

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

Minutes – February 6, 2019

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

ABSENT: Thomas Frasca

CALL TO ORDER: 7:00 PM

AGENDA: Pledge of Allegiance

**1. INTERIOR ROCK, 3903 Danbury Road, (Tax Map ID 69.13-1-21.2) –
 Amendment to Retaining Wall as per Request from Zoning Board of
 Appeals**

Applicant was not present.

**2. SUNOCO, 1224 Route 22, (Tax Map ID 57.-2-42) – 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 SNA Displays, dated 12/26/18
2. Photos of Existing Conditions, Total Imaging, dated 6/18/18
3. Main ID Sign, prepared by Total Imaging, last revised 10/4/18
4. Sign Cabinet Specifications, prepared by Total Imaging, last revised 8/24/18
5. Site Plan, prepared by Total Imaging, last revised 12/2/18
6. Typical Under Canopy Imaging, prepared by Total Imaging, dated 6/18/18

Matt Kusewicz of SNA Displays appeared before the Board and presented color samples. Chairman Goudey said tell us about what you are doing. Mr. Kusewicz said I believe this if for the pylon sign: we got the variance from the ZBA (Zoning Board of Appeals). He said we are going to be removing the sign that is there now; the Eagle gas sign and bringing it down to an overall height of 14 ft. The owner is going to build a base, he said, it is not going to extend past the edge of the sign and we are going to come up with a single pole. Chairman Goudey said so these are the actual colors and these are corporate colors? He said yes. Boardmember Stephens said isn't there something going on with this project like it's not going on at the moment, Ashley (Ley)? Town Planner Ashley Ley said there was a violation issued on this

property because of an MS4 violation and they are not in compliance with the site plan right now. Boardmember Stephens said so how timely would this be or is it sort of... Ms. Ley said they are probably a way off from being able to open the business. They discussed that this was filed before the violation and that it can still be reviewed but there is a Stop Work Order on the site now so they would not be able to install the sign until everything else is resolved. Boardmember Larkin asked if the approval is contingent upon them getting the Stop Work Order removed and Ms. Ley said I don't think it is necessary because they have to go through the Building Inspector to get the permit to actually install the sign. Boardmember Stephens said and your shrubs will be maintained at the base of your sign? Mr. Kusewicz said it's not my sign but we hope they will maintain them. Chairman Goudey said well, we do too and let's note that you are here representing them for this so it is noted as part of the application that the base and the plantings there are part of the application. Mr. Kusewicz said I don't know if that (pointing to the rendering) is true to what they are going to have there. Boardmember Larkin said but that's what's represented. Chairman Goudey said yes and this is what we are going to vote on tonight so it needs to be as represented. Mr. Kusewicz said can they change it to flowers? Chairman Goudey said yes, it's not that specific; it's more that it is maintained in a professional manner. The ARB voted to approve the application as submitted.

Motion to Approve: Mary Larkin

Seconded: John Goudey

Voice Vote: 4 to 0 with 1 absent

3. GUS ATALLA, 19 Tillman Lane, (Tax Map ID 78.-2-102) – Review of an Application for a Single-Family House in a Subdivision

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

1. ARB Application, prepared by Gus Attala, dated 12/7/18
2. Photos of Existing Homes in the Area, undated
3. 9 Drawings for New Residence for 19 Tillman Lane, prepared by DeMasi Architects, PC, dated 9/8/17

Gus Atalla and Nasser Aqeel appeared before the Board. Mr. Aqeel said Gus (Atalla) is building a house on Tillman Lane and you have a set of drawings so, basically, we are going to use this color stone, it's actually a full brick... He said I printed out some pictures to show you what the brick might look like on the house. He said around each window we plan to put pre-case and limestone lintels, which would look very similar to this. Mr. Aqeel said the roof will be just a charcoal architectural shingle made out of asphalt shingle. Chairman Goudey said do you have a color for that or a number of the color? Mr. Aqeel said not necessarily; it is probably going to be a 30-year asphalt shingle in a charcoal gray but I haven't chosen a manufacturer yet. He said it will be very similar to the color on the house I showed you. He said the house will be all brick and it will have possibly a stone entrance, very similar to the color of the brick, like an earth tone color. Boardmember Weber said how close is this house going to... there is at least one other brick house on Tillman Lane. Mr. Aqeel said that's mine: I live in that brick house and actually there are two other brick houses there. He described where the 19 Tillman Lane lot is and that it is 11 acres. She said the other brick houses are the same shade, different shades? Mr. Aqeel said one is a light brown, one is a light tan, this one is going to be like a silver-ish

