

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

**Minutes – July 19, 2005**

**PRESENT:** Ron Harper (acting Chairman)  
Challen Armstrong  
Tom Frasca  
Caesar Sonnino  
Graham Trelstad (AKRF, Inc)  
Siobhan O’Kane (AKRF, Inc.)

**ABSENT:** Virginia Stephens

**ORDER:** 7:30PM

**AGENDA:**

Pledge of Allegiance

Town Planner Graham Trelstad from AKRF presented a memo to the Board proposing a change in the way certain subdivision applications would be reviewed. Subdivision applications that do not include design drawings will not be referred to the ARB during subdivision review by the Planning Board. When an applicant intends to build on a lot, he/she will have to submit architectural drawings and receive ARB approval prior to issuance of a building permit. This change will not reduce the ARB’s jurisdiction but will clarify processing of applications between the Planning Board and Architectural Review Board. All present agreed that this approach would be appropriate.

**1) Weston Chase Lot 10**

Representative: Ayed Aqeel, lot owner/builder

<b>HOUSE SECTION</b>	<b>MATERIAL</b>	<b>COLOR/STYLE</b>
<b>Siding</b>	Cedar (James Hardie Siding Products)	Monterey Taupe
<b>Trim</b>	Navajo	Beige
<b>Corner Boards</b>		
<b>Shutters</b>		
<b>Roof</b>	Timberline ultra	charcoal
<b>Moldings/Rake Boards</b>		White Paint
<b>Porch/Balcony</b>		Posts-white balusters
<b>Deck</b>	Cedar	Stained clear
<b>Foundation</b>	Cultured Stone (country ledgestone	Fawn—a little darker CSV-2054

The door frame molding will be increased to 8 inches and cultured stone will be used in other areas surrounding the main entry. The Building Department plans will note where white paint will be used and show the door frame trim change; all materials and color specifications.

Mrs. Armstrong made a motion to accept the project plans for Lot 10 with the modifications as noted above. Mr. Frasca seconded the motion.

Vote: 4-0, all in favor

**2) Mallory Kotzen**

Representative: John Renzo, White Plains sign

Variances were granted for this sign in 2001 for bulk and the number of signs.

The proposed sign is a 19-foot high freestanding sign, but the new code allows only 8 feet in the Neighborhood Business NB-1 Zone.

The ARB would like consistency with other signs on North Brewster Road, as well as recognition of the residential uses across the street. The size and design also need to be in proportion to the building and can not be illuminated.

The applicant will submit revised drawings and photographs of surrounding properties.

**3) Tubba Dough, Lakeview Plaza**

Representative:

The applicant submitted a sign application for a wall sign with internal illumination, brown lettering, and a red details.

The motion to approve the sign, as submitted, was made by Mrs. Armstrong, seconded by Mr. Frasca.

Vote 4-0, all in favor

**4) 71 Welfare Road, Lot 7, Windsor Crossing (Triple J)- first house**

Representative: Joe Reilly and Tom Biglan

HOUSE SECTION	MATERIAL	COLOR/STYLE
<b>Siding</b>	Vinyl (carved wood series)	Pebblestone
<b>Trim</b>	Fascia, soffit	White
<b>Corner Boards</b>	Vinyl siding (as above)	
<b>Shutters</b>		Burgundy
<b>Roof</b>	Driftwood	
<b>Moldings/Rake Boards</b>		
<b>Porch/Balcony</b>		White
<b>Deck</b>		
<b>Foundation</b>	Poured concrete with vinyl siding	

The ARB would like the applicant to provide 5/4-inch wrap with cap and base on the deck post if the post is to be tall.

The applicant should include all of the specifications on the front page of the official plan prior to receiving the ARB stamp of approval.

The motion to approve the application, with details above, was made by Mr. Frasca, seconded by Mrs. Armstrong.

Vote 4-0, all in favor

#### 5) 24 Pineview Drive, off Guinea Road

Representative: Len Cerlich, owner/builder

HOUSE SECTION	MATERIAL	COLOR/STYLE
<b>Siding</b>	Vinyl	Cobblestone
<b>Trim</b>		
<b>Corner Boards</b>	Vinyl (increase width to 8 feet)	
<b>Shutters</b>		White
<b>Roof</b>	Driftwood	
<b>Moldings/Rake Boards</b>		
<b>Porch/Balcony</b>		
<b>Deck</b>		
<b>Foundation</b>		
<b>Other:</b> around door	Cultured stone	Dark gray shale style (ARB preferred)

The exposed foundation will not be as large as shown and will grade up to  $\pm 6$  feet below the window.

The porch is on grade with no railings. The current plans show railings, but these are wrong. The posts will be 8 x 8 inch wrapped with white aluminum with caps and bases.

Although shown on the left side elevation, no French doors will be provided at the "porte-cochere"

The motion to approve, with details above, was made by Mr. Frasca, seconded by Mrs. Armstrong.

Vote: 4-0, all in favor

#### 6) Turk Hill East

Representative: Robert Morini.

Mr. Morini made a presentation of what is currently being constructed on Teahouse Lane. He showed photographs of current conditions and indicated that the improvements on Turk Hill East would follow in a similar fashion.

The ARB will send a report to the Town Board (with a copy to the Planning Board) for Architectural Review Board approval indicating that the applicant will return when design drawings have been completed.

**7) Vita Subdivision**

Representative: Paul Lynch, Putnam Engineering

No architectural plans have been submitted. Applicant will return to the ARB prior to receiving a building permit for construction. The Architectural review Board will send a report the Planning Board indicating that the applicant will return when design drawings have been completed.

**8) DiPietro Subdivision**

Representative: Paul Lynch, Putnam Engineering

No architectural plans have been submitted. Applicant will return to the ARB prior to receiving a building permit for construction. The Architectural review Board will send a report the Planning Board indicating that the applicant will return when design drawings have been completed.