

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

Minutes – October 28, 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)

It was determined that the agenda incorrectly stated a meeting start time of 7:30 pm. Chairman Frasca changed the order of some of the items to be reviewed based on which applicants were on the call early. The Meeting Minutes follow the order in which the agenda items were discussed.

3. 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. Bill McGuinness appeared on behalf of his client. The application contained the following:

1. ARB Application, prepared by Bibbo Associates, dated 9/8/20
2. Memorandum to William DeBonis, Bill McGuinness from Alan L. Pilch, PE, RLA, dated 11/12/19
3. Memorandum to Planning Board Chairman LaPerch from Bibbo Associates, dated 8/3/20; resubmitted 9/9/20 for ARB Review
4. AP-1, Amended Site Plan, prepared by Bibbo Associates, dated 8/3/20
5. AP-2, Amended Site Plan Overlay, prepared by Bibbo Associates, dated 8/3/20
6. As-Built, prepared by Terry Bergendorff Collins, dated 12/18/18; last revised 11/21/19
7. LP-1, Landscape Plan, prepared by Bibbo Associates, dated 7/6/15; last revised 10/7/20
8. Dunkin Donuts Landscaping Plan Narrative, submitted by Planning Boardmember Lynne Eckardt, dated 8/19/20

Chairman Frasca asked Bill McGuinness to present the application. Mr. McGuinness gave an overview of the Site Plan Amendment explaining the changes that were

made on the site after the plan was approved and said this application is to correct mistakes that were made. He said I could go through all the changes that were made or I could just answer questions the Board might have. Chairman Frasca said I had asked (Planning Board member) Lynne (Eckardt) to look at this because of her extensive landscaping knowledge. He said after several discussions it seems the plan is substantially complete and complies with what is required. Mr. McGuinness thanked him and noted that owner Bill DeBonis wants to be a good neighbor and was as displeased as anyone about the way this turned out and has invested time, care and money to get it back to what was originally approved. Town Planner Ashley Ley said it was really the outstanding issues with the landscaping and they have responded to the comments made previously. Boardmember Stephens said they have obviously responded to it and, I agree, Mr. DeBonis is a quality individual and only wants what is best for this community. Boardmember Lucchino said I don't have any questions and I think it will be very beautiful when everything is planted as long as it is maintained. The ARB voted to **positively recommend** the application to the Planning Board as submitted.

Motion to Approve: Thomas Frasca

Seconded: Virginia Stephens

Voice Vote: 3 to 0 with 2 vacancies

Chairman Frasca thanked Ms. Eckardt, who was on the call, for her time and expertise in reviewing the landscaping.

(Landscape Architect Alan Pilch joined the meeting later and was advised that his application had been approved as presented by Bill McGuinness.)

5. APPROVE MEETING MINUTES OF SEPTEMBER 23, 2020

Motion to Approve: Thomas Frasca

Seconded: Virginia Stephens

Voice Vote: 3 to 0 with 2 vacancies

4. BREWSTER FORD SOLAR, 1024 Route 22, (Tax Map ID 68.5-2-23) – Review of Application to Amend an Existing Structure

This was a review of an application for an amendment to an existing structure as referred by the Building Department. The application contained the following:

1. ARB Application, prepared by 64 Solar, LLC, dated 9/3/20
2. Memorandum to Architectural Review Board from Michael Tarzian, undated
3. Z-000.01, Zoning Information Site Plan, prepared by PhRGD, dated 3/5/20; last revised 8/1/20
4. G-100.01, Equipment Data Sheets, prepared by PhRGD, dated 3/5/20; last revised 8/1/20
5. A-001.01, Racking Overview, prepared by PhRGD, dated 3/5/20; last revised 8/1/20
6. A-000.01, Building Overview, prepared by PhRGD, dated 3/5/20; last revised 8/1/20
7. E-002.01, AC Electrical Plan & Elevations, prepared by PhRGD, dated 3/5/20; last revised 8/1/20

