

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

Minutes – December 20, 2005

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

ABSENT: Virginia Stephens

ORDER: 7:30PM

AGENDA:

Pledge of Allegiance

1) Site Plan: Unilock

Representatives: Andrew Bryant, Sean O’Leary

Also present: Harold Lepler

Ron Harper reminded the applicant that any recommendations regarding the application would be made in a report to the Town Board, who holds the ultimate power to approve the proposal.

The applicant presented their application, which includes an addition to the existing building. The applicant proposes to improve the property with the following:

Landscaping

- Two landscaped walkways which will include Unilock product and trees in the front and rear of the building.
- Two water features along the front and rear proposed landscaped walkways. The rear walkway will contain a fountain.

Building

- The new building and a portion of the existing building will be sided with metal (ASWB) in an architectural stucco pattern.
- The rear side of the building will be white, in color.

The ARB recommended the following modifications to the proposed application:

- The drawings should more accurately reflect width of the panels (in the structure itself). In particular, the drawings should show the “expansion joints”
- The drawings should more accurately reflect the “pan-tone warm red” which is the proposed color
- The landscaping along the front row should be changed from deciduous trees to a mix of flowering trees with deciduous and possibly evergreen trees to aid with the screening of the structure.
- The applicant should present a lighting plan. The applicant indicated that they were currently working on this.
- The proposed horizontal painted line should be carried across the south-east elevation (the paint, not the material).

The applicant is scheduled to return to the ARB on 1/17/06 with revised drawings.

2) Sign Permit: Severo Gas Station

No representative present

This application is currently before the ZBA board for a requested variance to add more detail to the size, in excess of zoning regulation.

The ARB reviewed the proposed repainting of the sign. The applicant also proposed to place the wall sign on the canopy, rather than the building.

The ARB found the application acceptable.

Motion to Approve: Tom Frasca

Seconded: Challen Armstrong

All in Favor: 4-0

3) Adoption of November 15th Meeting Minutes

Motion to Approve: Ron Harper

Seconded: Challen Armstrong

All in favor: 4-0, no abstentions

Motion to End Meeting: Challen Armstrong

Seconded: Caesar Sonnino

All in Favor 3-0