

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

**Minutes – September 23, 2020**

**THIS MEETING WAS HELD VIA ZOOM VIDEO CONFERENCING**

**PRESENT:** Thomas Frasca, Chairman  
Virginia Stephens  
Carla Lucchino  
Ashley Ley, Town Planner  
Victoria Desidero, Administrative Assistant

**ABSENT:**

**CALL TO ORDER:** 7 p.m.

**AGENDA:** Pledge of Allegiance

**PLEDGE OF ALLEGIANCE**  
**ROLL CALL (results above)**

**1. ALFACOR, LLC, 291 Deans Corner Road, (Tax Map ID 78.-2-25) –  
Continued Review of an Application for Site Plan**

This was a continued review of an application for site plan as referred by the Planning Board. Nick Gaboury of Bibbo Associates and Owner Rob Alfredo appeared before the Board. Mr. Gaboury explained the updates made to the plans since the last meeting. He said all of the changes that have been made are to improve the aesthetics of the new development. Mr. Gaboury provided details for each change they've made. During his presentation, Town Planner Ashley Ley showed the revised plans on the screen. Chairman Frasca said the 9,000 sq. ft. building does not show enough detail for the ARB to even review it now. He asked about the trees that are being used for screening from I-684 and suggested that the planting plan looks sparse relative to the size of the building. He said the ARB needs more detail in order to continue this review. Chairman Frasca raised a question about the location of a basin that looks like it is on the property line. Mr. Gaboury responded to the questions about the landscaping and he and Chairman Frasca discussed the landscaping at length. Mr. Gaboury suggested looking at the elevation and renderings that were provided. Ms. Ley put it on the screen again and said it doesn't show all of the elevations. Mr. Gaboury used what was provided to try and explain what the buildings will look like and talked about the lighting and landscaping plans for each. He asked what else the ARB wants to see. Ms. Ley said typically the ARB requires the elevations of all four sides of the building. Mr. Alfredo said realizing the other two sides that you can't see are facing hundreds and hundreds of feet of woods that are owned by this same property and then he gave details of what those two sides will look like. Chairman Frasca said we can't really approve a structure unless it is clearly shown in both the mechanical drawings and the renderings. He

said without those drawings there is no point in further discussion. Ms. Ley said I do know you can see this building (pointing to another building nearby) in the winter from 684 and your building is going to be closer in this area. They discussed the winter views of the other buildings in the area and the lighting plan. Chairman Frasca polled the Board for questions. Boardmember Stephens said I agree with you, Tom, while I appreciate the steps taken thus far but there are a couple of more steps to take. Boardmember Lucchino said I had the same questions as you, Tom, I also had concerns about the winter views and thought we might be able to put in a few more evergreen trees to mitigate the view from 684. She asked where the lights are going to be on the buildings and Mr. Gaboury said they are near the doorways. Chairman Frasca said we are talking an awful lot about landscaping and I think that is probably pretty minimal relative to construction costs so I really think you have to go back and re-think this a little bit more and improve the numbers and the quality and caliber of some of the trees. Mr. Gaboury agreed they would look at it again. They continued to discuss this and the Board members all agreed the plan needs to be updated. Ms. Ley said I know one of the Planning Board members had some specific recommendations on the landscaping and said she would forward them to the applicant.

## **2. NORTHWOOD UTILITIES (aka NORTHWOOD TREE CARE), 25 Fields Lane, (Tax Map ID 78.-2-73) – 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 PW Scott Engineering, dated 8/12/20
2. SY3D, Signage Details, prepared by PW Scott Engineering, dated 3/4/20; last revised 8/12/20

Peder Scott of PW Scott Engineering represented his client before the Board. Mr. Scott gave a brief overview of the sign application as depicted on SY3. He said we provided two options for the plantings around the sign. The Board agreed they would prefer the native plantings. Chairman Frasca asked if there is any illumination and Mr. Scott said no, it's unlit. Boardmember Lucchino said I want to reiterate my comment on the Town Code with regard to sign colors and using a dark background and she read from the Code. Chairman Frasca asked Ms. Ley if she has a comment on this. Ms. Ley said there is a note on the plan that is confusing relative to the coloring. Mr. Scott said we wrote what the Code is but this is an industrial Zone with heavy vegetation so, with this, we looked at it and thought white would be more apropos for visibility. The Board discussed this and Ms. Ley said it is not required to have a dark background; it is at the Board's discretion. Ms. Ley asked him to remove the note and agreed it needs to be a condition of approval to remove that confusing text.