color. They talked about the photos that were submitted and Mr. Aqeel outlined which house is at each address. The Board discussed the roof shingles and determined that whether they are black or charcoal won't make a difference. Mr. Aqeel said the next house I will present, that I am building for myself, it will be a black shingle. Chairman Goudey said not to jump ahead but knowing where they are in relation to each other and how close is important to our review. Mr. Aqeel said I live on a six-acre lot and he lives on a 10-acre lot so there is going to be significant amount of distance between... Mr. Atalla said the one he is building, there is a house in between so there is his five-acre lot, another five-acre lot and then my 11-acre lot. Chairman Goudey asked for a photo of the one in between and they said that is the one that is the dark brown, red-ish color. Boardmember Larkin said and it is also brick? Mr. Aqeel said there are going to be four homes there and all the four homes will be brick but different shades. He said mine is tan, his will be silver, there is an existing brown one and the next one I am building will be red. Chairman Goudey said and the styles are different for each? He said yes, pretty much. Boardmember Stephens said there is a theme. Mr. Atalla said it's a stately Colonial... Mr. Aqeel said they are all Colonials, traditional two-story Colonial. Boardmember Weber said I like the style of these homes and I appreciate the fact that you are not doing excessively busy roof lines, there is nice symmetry to the houses and I appreciate that you are using heftier materials. Mr. Aqeel said we are building for ourselves so we use quality materials. Chairman Goudey said it is a nice theme and there is nice character to these houses. The ARB voted to approve the application as submitted.

Motion to Approve: Katherine Weber

Seconded: Virginia Stephens

Voice Vote: 4 to 0 with 1 absent

4. NASSER AQEEL, 15 Tillman Lane, (Tax Map ID 78.-2-104) – Review of an Application for a Single-Family House in a Subdivision

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

1. ARB Application, prepared by Nasser Aqeel, dated 1/1/19
2. Photos of Existing Homes in the Area, undated
3. 8 Drawings for Residence for 15 Tillman Lane, prepared by DeMasi Architects, PC, dated 12/21/04; last revised 12/11/18

Nasser Aqeel appeared before the Board. Boardmember Larkin asked for clarification of the houses and the numbers associated with them. Mr. Aqeel said I am building another house here and it is pretty much the exact same house as I built previously. He handed out a photo of the house. Chairman Goudey said again, I have no complaints. Boardmember Stephens said it is lovely. The ARB voted to approve the application as submitted.

Motion to Approve: Mary Larkin

Seconded: John Goudey

Voice Vote: 4 to 0 with 1 absent

5. 577 NORTH MAIN STREET, 577 North Main Street (Tax Map ID 56.19-1-40.2) – Review of an Application for Changes to a Commercial Structure

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

1. ARB Application, prepared by Bart Lansky, Esq., dated 11/13/18
2. Memorandum to ARB Secretary Desidero from Bart Lansky, Esq., dated 12/28/18
3. Photo of Existing Building; Photos of South Lake Flat Roof and Color Scheme, undated
4. Design Studios Cabinetry & Millwork Color Samples, undated
5. Timberline HD Roof Color Samples, dated 4/12
6. Concrete Retaining Wall – Illustrative, undated
7. Rhino Rock Concrete Fence in Natural Grey as Backdrop for Parking Area, undated
8. A-0, Site Plan & Details, prepared by MERJ Design Group, dated 1/26/18
9. A-1, Roof Plan and Elevations, prepared by MERJ Design Group, dated 1/26/18
10. Property Survey, prepared by Rowan Land Surveying, PLLC, dated 12/3/18
11. Photos Views of West and South Property Lines, undated

