

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

Minutes – February 24, 2016

- PRESENT:** \ John Goudey, Chairman
 Thomas Frasca
 \ Virginia Stephens
 Mary Larkin
 \ Katherine Weber
 Victoria Desidero, Administrative Assistant
- ABSENT:** Ashley Ley, AKRF
- CALL TO ORDER:** 7:30 PM
- AGENDA:** Pledge of Allegiance

1. LAS MANANITAS aka LSAR REALTY, 1248-1250 Route 22 (Tax Map ID 57.-2-40) – Review of an Application to Amend an Existing Structure

This was a review of an application to amend a structure as referred by the Building Inspector. The application contained the following documents:

1. ARB Application, prepared by Hogan & Rossi, dated 2/8/16
2. Rendering of New Fabric Automated Roll-Up Shades, undated
3. A1, New Automated Shades, prepared by Studio Rai, dated 7/1/14; last revised 1/27/16

Architect Lou Dileo appeared before the Board. Mr. Dileo said my client put up a screen on the front of the building around the porch that is really a wind and sun device and we didn't think we needed to apply for that but later learned we did. He said it is used for inclement weather and is attached between the columns. He showed the Board a sample of the material. Mr. Dileo said we did this without a permit because they thought it was a screen and not needed but where the Building Department gets impacted is that one section needs to have a swinging door as opposed to a rolling up and down door so they have to make that change. Mr. Goudey asked if that change can happen with the system they have and Mr. Dileo said yes and explained how. It is a greenish brown color and with no effect to the architecture, he said. There is a small tract and the material slides up and down, he explained. Chairman Goudey said you are here because an exit was removed, is that right? Administrative Assistant Desidero said I think this work, when done to a commercial building, would require ARB review due to the dollar amount involved and not the fact that they received a violation from the Building Department for doing it. Boardmember Larkin said I thought this was more permanent than what you are showing us. Mr. Dileo explained to the ARB what makes up the components of the shade stating that it is an automated shade with materials used so that the wind doesn't blow through it and provides shade from the sun. Mr. Goudey asked about the door and Mr. Dileo said the door is going to be for exit for safety and will be swinging, self-closing, made of the same material but no locking mechanism. The

Board discussed the exit door and the fact that it is now back the way it was before the applicant added these window screens. The ARB voted to **approve** the project as presented.

Motion to Approve: Thomas Frasca

Seconded: Virginia Stephens

Voice Vote: 5 to 0

2. BLACKGATE FARM , 411 North Salem Road (Tax Map ID 78.-2-67) – Review of an Application for a Sign

This was a review of an application for a sign as referred by the Building Inspector. The application contained the following documents:

1. ARB Application, prepared by Alcon Realty, dated 9/11/15
2. Color Rendering of Actual Sign, undated
3. SP-1, 411 Farm, Overall Site Plan, prepared by Insite Engineering, dated 1/7/13; last revised 4/5/13

Owner Rob Alfredo appeared before the Board. He said this is a farm on North Salem Road and showed the Board the actual sign he had made for the location. He said the posts are black PVC and the sign is made out of sign foam which prevents any long term effects of weather: no cracking or fading. He said it is a two-sided sign and we are not putting it close to the edge of the road but set back. Boardmember Frasca asked for the dimensions of the columns and Mr. Alfredo said they are 5 ft. 4 in. high, 36 in. from here to here, and will be 36 in. in width. Boardmember Stephens said it is beautiful. Boardmember Frasca asked how it will be mounted. Mr. Alfredo explained saying it will have iron brackets and he showed the Board a photo. Boardmember Weber said it seems like a very appropriate sign for the location. The ARB voted to **approve** the sign as submitted.

