

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

Minutes – January 22, 2020

PRESENT: John Goudey, Chairman
Virginia Stephens
Mary Larkin
Victoria Desidero, Administrative Assistant
Ashley Ley, Town Planner

ABSENT: Thomas Frasca
Katherine Weber

CALL TO ORDER: 7 p.m.

AGENDA: Pledge of Allegiance

1. LIFE STORAGE, 1639 Route 22, (Tax Map ID 46.-3-1) – Continued Review of an Application for Site Plan Amendment

This was a continued 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 Greenman-Pedersen, dated 10/31/19
2. Memorandum to Secretary Desidero from John Reddington of Greenman-Pedersen, dated 1/2/20
3. Memorandum to Secretary Desidero from John Reddington of Greenman-Pedersen, dated 11/20/19
4. Sheet 01 – ARB Submission, prepared by Greenman-Pedersen, Inc., dated 01/03/20
5. Sheet 02 – AP-1_Aerial Photo Existing, prepared by Greenman-Pedersen, Inc., dated 9/16/19
6. Sheet 05 – SP-1, Proposed Site & Utility Plan, prepared by Greenman-Pedersen, Inc., dated 10/18/19
7. Sheet 08 – LP-1, Wetland Buffer Mitigation Plan, prepared by Greenman-Pedersen, Inc., dated 10/18/19; last revised 01/03/20
8. Sheet 08S – LP-2, Supplemental Landscape Plan, prepared by Greenman-Pedersen, Inc., dated 01/03/20
9. Sheet 09 – Site Details, prepared by Greenman-Pedersen, Inc., dated 10/18/19
10. Sheet 11 – LD1, Lighting Details, prepared by Greenman-Pedersen, Inc., dated 9/16/19
11. Sheet 12 – LD2, Lighting Details, prepared by Greenman-Pedersen, Inc., dated 10/18/19
12. Sheet 13 – LD3, Lighting Photometrics, prepared by Greenman-Pedersen, Inc., dated 10/18/19
13. A1.1, A4.1 and A4.2 – Life Storage Self Storage Phase II, prepared by Stinard Architecture, Inc., dated 11/20/19

Jerry Bergman from GPI Engineering appeared before the Board. Mr. Bergman said we are here to address two comments: the lighting plan, which we have now, and the landscaping across the front, which we also submitted for review. Boardmember Larkin said I have one minor comment, the front looks great, but the count has to change on the page before that: the number of shrubs for "IV" should change from 27 to 31 and that will include the four you added in the front. Chairman Goudey asked if there were any more comments and there were none. The ARB voted to positively refer the application to the Town Board with the following conditions:

1. Count number on Sheet 08 for IV: change 27 to 31

Motion to Approve: John Goudey

Seconded: Virginia Stephens

Voice Vote: 3 to 0 with 2 absent

**2. SALSA FRESCA, 1577 Route 22, (Tax Map ID 46.-1-16-1) – Continued
Review of an Application for Site Plan Amendment**

This was a continued 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 Seth Hirschel, dated 12/5/19
2. Memorandum to ARB from Seth Hirschel, dated 12/5/19
3. Color photos of existing site and structure, undated
4. Aerial, undated
5. Photos of Salsa Fresca in another Town, interior photos and food
6. Color Chart, Signature 300
7. ANP Lighting Spec Sheet, EQ121
8. A-001.01, Cover Sheet, prepared by Earthwise Architecture, dated 9/15/19; last revised 01/20/20
9. A-002.01, Site Plan, prepared by Earthwise Architecture, dated 9/15/19; last revised 01/20/20
10. A-003.01, Floor Plan, prepared by Earthwise Architecture, dated 9/15/19; last revised 01/20/20
11. A-004.01, Elevations, prepared by Earthwise Architecture, dated 9/15/19; last revised 01/20/20
12. A-005.01, North South Sections, prepared by Earthwise Architecture, dated 9/15/19; last revised 01/20/20
13. A-006.01, East West Sections, prepared by Earthwise Architecture, dated 9/15/19; last revised 01/20/20
14. A-007.01, Landscaping Plan, prepared by Earthwise Architecture, dated 9/15/19; last revised 01/20/20
15. A-008.01, Site GIS, prepared by Earthwise Architecture, dated 9/15/19; last revised 01/20/20