Owner Bart Lansky appeared before the Board and said I represent applicants and I also have a beneficial interest in the application. He said I assume many of you are familiar with the property on North Main: it has been there since the 1940s and used to be a seed company. He said it is a long one-story structure and there is also a two-story structure. He explained the problems with the roof on the one-story structure and told the Board how they plan to fix the roof. Mr. Lansky talked about the wood siding on the front of the building and two separate structures on the property, which are not at this time scheduled for any improvements. He showed the Board what the new roof and siding on the one-story building will look like. The color scheme, he said, I borrowed from a property in Mahopac that I have an interest in and it used to have a flat roof and I did something similar and put a gable on that. He said I have four buildings in Mahopac and I have taken the same color schemes throughout which makes it easier for maintenance. The shingle, the siding colors come from the factory; the Mission Brown is integrated with some of the trim work, he said. Mr. Lansky said I know I have to do a sign package and I prepared one and we are in the process of review of that: there was a question about whether or not a variance is required for one of the existing signs. He provided the Board with additional details of the improvements he is proposing now. He said the only other thing I am asking to do is, there is a parking lot to the south and behind the parking lot there is an area of land, which I cleaned and did a little bit of grading and I am hoping to do an application to the Planning Board for some outside storage in the future. I would like to do a delineation between the parking lot and the more industrial uses behind, he said, so when you are driving on North Main you see a fence and some plants and it creates an aesthetic. He said the property actually has a nice set of plantings that have been well maintained and that is one of the nicer features of the property. Mr. Lansky said all I am looking to do is put some rhododendrons in the shaded area in front of a concrete fence. He talked about the concrete fence material he is proposing. Boardmember Weber said do you have a color for the concrete? He said it is not stained and it comes in concrete gray. Chairman Goudey said is this going to be broken up into multiple retail units as your Mahopac location... Mr.

Lansky explained the tenants who are occupying the property now in detail. Chairman Goudey said my question is: does that type of signage at each individual entrance lend itself to the use at the entrances that are there? Mr. Lansky said along the front there is about five doors and I was anticipating that each one of those doors has a different tenant, there would be a different sign for each, 3 by 5 and they would be uniform. They talked about what he thinks the tenant population will look like. Chairman Goudey asked about parking along the front of the building and what will be there in the future. Mr. Lansky said that is a little bit of the purview of the Planning Board and historically it hasn't been well defined. He said I am planning to do a Planning Board application as this is in the Economic Development Zone and I want to some outside storage so I am going to need a full site plan review and then I will expect to be back in front of you with that site plan. He explained that he wants to get the roof fixed now because it is leaking and needs to be done. Chairman Goudey said the application does bring the whole site into the discussion and that is why I asked: I understand you may have another application later... Ms. Ley said any changes to the parking or the side lot would trigger site plan review so this application does not include anything that triggers site plan review. Chairman Goudey said so building only? She said building only and also a fence does not require site plan review. Chairman Goudey said so the only plantings to speak of are the rhododendrons you spoke of in front of the wall: no changes to the current plantings? Mr. Lansky said to be fair, on the southern border I've been cleaning up the brush and took some pine trees that were in the area of that fence I am proposing and I re-located them a little bit farther south. He said I think I had a right to do that but it will be shown on the Planning Board application. Ms. Ley said just be aware that if you disturb anything that is more than 5,000 sq. ft. you can trigger MS4 so... He said I understand: I actually happen to be a land use attorney. Chairman Goudey said it is not our purview to question any of that, it is the aesthetics we are looking at. Mr. Lansky said I'm here because I submitted a building application for a new roof and the new roof has a set of concerns so that is the nature of this application. Chairman Goudey said it looks like the buildings in Mahopac have held up well and hopefully it will be the same here. Mr. Lansky talked about one of the buildings in Mahopac which has a very similar roof. Boardmember Weber said I think it is an attractive, neutral color palette. Boardmember Larkin said are we reviewing and approving the roof change and the colors? Ms. Ley said yes. She said if we are, then should it be memorialized in one place for the Building Inspector and not referencing a photograph of a Mahopac building. It should say on the plan the roof shingles will be this color, she said, or the siding will be that color but it doesn't say that on the plan. Mr. Lansky said in my cover letter I think I do cover that: I have a GF Timberline Weathered wood, a wire rock fence in natural gray, I have Navajo beige... Boardmember Larkin said so, in the plans, does it reference your cover letter so someone would know that in another document they can refer to it. He said I did not put that on the plan. Boardmember Larkin said Victoria (Desidero), what does the Building Inspector refer to? She said the plans... I mean he will look at something else if he is aware of it... Ms. Ley said we can put the cover letter on the ARB approval form and we can note that the colors are specified in there. Ms. Desidero said it is listed there. Ms. Ley said so just put it in the conditions that that is where the color scheme is detailed. Ms. Ley said you are going with a beige palette for the building but you said you are doing the natural gray for the wall but it looks like there are some other color options: I don't know if the Board has any preference on that. Mr. Lansky said I wish there were other color options from the factory but this manufacturer provides a natural gray and they say you can stain or paint it but it is always my preference, I have a true material, not to add a coating onto it because