Motion to Approve: Mary Larkin

Seconded: John Goudey

Voice Vote: 5 to 0

3. BREWSTER CORPORATE PARK, 1920 Old Route 22.(Tax Map ID 35.-2-4) – Review of an Application for a Site Plan

This was a review of an application for a site plan, specifically updates to lighting and landscaping, as referred by the Planning Board. The application contained the following documents:

1. ARB Application, prepared by LADA, P.C., dated 2/8/16
2. Memorandum to Chairman Goudey from LADA, P.C., dated 2/5/16
3. L-2, Grading Plan, prepared by LADA, P.C., dated 11/24/08; last revised 1/31/11
4. L-2, Grading Plan, prepared by LADA, P.C., dated 11/24/08; last revised 12/1/14
5. L-5, Planting Plan, prepared by LADA, P.C., dated 11/24/08; last revised 1/29/16
6. L-6, Lighting Analysis Plan, prepared by LADA, P.C., dated 11/24/08; last revised 1/12/16

7. L-6, Lighting Analysis Plan, prepared by LADA, P.C., dated 11/24/08; last revised 1/29/16
8. L-7.1, Details, prepared by LADA, P.C., dated 11/24/18; last revised 1/29/16
9. Exhibit 6, Archetype LED with PicoEmitter Data Sheet, undated

Terri Ann Hahn of LADA, P.C., appeared before the Board and said this project was originally approved by this Board years ago and we have been stuck in DEP (Department of Environmental Protection) hell for four years. She said we did get DEP approval and are back to the Town now for final approval. Ms. Hahn said the only changes are that the DEP required a maintenance drive associated with stormwater in this general area (pointing to plans) and the Planning Board asked for more plantings, which is one reason we are here tonight. The other reason, she said, is that the Town's lighting standards changed since we were last here and we needed a new plan. Now we have LED fixtures, four poles were added because the LED lights have less throw, she said. Ms. Hahn continued: we included pictures of the lighting plan and pictures of the fixtures and we are here to look at those changes. Boardmember Larkin said I couldn't find on the plans where you indicated the type of plantings you are proposing. Ms. Hahn said there is a plant list: didn't I give that to you? She looked through her plans and found the plant list which she began reading to Boardmember Larkin. Boardmember Larkin said will you forward that list to us because Ms. Desidero needs that for the record. Boardmember Larkin asked about the sizes of the various plantings and Ms. Hahn said all the street trees are 3 and 3-1/2 inch caliper per the requirements of the Planning Board and we usually spec 24 to 30 in. shrubs and it's consistent with all the rest of the plantings. Chairman Goudey asked about the lighting and they talked about the difference between the A's and the B's as well as the brightness of the LEDs and Ms. Hahn said the ones they chose are whiter than the yellow lights and would be the 5100 Kelvin. Chairman Goudey said can you remind me what the building looks like and Ms. Hahn said it looks a little like a school. The Board discussed the three options for the LED color and Ms. Hahn said she would go with the middle but prefers the whiter color and definitely does not want the yellow. Chairman Goudey said is it highly lit? Ms. Hahn explained the lighting strategy saying they are trying to avoid putting lights on the building because it does not need to be that kind of light there and they were trying to keep wall-mounted lights off the front of the building. From (Route) 22 and the attitude of the building with the trees in the front, Chairman Goudey asked if it will be seen. Ms. Hahn said no, part of the reason they stayed with a 20 ft. pole was that it should be short enough that the trees will hide it. Mr. Goudey asked about the security lighting and why it was more intense on one side. Ms. Hahn said because all the individual people doors are on that side. The ARB voted to **positively recommend** the site plan to the Planning Board with the following conditions:

1. Applicant must submit to the ARB quantities of plantings for the landscaping plan.

Motion to Approve: Thomas Frasca

Seconded: Mary Larkin

Voice Vote: 5 to 0

4. Approve Meeting Minutes January 27, 2016

Motion to Approve: Mary Larkin

Seconded: Virginia Stephens

Voice Vote: 3 to 0 with 2 abstaining

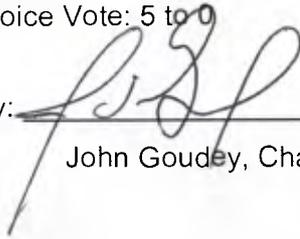
5. Close Meeting

Motion to Approve: Virginia Stephens

Seconded: John Goudey

Voice Vote: 5 to 0

Signed By:



John Goudey, Chairman

Date: 3-23-16