

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

**Minutes – August 30, 2005**

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

**ABSENT:** Virginia Stephens

**ORDER:** 7:30PM

**AGENDA:**

Pledge of Allegiance

**1) 14 Teahouse Lane**

Representative: Rich Dudyshyn

Proposed single family house

| <b>HOUSE SECTION</b>        | <b>MATERIAL</b>                              | <b>COLOR/STYLE</b> |
|-----------------------------|--|--------------------|
| <b>Siding</b>               | Cedar shakes                                 | Natural            |
| <b>Trim</b>                 | Wood   | White              |
| <b>Corner Boards</b>        |  |                    |
| <b>Shutters</b>             |  |                    |
| <b>Roof</b>                 | Shingles (JAF)                               | Weatherwood        |
| <b>Moldings/Rake Boards</b> |  |                    |
| <b>Porch/Balcony</b>        | Wood   | Clear oil          |
| <b>Deck</b>                 | Wood   | Clear oil          |
| <b>Foundation</b>           | Masonry stone on front<br>Stucco at the rear |                    |
| <b>Other (metal roof)</b>   | Glazed copper                                |                    |

The Board approved of the proposed design drawings, with two revisions.

- Windows will be added to the top row of panels on the garage doors
- Stone will be added to the foundation near the garage. The drawing currently shows stucco.

Motion to approve drawing with revisions: Challen Armstrong

Seconded by Tom Frasca

Vote: 4-0, all in favor

**2.) Windsor Crossing Lot 1 (Triple J)**

Representative: Tom Biglan

| <b>HOUSE SECTION</b>        | <b>MATERIAL</b> | <b>COLOR/STYLE</b> |
|-----------------------------|-----------------|--------------------|
| <b>Siding</b>               | Vinyl           | Harbor gray        |
| <b>Trim</b>                 | Vinyl           | White              |
| <b>Corner Boards</b>        | Vinyl           | Harbor gray        |
| <b>Shutters</b>             |                 | Black              |
| <b>Roof</b>                 |                 | Black              |
| <b>Moldings/Rake Boards</b> |                 |                    |
| <b>Porch/Balcony</b>        |                 |                    |
| <b>Deck</b>                 |                 |                    |
| <b>Foundation</b>           | Concrete        |                    |

This house will be located approximately 400 feet from the first house (ARB meeting of July 19, 2005).

The ARB generally approved of the proposed design drawing, with the following revisions:

- The chimney is shown at two heights. This issue will be resolved. The chimney should be above peak level.
- On the rear elevation, the three windows on the first floor in the dining room should be mullioned together, not separated as shown on the drawing.
- On the front elevation, the siding should match the vinyl siding. It is not brick, as currently shown on the drawing.
- The concrete foundation should be lowered to no more than 18 inches above ground.
- The columns on the deck on the front elevation should be 8 inch fiberglass or wood wrapped 4 x 4s.
- Left elevation: The applicant will check to see if 6" corner boards are available. They are currently proposed to be 4". If not, they will remain at 4".

The applicant will note colors and materials on the drawings before submitting to the Building Department.

Motion to approve drawing with revisions: Tom Frasca

Seconded by Challen Armstrong

Vote: 4-0, all in favor

**3.) Riverside Apartments, sign application**

311 Route 22

No representative was present

This application is for the replacement of an existing sign with the addition of a fieldstone base topped by a 1 1/2" bluestone slab. The proposal conforms with the Town of Southeast Zoning Code.

Motion to approve the application: Caesar Sonnino  
Seconded: Challen Armstrong  
Vote: 4-0, all in favor

**4.) Roosevelt Veterinary Center, Lakeview Plaza**

No representative present

This application is for a 2' X 20' – 3/16" sign with a green opaque vinyl background with white letters and a black logo on white. The ARB was concerned about the appropriateness of the font style. The applicant will be requested to return with a revised sign in Sans Serif style font.

**5.) Letter for Turk Hill East**

Ron Harper will submit a letter to the Planning Board to note that the applicant intends to return to the ARB upon completion of architectural drawings. The Board approved the letter.

Motion to Adjourn Meeting: Tom Frasca  
Seconded: Ron Harper  
Meeting Adjourned: 8:10 pm.