

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

Minutes – November 21, 2006

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

ABSENT: Virginia Stephens

ORDER: 7:30PM

AGENDA:

Pledge of Allegiance

REGULAR SESSION

1) La Frontera – Sign Review

Representative: John Reale

This application is for a hanging post sign. The applicant has modified this sign per recommendation of the building department.

Motion to accept: Tom Frasca
Seconded: John Goudey
All in favor: 4-0, no abstentions

2) Real Estate Solutions – Sign Review

Representative: Dimitri

Tom Frasca recused himself from discussion and decision on this application.

This application was previously reviewed and denied by the ARB on their meeting of October 17, 2006. At that time the representative was not present.

The application is for a 12.271 square foot sign made of ¼ inch PVC. The sign is proposed to have red and blue lettering. The ARB found the sign inappropriate, given the design and coloring of the words. The ARB felt the sign looked too

much like an advertisement, rather than a store sign.
The word "free" in large bold letters was found to be inappropriate for a sign.
The ARB would like to see the name of the business on the sign.

The applicant agreed to return to the ARB with a revised sign application

3) Dykeman Corporate Park – Review of Commercial Structure

Representative: Terri Hahn, Harold Lepler, Alfred Demarco

This application is for two warehouse buildings proposed to be 25,000 sq. ft and 20,000 sq. ft. Building 1 is a speculative building intended to be used by small trades companies such as plumbing or other General Business Contractors. Building 2 is proposed to move Lisi's Towing from Route 6 to this location.

Both buildings are proposed to masonry block with color and texture highlights. Both buildings will be both smooth block and split face block in a light grey and darker grey color, as indicated on drawings A-1 and A-2. Both buildings will have red trim around the top of the buildings.

The building elevations will be refined once the tenants are identified. At this point, the elevations will be resubmitted to the ARB.

The ARB found the proposed elevations, as presented on the following drawings prepared by LADA, P.C. and/or Bibbo Associates, LLP:

A-1, dated 11/3/2006 and amended 11/15/2006 (to remove the tan color)

A-1, dated 11/3/2006

Motion to deny: Tom Frasca
Second: Challen Armstrong
All in Favor: 4-0, no abstention

4) EEC Plus- Review of commercial structure

Representative: Peder Scott

The application for EEC Plus includes a 1,625 sq. ft. addition on the east side of the existing 20,000 sq ft. building.

The proposed addition is intended to match the colors and textures of the existing building façade. The existing stone piers will remain.

At the meeting of November 21, 2006, the ARB recommended approval of the proposed design with the following conditions:

- The flat panel metal banding will be continued along the front of the new building in line with the existing window montage.

- All façade materials on the new building will exactly match those of the existing building

The Board voted to provide a positive recommendation with the above conditions to the Town Board:

Motion to Approve: Tom Frasca

Seconded: John Goudey

All in Favor: 4-0, no abstentions

5) Adoption of October 17, 2006 Meeting Minutes

Motion to Approve: Tom Frasca

Seconded: Challen Armstrong

All in favor: 4-0, no abstentions

Motion to close meeting: Tom Frasca

Seconded: Challen Armstrong

All in favor: 4-0, no abstentions