Chairman Frasca asked if the Board can have a discussion without the applicant present. Ms. Ley said you can but if you think you have questions for the applicant it would be better for them to be here. She said but if you think you are just going to approve it... He said well with Brewster Ford Solar... Boardmember Stephens said piece of cake. Chairman Frasca said I don't see an issue with it; they are substantially done when installed this way... they are not obtrusive on the roof and there are no real concerns in this industrial area. He polled the Board for questions. Boardmember Lucchino said I agree 100 percent; I was on the Zoning Board when we approved a lot of the changes going on there and I think all of that is for the better. We have homes with those same kind of solar panels, she said, so I think it is perfectly fine. Boardmember Stephens said I absolutely agree; it is very cut and dry and it's fine. Chairman Frasca asked Ms. Ley if the Board can approve this without the applicant here and she said yes if you have no questions you can vote to approve it. The ARB voted to **approve the application** as submitted.

Motion to Approve: Carla Lucchino

Seconded: Thomas Frasca

Voice Vote: 3 to 0 with 2 vacancies

(Michael Tarzian of 64 Solar, LLC joined the meeting later and was advised that there were no questions on the application, so the Board had approved it. There was minimal discussion of why the Board had no concerns. Mr. Tarzian talked about the panels the owner installed on the building that further screen the solar panels.)

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. Nicholas Gaboury of Bibbo Associates appeared before the Board. The application contained the following:

1. ARB Application, prepared by Bibbo Associates, dated 7/17/20
2. Memorandum to Chairman Frasca from Bibbo Associates, dated 8/14/20
3. Memorandum to Chairman Frasca from Bibbo Associates, dated 9/9/20
4. Memorandum to Chairman Frasca from Bibbo Associates, dated 10/14/20
5. ALFACOR Landscaping Plan Narrative, submitted by Planning Boardmember Lynne Eckardt, dated 9/23/20
6. Three (3) Color Renderings of the Building, no preparer, undated
7. EX-1, Existing Conditions, prepared by Bibbo Associates, dated 10/31/18; last revised 10/8/20
8. SP-1, Preliminary Site Plan, prepared by Bibbo Associates, dated 10/31/18; last revised 10/8/20
9. EP-1, Entrance Plan, prepared by Bibbo Associates, dated 10/31/18; last revised 10/8/20
10. LP-1, Lighting Plan, prepared by Bibbo Associates, dated 10/31/18; last revised 10/8/20
11. LS1, Landscape Plan, prepared by Bibbo Associates, dated 10/31/18; last revised 10/8/20
12. XS1, Cross Section Plan, prepared by Bibbo Associates, dated 10/31/18; last revised 10/8/20
13. AP-1, Architecture Plan, Building 1, prepared by Bibbo Associates, dated 10/8/20

14. AP-2, Architecture Plan, Building 2, prepared by Bibbo Associates, dated 10/8/20
15. Outdoor Photometric Report, Acuity Brands Spec Sheet, undated
16. Aerial Map, prepared by Bibbo Associates, dated 10/31/18
17. Five (5) Views of site from various locations, no preparer, undated