it then has to be re-done. If by chance there is graffiti or something happens, he said, then I might stain it but, otherwise, I prefer to have less maintenance. The Board discussed that they are reviewing the concrete wall and Boardmember Larkin said do we have the detail we need on that? Ms. Ley said it just refers to it as "concrete block." Mr. Lansky explained the product he plans to use and how it is installed. He said the northern border is shared with a gentleman who imports pizza ovens and I believe he was before you recently and I've agreed to share a wall with him and, to the extent that's already... Ms. Ley said that's already been approved. Ms. Desidero said it is a fence. Ms. Ley reiterated that it is a fence. Mr. Lansky said I don't know if you want to cross-reference that in this application? Ms. Desidero said you understand it is a fence, not a wall? He said that might be news to me because my conversation with him was about a wall. Ms. Desidero said I know because you keep saying it's a wall and I just wanted you to know it is a fence. Mr. Lansky said he said he was doing a concrete block wall. Ms. Ley said that is not what was approved for that location: it is an aluminum fence. Mr. Lansky said he indicated he was coming back and doing a new approval but maybe... Ms. Desidero said he may be coming back but he just got his site plan approval and it includes a fence. Mr. Lansky said OK, well then if it is an aluminum fence then it will be on his property. Ms. Ley said it is on his property, just over the property line, it's an aluminum black metal privacy fence. Mr. Lansky said OK so never mind, but if he comes back and we do that, it could be a color. Ms. Desidero said to Ms. Ley I am getting a little confused now: I thought everything being reviewed tonight was on the building. Ms. Ley said fences are allowed to be constructed with just a Building Permit and ARB review on a commercial property so this particular wall... They discussed what, if anything, needs to be done now regarding the fence on the northern border and Ms. Ley said nothing needs to be addressed on this approval. Boardmember Larkin so are we approving a fence of any kind? Ms. Ley said you would be approving the gray concrete fence here. Ms. Ley said the only thing that needs to be added is on Sheet A-0, to the detail, note that it is natural gray. Chairman Goudey said so that is not an issue for us? Ms. Ley said it is in the cover letter so that is fine. The ARB voted to approve the application to the Planning Board with the following noted:

1. See Cover Letter for Color Scheme

Motion to Approve: Mary Larkin

Seconded: Katherine Weber

Voice Vote: 4 to 0 with 1 absent

**7. BREWSTER HOT BAGELS, 2505 Carmel Avenue, (Tax Map ID 67.6-1-38)
– Review of an Application for a Sign**

This was a review of an application for a sign in a plaza with a Multi-Tenant Sign Program as referred by the Building Inspector. The application contained the following documents:

1. ARB Application, prepared by Signs Ink, Ltd, dated 1/16/19
2. Two Sign Renderings, prepared by Signs Ink, Ltd., dated 11/26/18
3. COPY Multi-Tenant Sign Program Approval for Brewster Square, dated 4/22/15

