

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

Minutes – April 18, 2006

PRESENT: Tom Frasca, Chairman
Challen Armstrong
John Goudey
Caesar Sonnino
Virginia Stephens
Siobhan O’Kane (AKRF, Inc.)

ORDER: 7:30PM

AGENDA:

Pledge of Allegiance

REGULAR SESSION

1) Adoption of March 21st Meeting Minutes

Motion to Approve: Tom Frasca
Seconded: Virginia Stephens
All in favor: 3-0, no abstentions

2) Water and Wood Pools – Sign Review

No Representative Present

-Proposed Wall Sign:

Materials: Vinyl

Colors: Blue lettering on a white background

Font: Roman Round Face

Size: 1’6” x 12’

Three white lights will be moulded on the building

-Proposed Pole

Height: 9 feet post, 4’x4’ sign (16 square feet)

Materials: ¾ plywood board and vinyl

Colors: blue and black lettering on white background

Motion to Approve: Tom Frasca

Seconded: Virginia Stephens

All in favor: 3-0, no abstentions

3) LD's Deli- Temporary Sign Review

No representative present

Size: 2' x 8' temporary sign (16 square feet)

Colors: blue and red on coroplast

More information is required on this application. No representative present to answer questions.

4) Putnam Federal Credit Union- Wall Sign Review

Representative: Mark M. Hvizdak, PW Campbell

The Credit Union proposes to reconfigure the existing interior space and to saw-cut a new entrance. This will involve replacement of the existing mullions with full length mullions, insertion of a new door and aluminum enhancement to match existing. The applicant presented, in color photographs of the entire façade of the building. The applicant proposed to match the existing materials which include aluminum duronitic.

Modifications: The Board requested the following changes to the proposed application:

- The panel should remain consistent all across.
- The proposed glass side-light panel will be eliminated to be consistent with existing.
- The block at the bottom of the door will not be cut. The cut line will only be to the door.

Motion to Approve with Modifications: Tom Frasca

Seconded: Caesar Sonnino

All in favor: 5-0, no abstentions

5) Simpson Road Residential Alternative- Review of structure

Representative: Dennis A. Suraci, RA and Brendan Petrillo

Style: Single level arts and crafts ranch

Roof Profile: Hip and gable

Walls: Vinyl siding (shake and horizontal)

Roof material: Class "A" Asphalt and fiberglass architectural shingle

Fenestration: composite trim and frieze board

Lighting: Wall mounted lantern fixtures at each building entry.

More information is requested of this application including:

- All elevations, including side and rear detail
- Photographs of surrounding properties

6) Mount Ebo Lot 6- Review of Proposed Senior Housing Structures

Representatives:

Harold Lepler, Covington Management
Terri Hahn, LADA Inc.
Kathy Rubin, Wilder Balter Partners, Inc.
Michael D. Giardino, AIA PP

The ARB recommended the following modifications to the proposed application:

- The two-foot overhang, as depicted on the colored rendering of the front elevation, should be incorporated into the architectural design (Drawing A4-1, Exterior Elevations). The applicant indicated that in order to include this overhang, the overall height of the buildings would increase by a mean of 1 foot, which would exceed the Town Code height requirement of 45 feet. The applicant indicated that they would pursue a variety of options in order to include this feature.
- The column architecture depicted on the colored rendering of the front elevation should be incorporated into the proposed design and shown on the architectural drawings (Drawing A4-1, Exterior Elevations).
- Side elevations of the clubhouse should be included in future submissions.

The Board voted to submit a memo with the above recommendations to the Town Board for consideration at their May 4th work session:

Motion: Tom Frasca
Seconded: Challen Armstrong
All in Favor: 5-0, no abstentions

Motion to close meeting: Tom Frasca
Seconded: Challen Armstrong