Owner Seth Hirschel appeared before the Board. He said we talked in December and we have addressed all of your feedback. He handed out some copies of the new plans and some materials and color samples. He then went through the plans and showed all the changes since the last meeting. Mr. Hirschel explained where all the colors will be used. Town Planner Ashley Ley and Secretary Desidero talked

about how to update the approval and the plans to reflect the fact that the colors were changed since the submission. Mr. Hirschel said the signs shown on the plans are for position only and that they will come back for those. He was advised he needs to have those reviewed and approved separately. He gave an overview of the planting plan. Chairman Goudey asked if these plans reflect the need to have lower plantings near the roadway and Mr. Hirschel said yes with the exception of the Golden Lock which might need to be eliminated if it is still too tall. They discussed that they are too tall. Boardmember Larkin explained that the sizes of the plants are tiny but the spaces are also tiny and they talked about options to keep the plantings in the front out of the sight lines. Ms. Ley marked up the plans to show what was agreed should be changed. Chairman Goudey asked about the stone wall, the umbrellas on the patio and the separation between the property and the plaza next door. The Board discussed these aspects of the plan at length with Mr. Hirschel with emphasis on keeping the sight lines open in the front near Route 22. They talked about using curbing between the two sites. Chairman Goudey asked about the colors and how the building will look when it is lit up. Mr. Hirschel showed three different types of lighting on the property using the plans to show where the lights will be installed and explaining in detail the types of lights that will be used. Boardmember Stephens asked about the two towers and the signage for two different restaurants. Mr. Hirschel said they will be complementary to each other and the Board said they can make sure of it when the signage comes in for review. Chairman Goudey asked about screening for the ventilation and they discussed the equipment screens and the barrel roof. Boardmember Larkin and Mr. Hirschel discussed the color samples to clarify which are being used and where. Mr. Hirschel said the comments the ARB provided were very helpful and said he and the architect agreed the changes are all great improvements. The ARB voted to approve the application to the Planning Board with the following conditions:

1. Colors as changed on A-004.01 by A. Ley;
2. Plantings altered on A-007.01 by A. Ley;
3. No umbrellas on outside tables permitted;
4. Signage is not part of this review.

Motion to Approve: John Goudey

Seconded: Virginia Stephens

Voice Vote: 3 to 0 with 2 absent

3. LA PATRONA, 182 Route 22, (Tax Map ID 78.-1-38) – Review of an Application for a Sign

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

1. ARB Application, prepared by Geovani Martinez, dated 12/5/19
2. Invoice from Signarama Westchester North, dated 12/4/19
3. Owner Consent Form, dated 11/25/19
4. Photo of Existing Sign, no preparer, undated
5. Photo Rendering of New Sign, no preparer, undated
6. Survey of #182 Route 22, prepared by Stephen F. Hope, Licensed Professional Land Surveyor, dated 10/01/05

Owner Geovani Martinez appeared before the Board. Chairman Goudey said you are replacing the sign and he said yes. He said is this the same colors basically and Mr. Geovani said yes. Boardmember Stephens asked if he is using the same pole and he said yes. Chairman Goudey said everything that is shown on the sign is part of the sign, nothing is screwed on... Mr. Geovani said it is part of the sign; that is how it was designed. The ARB voted to **approve** the application as submitted.

Motion to Approve: John Goudey

Seconded: Mary Larkin

Voice Vote: 3 to 0 with 2 absent

4. DYKEMAN'S CORPORATE PARK, BUILDING 1, 425 Rte. 312, (Tax Map ID 45.-2-35) – Review of an Application for Changes to a Previously Approved Commercial Structure

This was a review of an application for changes to an approved building as referred by the Building Department. The application contained the following documents:

1. ARB Application, prepared by JFM Architect, dated 01/08/20
2. ARB Report, dated 11/21/06
3. Area Map, prepared by JFM Architect, undated
4. Rendering of Building 1, prepared by JFM Architect, undated
5. Survey, prepared by Terry Bergendorff Collins, date illegible
6. A-01, First Floor Plan, Building Section, Building Elevations & Exterior Lighting Detail, prepared by JFM Architect, dated 8/8/19; last revised 1/8/20
7. A-1, prepared by LADA, PC and Bibbo Associates, LLP, dated 8/26/06; last revised 11/3/06
8. SU-1, Utilities Plan, prepared by LADA, PC and Bibbo Associates, LLP, dated 9/14/06; last revised 5/20/08
9. L-5, Planting Plan, prepared by LADA, PC and Bibbo Associates, LLP, dated 10/6/06; last revised 05/09/08
10. L-6, Planting List and Details, prepared by LADA, PC and Bibbo Associates, LLP, dated 10/06/06; last revised 05/09/08
11. L-7, Site Details, prepared by LADA, PC and Bibbo Associates, LLP, dated 10/06/06; last revised 3/17/08
12. L-15, Lighting Analysis Plan, prepared by LADA, PC and Bibbo Associates, LLP, dated 10/06/06; last revised 5/09/08