James Polinsky of Signs Ink appeared before the Board. Ms. Desidero said do you have something for me; the landlord's sign off? Mr. Polinsky said this and handed her a piece of paper. She said this doesn't say 'Brewster Hot Bagels' anywhere on it

and you guys could just use this for any sign you submit and that's what I told Steve in your office. She said I can take it at a later date but I need it to say he is approving Brewster Hot Bagels and that it fits within his Multi-Tenant Sign Program, do you know what I mean? Mr. Polinsky said yes, I'll get it to you when he (Steve) gets back. Mr. Polinsky said we are just looking to replace... there is an existing light box that is in the plaza there, actually there's two, and he is going to replace it with his new plexi glass and nothing is changing other than the faces and the same with the front sign. He said it is going to be green to fit within the code of green on that. Ms. Ley said one of the things that Victoria noticed when she was there the other day is that all the signs are supposed to be green background with white letters but the newer signs that just went in have the reverse of that on the monument sign. She said you can see it in your photo here, this would be the only one with a green background. Mr. Polinsky said so you want it the reverse? Chairman Goudey said I think that's the direction we are moving in. Ms. Desidero said this is the Multi-Tenant Sign Program application approval for this plaza. Chairman Goudey read from the approval: "monument sign background is dark green with white letters for all signs; choice of font." Mr. Polinsky said that is what we gave you. Ms. Desidero said yes, however, In Balance Concepts just went in and it has a white background with I think black letters on it. Chairman Goudey said someone did and the landlord did... Mr. Polinsky said I think when he came up with that, he was following that... the dark green. Chairman Goudey said so, did he approve those... did we approve those other signs? Ms. Desidero said yes. Boardmember Weber said I would never have thought to ask if it had a green background because not a single one does. The Board discussed this and the discrepancy between the approved Multi-Tenant Sign Program and what has been submitted and approved recently. The Board agreed that the Multi-Tenant Sign Program is what needs to change to reflect that the backgrounds on the monument sign should be white. Chairman Goudey said I think we need the landlord to approve an amendment to the sign program and this sign in itself because, as proposed, it is not consistent with the look we intended. Ms. Ley said so just flip the colors and I think we can reach out to the landlord to get that amended so it says white with green lettering. Mr. Polinsky said that is not a problem for us to change it. The Board discussed if all the lettering will be green and Ms. Desidero said I think the lettering is going to be what the tenant wants because In Balance already has black. Chairman Goudey said I think going forward they should be consistently green. He said can we talk about the wall signs? Everyone said yes. Chairman Goudey said I know the structure of the building and I can see that but I am not sure how I feel about the separation, how far apart the two different signs are: they're almost like they are two separate ones. He said I wish I could see it imposed with them closer to that center stanchion... Mr. Polinsky said but we are not moving the signs: that's what's there. Chairman Goudey said I know but it has now become a single statement or sign; it's not two separate names. They talked about ways to bring the signs together. Boardmember Weber suggested having the whole box red instead of red and black and Mr. Polinsky explained that the black is what is on the building already and not part of the sign actually. The Board discussed options to make it look better. Chairman Goudey suggested putting the little hot bagel logo on the other sign as well and Mr. Polinsky said my idea was to put the bagel on four times but they didn't put it on the proof. The Board all agreed that this would be a good solution and having two is enough. The ARB voted to approve the application with the following conditions:

1. On the monument sign, change to green lettering on white background;
2. Wall Signs should have bagel at beginning / end (before Brewster / after Bagels.)

Motion to Approve: John Goudey

Seconded: Mary Larkin

Voice Vote: 4 to 0 with 1 absent

6. DUNKIN', aka 1041 BREWSTER BUSINESS CORP, 1 Starr Ridge Road, (Tax Map ID 68.-2-2) – Review of an Application for Multi-Tenant Sign Program

This was a review of an application for a Multi-Tenant Sign Program and signage for Dunkin' as referred by the Building Inspector. The application contained the following documents:

1. ARB Multi-Tenant Sign Application, prepared by William McGuinness, dated 12/5/18
2. 1 – Key Plan, prepared by William McGuinness, undated
3. 2 – Wall Sign Location, prepared by William McGuinness, undated
4. 3 – Wall Sign Location 2, prepared by William McGuinness, undated
5. 4 – Wall Sign Location 3, prepared by William McGuinness, undated
6. 5 – Wall Sign Location 4, prepared by William McGuinness, undated
7. 6 – Monument Sign 1, prepared by William McGuinness, undated
8. 7 – Monument Sign 2, prepared by William McGuinness, undated
9. 8 – Entry & Exit Sign Specifications and Color Palette for Dunkin signage, prepared by William McGuinness, undated
10. 9 – Order Board, prepared by William McGuinness, undated

Owner Bill DeBonis appeared before the Board. Mr. DeBonis said my architect couldn't be here because of the rescheduling he is on vacation so I am going to be him and do my best to explain it. He said I am here about the location of the signs and, I believe, the first plans that came out showed the signage but didn't show the actual design, and I believe there was a misunderstanding by some of the people working on the project relative to whether it was approved or not approved so here I am to show the designs and so forth. He showed the location of the proposed signage and the Dunkin' sign renderings. He said they showed the signage to be on the cornice of the building between the first and second floor but the design wasn't shown: it just showed signage on the previous plan that was approved but not the actual design of the Dunkin' sign. Mr. DeBonis said as far as the Dunkin' sign goes it is really just a corporate sign; it's not like I designed the signage but, as you can see also, this would be the back which I guess would be the front of the building because the building has no front and no back. He said this shows how the signs will be for future tenants in between the first and second floor on the cornice of the building. He said when we come to the monument sign, it was taken from the 3 Starr Ridge next door, an exact copy with the stone and the (inaudible) and this monument is the directory sign again with the future tenants and the cornice having (inaudible). Chairman Goudey said there will be a number on the sign? Mr. DeBonis said yes, it should say One (1) Starr Ridge. Chairman Goudey said you said that this sign will match the signage on the next building? Mr. DeBonis said yes, exactly and then we come to the enter and exit signs and I understand what was shown on the plan was different than these and I didn't know that. He said they were installed and then (Building Inspector) Mike (Levine) explained they are not directional signs. Mr. DeBonis said this is the newest look for the next generation, they call it, of a Dunkin Donuts. He explained how the Dunkin' signage program works and what is required

for signs for the drive-thru. Chairman Goudey said my question... because this is a Multi-Tenant Sign Program? Ms. Ley said yes as well as the individual signs for Dunkin Donuts. Chairman Goudey said the main tenant is Dunkin' right now, corporate colors and all, and these types of letters, are these lit letters, but individual letters? Mr. DeBonis said yes. He asked are they back-lit or are they... Ms. Ley said they are internally illuminated. Ms. Ley said there is also a type of back-lit letters that, if the face of the letter is opaque, and you back light it, you see like a halo effect around the letter but these are actually internally illuminated, they are translucent letters. Mr. DeBonis said oh, right, and the monument sign, the directory sign will not be lit: that is going to have up-lighting. Chairman Goudey said what I am getting to is the future signage on the building, the ABC Corporate and XYZ, etc., that type of lit signs, letters, are they going to be the same type of illuminated letters or how are they going to be illuminated in the overall scheme of the program? Ms. Ley said they are specified as being internally illuminated in the plan. Mr. DeBonis said my understanding is they will be what the Town allows for colors and we come to an agreement... Chairman Goudey said she (Ms. Ley) just said they are five-inch thick aluminum and plastic signs. Ms. Desidero said Mr. DeBonis, you own the building, right? He said yes. She said so you are the landlord who will determine that all of your tenants follow this Multi-Tenant Sign Program? He said correct, I didn't know if you tell me then I enforce it, yes. The Board discussed that this is a good thing to have the landlord standing before the Board because now he will know what he needs to enforce. Chairman Goudey said we want this to be successful and we want it to look good. Boardmember Stephens said the plaza does look good. Chairman Goudey said it does look great and I, personally, I kind of like the feeling of the black letters, whether they are illuminated from the back and stand out as a difference to the illuminated Dunkin' sign. I kind of like that idea, he said, but I don't want to sway your designer's design. Ms. Ley said the halo effect is pretty classy looking. The Board discussed what is spelled out on the plans and Ms. Ley described how a halo lit sign is mounted and the effect the light has on the letters and Mr. DeBonis said if the halo looks better, I have no problem doing that. The Board all agreed it would look very sharp and very professional. Chairman Goudey said we don't like to tell applicants what to do because it is your vision and your style. Mr. DeBonis said no, but I want it to be a classier look and I agree with it and have no problem doing that. Ms. Ley showed him an example of a halo-lit sign on her phone and he said that's beautiful: I have no problem doing that. The Board discussed how to word the condition in the approval. Boardmember Weber said is the lettering on the monument sign going to be black and Mr. DeBonis said yes, black lettering. Boardmember Stephens said so it will be consistent and he said yes. Chairman Goudey asked some questions about things on the site that were built differently than he remembered during the review. Mr. DeBonis said that has been discussed with (Planning Board Chairman) Tom LaPerch and Ms. Ley explained that they need to come in for a site plan amendment to address the wall at the entrance with the electrical boxes on it and the patio that is on the back side of the Dunkin Donuts. Mr. DeBonis said the reason is when they came in for approval of the plan it was without Dunkin Donuts and when Dunkin came in... Chairman Goudey said when it came to us for the first time, Dunkin Donuts was there because we spoke about the... Mr. DeBonis said not with me. Chairman Goudey said OK but we spoke about the patio and I said just as long as we don't look up and see multi-colored... Mr. DeBonis said yes, it was explained to me that when you are adding things, it's a problem, but not when you are taking things away. Ms. Ley said that was bad advice. He said I learned that now. She said better advice would have been, when you realized there was an issue with the Dunkin Donuts fit-out for that space, coming back to the

