

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

Minutes – March 23, 2016

PRESENT: - John Goudey, Chairman
 - Virginia Stephens
 - Katherine Weber
 - Victoria Desidero, Administrative Assistant

ABSENT: Thomas Frasca
 Mary Larkin
 Ashley Ley, AKRF

CALL TO ORDER: 7:30 PM

AGENDA: Pledge of Allegiance

1. HEIDI'S INN, 12170 Route 22 (Tax Map ID 57.-2-37) – Review of a Sign

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

1. ARB Application, prepared by Sean Diggin, dated 2/22/16
2. Color Rendering of Heidi's logo, dated 3/7/16
3. Color Rendering of Sign, prepared by Signarama, undated
4. Plot Plan showing sign location, no preparer and undated

Owner Sean Diggin appeared before the Board. Mr. Diggin said they need a new sign and the one they have now is too large as is. He showed the Board the proposed sign and said he had a new logo created and then the sign. He showed a photo of a monument made out of fiber glass. Chairman Goudey asked about the color of the stone and he replied that it is more of gray color. Boardmember Stephens said more like the rendering? Mr. Diggin said yes. Chairman Goudey asked if the background color is a true white and he said he wants it to be a little more cream colored. Mr. Diggin showed the Board a vehicle magnet he had made that he said showed the true colors. The Board said they liked the magnet colors. Chairman Goudey asked if the letters on the sign are raised and he said yes. Mr. Diggin said he would like to add the words "Route 22" after the number "1270" on the sign and the Board said that was no problem. Boardmember Stephens asked about lighting and Mr. Diggin showed a photo of a simple staked fixture that goes in the ground. He said it is not LED because he doesn't like the way that looks. Boardmember Weber asked how many lights there are on the sign now and he said it is backlit. The ARB voted to **approve** the sign as presented.

Motion to Approve: Virginia Stephens

Seconded: Katherine Weber

Voice Vote: 3 to 0 with 2 absent

2. BREWSTER ICE ARENA / 7 SUTTON PLACE, 63 Fields Lane and 7 Sutton Place, (Tax Map IDs 78.2-2-16.1 and 78.2-2.16.2) – Review of an Application for Site Plan Amendment

This was a review of an application for a site plan amendment as referred by the Planning Board. The application contained the following documents:

1. ARB Application, prepared by Hahn Engineering, dated 3/7/16
2. Memorandum to Chairman Goudey from Hahn Engineering, dated 3/7/16
3. C-1, Overall Site Plan & Aerial Map, prepared by Hahn Engineering, dated 1/26/16; last revised 2/17/16
4. C-2, Pathway Site Plan, prepared by Hahn Engineering, dated 1/26/16; last revised 2/17/16

Engineer Jim Hahn of Hahn Engineering appeared before the Board. Mr. Hahn showed an aerial of the properties and the plans to the Board saying 7 Sutton Place needs additional parking during the week and they came to them and asked about a shared parking arrangement. He said Brewster Ice Arena doesn't really need the additional parking but they are being good neighbors. He said they are proposing a 120 ft. long and 4 ft. wide asphalt pathway with minor lighting and landscaping. Mr. Hahn said they will use standard bollards manufactured by Lithonia. Chairman Goudey asked what color and he said black. Boardmember Weber said the pathway will be paved? Mr. Hahn said yes. She asked if there will be steps and he said no, that's why it is so long: we try to avoid steps. Chairman Goudey asked if there will be hand rails and Mr. Hahn said no, it is only 8%. Chairman Goudey said so it meets the parking lots on both lots and asked if there will be any signage or striping of any kind. Mr. Hahn said it is just black with no striping of any kind and only the employees of Brewster Ice and 7 Sutton Place will be using it, he said, so they will know where it is. Chairman Goudey asked about the landscaping and Mr. Hahn said they were told to just replace what is there now, which is mostly bushes. Boardmember Stephens said so it won't look like it was disrupted at all. Mr. Hahn said yes. Chairman Goudey asked where the power will come from and Mr. Hahn said from 7 Sutton Place. He said they are paying to build the pathway and will be responsible for maintaining it based on a five-year contract. They talked about the asphalt and that there will be no curbing. The ARB voted to **positively recommend** the proposed site plan amendment as submitted.

Motion to Approve: Virginia Stephens

Seconded: John Goudey

Voice Vote: 3 to 0 with 2 absent

3. FORTUNE RIDGE HOMES, Stonehollow Road, (Tax Map ID 67.-1-61) – Review of an Application to Review Home Design Options in an Approved Subdivision

This was a review of an application to add three additional home design options in an approved subdivision as referred by the Building Inspector. The application contained the following documents:

1. ARB Application, prepared by Architect Robert Sherwood, dated 3/17/16
2. Memorandum to Chairman Goudey from Robert Sherwood, dated 3/17/16
3. BRIO Alternative Elevation A, prepared by Robert Sherwood, dated 2/8/16
4. BRIO Alternative Elevation B, prepared by Robert Sherwood, dated 2/8/16

5. Plan B Elevations, prepared by EDI Architecture, P.C., dated 11/24/10
6. Plan B Floor Plans, prepared by EDI Architecture, P.C., dated 11/24/10

Architect Robert Sherwood and Chris Munch of Fortune Home Builders appeared before the Board. Mr. Munch gave the history of the subdivision and said we have five approved models and the most popular is the "B" model. It has a first floor master and that seems to be what everyone wants, he said. Mr. Munch said we are trying to avoid building the same house over and over again so we have two new front facades that we are proposing to add variety and he showed renderings of the two new models. Chairman Goudey said so these will fold into what's available now? Mr. Munch said yes, we will add two options to the "B" model. He explained that they have a matrix they use to keep track of which models are being built where to keep the subdivision varied. He talked about the color schemes and how the buyers pick those. He and Chairman Goudey discussed some of the specifics of the homes and how they are constructed. Boardmember Weber asked if the shutters are optional and Mr. Munch said yes, many people don't like shutters. The Board discussed the depth of the windows and the fact that a foundation planting plan comes with each model. Mr. Sherwood designed them, Mr. Munch said. Mr. Sherwood showed the planting plans on the renderings. Mr. Munch talked about the demographics of the buyers and how many houses have been sold and how many built. There was conversation about the matrix and whether or not it needs to be revised to include these two new models if approved. Mr. Munch said they will just add them to the options. The ARB voted to **approve** the two new designs as presented.

Motion to Approve: Virginia Stephens

Seconded: Katherine Weber

Voice Vote: 3 to 0 with 2 absent

4. Approve Meeting Minutes February 24, 2016

Motion to Approve: John Goudey

Seconded: Katherine Weber

Voice Vote: 3 to 0 with 2 absent

5. Close Meeting

Motion to Approve: Katherine Weber

Seconded: John Goudey

Voice Vote: 3 to 0 with 2 absent

Signed By: _____

John Goudey, Chairman

Date: 4-27-16