Architect Joe Mansfield appeared before the Board and introduced the Civettas, owners of the property. He said we are requesting amended ARB review of the building design which is part of a site plan you already positively recommended to the Town Board on Nov. 21, 2006. He said this is the approved site plan and we are not making any changes to the site design, the lighting, the landscaping, the building size or location so all we are talking about is a modification of the exterior of building design. Mr. Mansfield explained the location of the project and reviewed with the Board the proposed changes to the building exterior in detail using the plans. He provided color samples and materials to the Board as well. Mr. Mansfield showed the Board a model of the building to explain the mass. He talked about how the driveway leads to the building. Chairman Goudey asked some questions about the stucco siding on the front and the vertical metal siding on the sides and back. He asked about the topography on the site and the proximity to any nearby residences.

They discussed that the adjacent wooded areas and the topography will keep the building from being visible from most neighboring properties. The ARB voted to positively refer the application to the Town Board as proposed.

Motion to Approve: Mary Larkin

Seconded: Virginia Stephens

Voice Vote: 3 to 0 with 2 absent

5. SH ESTATES, 27 Maple Drive, (Tax Map ID 45.76-2-2) – Review of an Application for a Single-Family Home in a Subdivision

This was a review of an application for a single-family home in a subdivision of five or more homes as referred by the Building Department. The application contained the following documents:

1. ARB Application, prepared by William Besharat, dated 1/8/20
2. Color Rendering of House, no preparer, undated
3. 1 of 6, Elevations, prepared by Roy A. Fredriksen, PE, dated 10/02/19; last revised 11/11/19
4. 2 of 6, Foundation & Basement Plan, prepared by Roy A. Fredriksen, PE, dated 10/02/19; last revised 11/11/19
5. 3 of 6, First Floor Plan, Section, Details prepared by Roy A. Fredriksen, PE, dated 10/02/19; last revised 11/11/19
6. 4 of 6, Details, prepared by Roy A. Fredriksen, PE, dated 10/02/19; last revised 11/11/19
7. 5 of 6, Details, prepared by Roy A. Fredriksen, PE, dated 10/02/19; last revised 11/11/19
8. 6 of 6, Notes, prepared by Roy A. Fredriksen, PE, dated 10/02/19; last revised 11/11/19

William Besharat appeared before the Board and explained they are building a new home in a very old subdivision and showed the rendering of the proposed single-family home. He also showed photos of homes nearby and explained the other approvals they have received. He told the Board the colors they want to use on the house. Boardmember Larkin said you are building to the plans, not the rendering? He said that is correct. The Board discussed some other details of the house being proposed including the roofing, siding, windows and the entryway. Ms. Ley explained the Board is looking at whether the house is excessively similar or dissimilar to the other homes in the neighborhood. They all agreed the house blends in well. The ARB voted to **approve** the application as submitted.

Motion to Approve: Mary Larkin

Seconded: John Goudey

Voice Vote: 3 to 0 with 2 absent

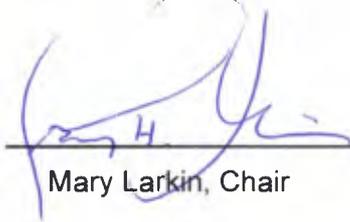
6. Approve December 18, 2019 Meeting Minutes

Motion to Approve: Mary Larkin
Seconded: John Goudey
Voice Vote: 3 to 0 with 2 absent

7. Close Meeting

Motion to Approve: Virginia Stephens
Seconded: John Goudey
Voice Vote: 4 to 0 with 1 absent

Signed By:



Mary Larkin, Chair

Date:

2/26/2020

THE FULL AUDIO RECORDING OF THIS MEETING IS AVAILABLE AT:
<https://www.southeast-ny.gov/337/Planning-Board-Audio-Files>