be used and a light for the entrance will be placed under the canopy. All exit lights will be covered by an awning, and there will be no flood lights or wall packs used.

Signage: a single sign with ground mounted lights will be located at the entrance. It has a stone base with a wooden face. The background will be black with raised yellow letters. Mrs. Armstrong makes a motion to approve the building and the sign as presented. Ms. Stephens seconds the motion. All are in favor.

Axel Development (Mancini -Ciolo) – 21 Tea House Lane (lot #4)- This is a post modern colonial. It will have Cedar Cape Cod Shingle siding in a light blue/gray color with white fish scales on the gables. The roof will have antique slate colored architectural shingles. White wood railings will line the porch. Lattice will be used to hide the foundation work.

During the review Mr. Harper notices that the overall height of the structure may exceed the building code. The Board members would like to see this remedied before they give an approval in the event that it changes the home design.

Axel Development (Mancini- Ciolo)15 Tea House Lane (lot #5)- The elevations submitted need to be altered to show exactly what is going to be built including the gutters, the leaders, and the siding materials. The Board requests that they return next month with the finalized plans, and the applicable materials samples.

Ace Endico – Two stripes in burgundy and black will be used as banding about 1/3 down from the roof. This is what was originally approved but it appeared worded on the resolution as a single stripe so this needed to be corrected.

Axel Development (Richard Dudyshyn) –Tea House Lane (lot#6) – Richard Dudyshyn is presenting another home in the Axel Development on Turk Hill Road. It is a 4,800 square foot home with Benjamin Moore Shaker Beige cedar clapboard siding and white trim. There will be a stone veneer on the front with a masonry chimney and the roof will have asphalt shingles.

All board members approve of the home design, but there is a question of this home meeting the zoning requirement for height as well, however, the differential is not nearly as great as with the previous home.

Mrs. Armstrong makes a motion to approve the home as presented with the condition that it must conform to the building height as specified in the Code. Mrs. Stephens seconds the motion. All are in favor.

**Signs:**

Depot Wines and Spirits - The store is located in the Highlands. Mr. Harper makes a motion to approve the sign as presented. Mrs. Armstrong seconds the motion. All are in favor.

Approval of October 19, 2004 minutes - Mrs. Armstrong makes a motion to approve the minutes. Mr. Harper seconds the motion. All are in favor.

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