

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

Minutes – September 18, 2007

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

ABSENT: Tom Frasca, Chair

ORDER: 7:30PM

AGENDA:

Pledge of Allegiance

REGULAR SESSION

1) Arborscape – Review of Structure

Representative: Stefan Karlson, Arborscape

This application includes two drawing sheets dated February 1, 2007 ([5] Elevations and [6] Site Details and Notes) for a barn with the following characteristics:

Siding: Pro panel II metal sheeting

Roof: Pro panel II metal sheeting; color- taupe

Foundation: stone veneer (stone to match existing on site)

Arch Details: wood cupola with timberline architectural shingles and weathervane

The applicant stated that the barn would be set back from the road approximately 150 feet and would be screened with vegetation.

Based on ARB recommendations at its meeting of June 17, 2007, the applicant made the following changes:

- Increased the mass of the cupola.
- Provided photographs of the existing house and surrounding views in order to establish the context.

The ARB had the following additional recommendations and requested that the applicant return at its next meeting:

- Repeat the divided light detail on the cupola.
- Increase the roof pitch.
- Details should reflect the details of the existing house, including the color.

The applicant returned with the following revisions:

- Repeated divided light detail on the cupola.
- The pitch of the roof can not be modified due to structural requirements. This was found acceptable to the Board.
- The design now reflects the details of the existing house. The house and shingle color will be white to match existing house.

The ARB voted to positively recommend the application to the Town Board.

Motion to Approve: Caesar Sonnino

Seconded: John Goudey

All in Favor: 4-0, no abstentions

2) Temple Beth Elohim – Review of Sign

Representative: Geoffrey Kupferschmid

This application is for a freestanding sign with the following characteristics:

Size: 16 sq ft. (37" x 62")

Lighting: no lighting

Colors: Ivory (Lancaster White 78) lettering/blue (Hale Navy) background with 23K Gold Line and Accents

Materials: Sign- thick high density urethane with 4" x 4" vinyl posts

Motion to Approve: Caesar Sonnino

Seconded: Challen Armstrong

All in Favor: 4-0, no abstentions

3) Unilock – Review of Sign

Representative: Chris Lewis

This application is for a non-illuminated wall sign with the following characteristics:

Size: 15' x 32", 3" deep letters

Colors: red letters

Materials: Stainless steel fabricated letters with welded seams

Motion to Approve: Cesar Sonnino
Seconded: Virginia Stephens
All in Favor: 4-0, no abstentions

4) Real Estate Solutions – Review of Sign

Representative: Dmitry

This application is for a sign with the following characteristics:

Size: 19" x 93", 1/2" PVC or 3/4" HDO plywood

Colors: black letters, green background

Materials: Stainless steel fabricated letters with welded seams

Weight: 30 lbs

Motion to Approve: Challen Armstrong
Seconded: John Goudey
All in Favor: 4-0, no abstentions

5) HVG International – Review of residential structure

Representative: Henry Keil

This application is for a 3-bedroom house located at 22 Millfarm Lane, which is part of the Farms Subdivision. The applicant presented preliminary plans and will return with drawings detailing the exact materials and colors that will be used on the structure. The ARB had no objections to the preliminary plan, as proposed.

6) Hardscrabble Club – Review of Sign

There was no representative for this application.

The ARB adjourned discussion about this applicant to a future meeting.

7) Putnam Precision – Review of structure

Representative: James Grehl and Peder Scott

This application is in front of the ARB for preliminary review. This project is awaiting referral from the Planning Board of the Town of Southeast.

The proposed project includes (2) new two story additions totaling 20,856 sf. The existing one story frame dwelling will be demolished and removed. The applicant provided architectural details on the following drawings:

A3, Proposed & Existing Elevations, dated 7/20/07

SY5, Landscaping Plan, dated 8/1/07

SY10, Streetscape Plan, dated 8/1/07

The ARB found the drawings, as presented, favorable. The applicant will return

for a formal review at a future date.

8) Adoption of July 17, 2007 meeting minutes

Motion to Approve: Challen Armstrong

Seconded: Ceasar Sonnino

All in favor: 3-0, 1 abstention

Motion to close meeting: John Goudey

Seconded: Virginia Stephens