Boards at that time to discuss other alternatives. Mr. DeBonis said I know that now but when you hire people as professionals and they tell you that taking away is not a problem, only when you are adding or changing... anyway do you want to finish explaining? Ms. Ley said what we've asked them to do is to come back in with additional landscaping around that wall and to re-locate the patio to where it had originally been proposed which was on the far side of the building. When the Dunkin Donuts was originally a bank, she said, the far side was proposed as a Starbucks and there was a patio there. The Board discussed how this will look and that the Planning Board and ARB will both review the changes. They discussed at length why the patio cannot be behind the Dunkin Donuts and that plants will be used to screen the equipment on the patio that exists now. Chairman Goudey asked Ms. Desidero to read the conditions, which she did. The ARB voted to approve the application with the following conditions:

1. Monument sign must say 1 of ONE Starr Ridge Road; Tenant names will be in black on white background.
2. Tenant wall signs will be reverse illuminated pin mounted letters or "halo-lit" with BLACK letters.

Motion to Approve: Virginia Stephens

Seconded: Katherine Weber

Voice Vote: 4 to 0 with 1 absent

8. Meeting Minutes of October 24, 2018

Motion to Approve: Mary Larkin

Seconded: Virginia Stephens

Voice Vote: 4 to 0 with 1 absent

9. Meeting Minutes of November 28, 2018

Motion to Approve: Katherine Weber

Seconded: Virginia Stephens

Voice Vote: 4 to 0 with 1 absent

10. New Business

Boardmember Larkin raised a question about the amount of time the Board spent reviewing the Forza Forni application and suggested that the Board somehow be stronger when someone comes in without a complete application. The Board discussed this and agreed that, in the future, the applicant should be asked to come back if the application is not substantially complete. Chairman Goudey said what Ms. Ley does now with the notes should help a lot and everyone agreed those are very helpful.

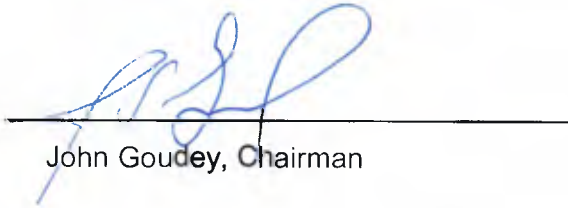
11. Close Meeting

Motion to Approve: Mary Larkin

Seconded: John Goudey

Voice Vote: 4 to 0 with 1 absent

Signed By:



John Goudey, Chairman

Date: 2-27-19