The ARB voted to **approve** the sign application with the following conditions:

1. Signage Planting Plan – Native Plantings is approved.
2. On sheet SY3D, remove the text that reads "Base plantings required: equal to 2x area of sign\ Fonts limited to 2 types. Colors are permitted-dark background preferred."
3. On sheet SY3D, remove planting detail and table for Signage Planting Pan – Decorative Plantings.

Motion to Approve: Virginia Stephens

Seconded: Carla Lucchino

Voice Vote: 3 to 0 with 2 vacancies

**3. WDESIGNE, LLC, 3867 Danbury Road, (Tax Map ID 69.13-1-23) – Review of an Application for Site Plan Amendment**

This was a review of an application for Site Plan Amendment as referred by the Planning Board. Peder Scott of PW Scott Engineering and his client Alex Bernabo were on the Zoom call. Mr. Scott gave the Board an overview of the history of the site and the proposal to renovate it now to accommodate the WDesigne woodworking business. He explained in detail all of the improvements they intend to make to the building, the lighting and the parking. He spoke about the non-conforming sign on the property saying he is working with the Building Department on that. Chairman Frasca said we are not going to comment on that. Mr. Scott talked about the landscaping proposed and Ms. Ley had comments about removing some of the plantings that are not doing well. Chairman Frasca suggested pulling out the Arborvitae. Mr. Scott and the Board discussed some other planting options for the area. Mr. Scott said he forgot to mention that they don't own any of the land in front of the property and they needed to get a permit from the DOT (Department of Transportation) and discussed what their height restrictions were. Chairman Frasca made some suggestions of adding grasses and just cleaning the whole site up. Boardmember Stephens said she agrees with what was discussed and just would like to see it cleaned up. She mentioned she did not receive the application so this is the first time she is seeing it. Boardmember Lucchino said she wondered if it is possible to see the colors they are proposing since the building is so dirty now it is hard to tell. Mr. Scott said we will give you color samples or give you photos. They discussed what would best help the Board understand what it will look like. They also discussed other possible changes to Danbury Road in that area based on some Putnam County initiatives. Chairman Frasca said we are going to table this for tonight and they talked briefly about what the ARB needs to see next time.

**4. 1041 BREWSTER BUSINESS CORP (aka Lyons Development), 1 Starr Ridge Road, (Tax Map ID 68.-2-2) – Review of an Application for Site Plan Amendment**

This was a review of an application for Site Plan Amendment as referred by the Planning Board. There was no one present to represent the application so Chairman Frasca said we will move on.

**5. GASLAND SOUTHEAST BUILDING EXPANSION, 3411 Danbury Road, (Tax Map ID 68.-2-2) – Review of an Application for a Site Plan Amendment**

This was a review of an application for a Site Plan Amendment as referred by the Planning Board. Architect Keith Scofield represented the application on the call. He gave an overview of the proposed changes to the building using the elevations submitted with the application to point out materials and colors. He talked about how they want to upgrade the canopy. Chairman Frasca said the canopy itself is a sign so not something that can be reviewed tonight. He suggested Mr. Scofield reach out to Ashley or Victoria for help to start a sign application. Ms. Ley said if the ARB has any thoughts about the size and scale of the canopy, they could express them now. Chairman Frasca said he would rather wait until the sign is reviewed by the Building Department to see if the size and so forth meets Code. He said the building itself is

very attractive and polled the Board for questions. Boardmember Stephens said it looks great. Boardmember Lucchino agreed the building looks great and asked about the racing stripes on the canopy and Chairman Frasca said that would be something to review when they come back for the sign. She asked about the dumpster, saying the doors are often left open and they are unsightly. Mr. Scofield said he will check with the engineer to see if there is a gate on the dumpster. Ms. Ley said they are being slightly relocated and the Board discussed the locations. Boardmember Lucchino commented on the landscaping saying it can help make the gas station look much better. Ms. Ley explained the landscaping plan to the Board. The Board discussed the landscaping at length including what is already there and what is being proposed now. There was a discussion about possibly approving everything tonight except the canopy. Chairman Frasca said I don't think we should fracture the application so we will see you next month.

**6. APPROVE MEETING MINUTES OF AUGUST 26, 2020**

Motion to Approve: Thomas Frasca

Seconded: Carla Lucchino

Voice Vote: 3 to 0 with 2 vacancies

**7. ADJOURNMENT OF MEETING**

Motion to Approve: Thomas Frasca

Seconded: Carla Lucchino

Voice Vote: 3 to 0 with 2 vacancies

Signed By: \_\_\_\_\_

Thomas Frasca, Chairman

Date: 10/28/2020

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