

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

DRAFT

Minutes - March 15, 2005

PRESENT: Tom Frasca (acting Chairman), Ron Harper, Challen Armstrong
Mary Rhuda, (temporary AA)

ABSENT: Armand Giglio, Virginia Stephens

ORDER: 7:30PM

Pledge of Allegiance

- 1) Tillman Lane Development, LLC - Lot 8 (78-2-103) aka 17 Tillman Lane -
Represented by Ayed Aqeel. Mr. Aqeel presented a photo and plans of the
home. Mr. Frasca stated that he has driven the development and this home
is consistent with the neighborhood theme with enough variation of so not all
homes are identical. Mr. Aqeel stated the home would be brick with green
shutters. The air conditioning units will be in back of house

Mr. Frasca made a motion to accept project plans for lot #8 78-2-103 aka 17
Tillman Lane to be accepted as presented with the modification of lattice
detail around deck.

Mrs. Armstrong seconds motion. All in favor.

**NOTE: These plans do not have the Putnam County Board of Health
stamp. Once stamped, the plans will be taken to Ron Harper for the ARB
approval stamp.

- 2) Tillman Lane Development, LLC - Lot 9, 78-2-104 aka 15 Tillman Lane -
Represented by Ayed Aqeel. This home will be a different shade brick than
17 Tillman Lane, with black shutters.

Mr. Frasca made a motion to accept plans for lot #9, 78-2-104 aka 15 Tillman
Lane to be accepted as presented.

Mrs. Armstrong second motion. All if favor.

** See NOTE above

- 3) Deertrack Homes - 78-2-107, aka 7 Tillman Lane
Builder not present. Mr. Frasca has plans and the board reviewed them.
Home is to be clapboard cedar.

Mr. Harper made a motion to accept plans for lot 78-2-107 aka 7 Tillman Lane as presented with the following modifications: cedar latticed be placed around all elevated porches, the proposed color of the home, gray, is not to be the same color on any contiguous lot or the same color as any previously approved home.

Mrs. Armstrong second. All in favor.

**See NOTE above

- 4) Gaetano Pizza Deli - Highlands SC, Route 312 - Sign Approval

Mr. Harper stated that sign is compliance with the new zoning code.

Mrs. Armstrong made motion to approve as presented.

Mr. Frasca second. All in favor

- 5) Charter One Bank - Lakeview Plaza SC, Route 22 -

No representative to answer questions. Tabled to April 19, 2005 meeting

- 6) Ladies Workout Express - Lakeview Plaza SC, Route 22 - Represented by Robert Graap. Sign is in compliance with new zoning code. Asked that the new sign line up with the bottom of the current signs in shopping center. Old ones are bigger because they are not in compliance.

Mrs. Armstrong made motion to approve as presented

Mr. Harper second. All in favor.

- 7) East Branch Wellness Center - Peach Lake Road

Sign as presented is in compliance with new zoning code for a building with two tenants. Sign to be free standing, royal blue with gold accents. Landscaping requirement shown on drawings.

Mr. Harper made motion to accept sign as presented. Permit to be held until other tenant is issued a certificate of occupancy from the Building Department, to be assured the sign is in compliance.

- 8) Motion made by Mr. Frasca to review a walk-in applicant, Mr. Richard Dudyshyn of Tea House Lane - Lot 6 67.16-1-6. Second by Mrs. Armstrong. All in favor.

Mr. Dudyshyn has changes to the originally approved plans for home.
Discussion of roofline on drawings held.

Mrs. Armstrong made motion to approve changes with these modifications:

- Elimination of fireplace in front of home
- Elimination of front porch
- Elimination of HIP roof to be replaced by Standard Gable
- Addition front portico
- Addition of cupola - right front reverse gable
- Change outside of existing chimney from stone to brick
- Cedar lattice under rear porch and sides
- Home to be clear cedar shake

Mr. Harper second. All in favor.

Mr. Frasca made a motion to adjourn, Mr. Harper second. All in favor.