Mr. Gaboury said since the last ARB meeting we've updated our architectural plans and provided now all four sides of the proposed buildings as per the requirements. We've also updated our landscaping plan, he said, to try and enhance some of the screening and also to address some of the comments of one of the Planning Board members, Lynne Eckardt, who I see is on the meeting here. He said we tried to incorporate her comments into the revised landscaping, and I believe we got a response back that was positive, so I think we've addressed all concerns of the Board. Chairman Frasca said thank you; do you want to walk us through anything that you think is key here? Mr. Gaboury talked about the new views of the sides of the buildings in detail and the screening. Chairman Frasca asked about the lighting plan and the provision for wall packs. Mr. Gaboury said anywhere it says "WMF" on the sides of the building are wall packs and they are shown on the plans. He said we did provide cut sheets of the lighting fixtures. They discussed the locations of these wall packs and the goals of all the lighting on the site for safety and security. Chairman Frasca asked Ms. Ley for any other concerns. She said the other item the Board discussed last time was the landscaping particularly behind the building and they did make some changes to that. Chairman Frasca said I understand that Lynne (Eckardt) went out of her way to review this for us; Lynne, do you have any comments on this? Ms. Eckardt said I think the applicant has been very accommodating and where there was far too little landscaping before that has been remedied. They talked about the sizes of the trees and she said my one concern might be the color of the building but other than that, we are all on the same page and I appreciate the response that I got. Chairman Frasca polled the Board for questions. Boardmember Stephens said I think that the issues have been addressed and I appreciate Lynne's input and the response to her thoughts. Boardmember Lucchino expressed concerns about hydrangea and phlox being plants that deer eat and said it is very important to maintain it. Mr. Gaboury said I believe the applicant has shown around Town that he does a good job of maintaining his landscaping as that is his business. She said the second question is about the visibility from 684 based on the size of the White Spruce. He said we have tried to shield the view as much as possible and, while it will take a little time for the trees to grow, there is other wooded area that also provides screening. Chairman Frasca talked about the color of the building and said he doesn't have much concern given where it is and asked if anyone else had an issue with that. Boardmember Stephens said I do not and Boardmember Lucchino said I think it fits well in that industrial area. The ARB voted to **positively recommend** the application to the Town Board as submitted.

Motion to Approve: Thomas Frasca

Seconded: Virginia Stephens

Voice Vote: 3 to 0 with 2 vacancies

**2. WDESIGNE, 3867 Danbury Road, (Tax Map ID 69.13-1-23) – Continued
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. Peder Scott of PW Scott Engineering appeared on behalf of his client. The application contained the following documents:

1. ARB Application, prepared by PW Scott Engineering, dated 8/11/20
2. Memorandum to Chairman Frasca from PW Scott Engineering, dated 8/12/20
3. Memorandum to Chairman Frasca from PW Scott Engineering, dated 10/9/20
4. WDesigne Landscaping Plan Narrative, submitted by Planning Boardmember Lynne Eckardt, dated 9/23/20
5. SY1, Preliminary Site Plan, prepared by PW Scott Engineering, dated 6/20/20; last revised 8/12/20
6. SY2, Site Plan, prepared by PW Scott Engineering, dated 6/20/20; last revised 8/12/20
7. SY3B, Landscape Plan, prepared by PW Scott Engineering, dated 6/20/20; last revised 10/12/20
8. SY3C, Façade & Parking Remediation, prepared by PW Scott Engineering, dated 10/12/20
9. SY4, Lighting Plan, prepared by PW Scott Engineering, dated 6/20/20; last revised 8/12/20
10. A1, Existing Floor Plan, prepared by PW Scott Engineering, dated 6/20/20; last revised 8/12/20
11. A2, Existing Building Elevations, prepared by PW Scott Engineering, dated 6/20/20; last revised 8/12/20
12. Building Exterior Painting Schedule (Samples), no preparer, undated

Mr. Scott talked about the color chips submitted to the Board and detailed where each color will be on the building while Ms. Ley showed them on the screen. He spoke in detail about the changes to the landscaping plan based on some correspondence with Lynne Eckardt and discussions with the DOT (Department of Transportation) regarding their right of way in front of the property. Chairman Frasca asked Ms. Ley if there was anything else and she said no, they did submit the necessary documents and samples for the ARB to make a recommendation. Chairman Frasca polled the Board for questions. Boardmember Lucchino asked what he meant about 'clean up the place.' Mr. Scott said they would power wash it since painting the brick is not a good idea. Chairman Frasca said the Board has been very consistent in not wanting brick to be painted. Boardmember Lucchino said she thinks the colors are kind of plain and she hopes the signage will do something to brighten it up a bit. Mr. Scott said we are trying to mute the building and we will keep that in mind when we do the signs. She asked about lighting and he gave her an overview of the lighting proposed. They talked about all the lighting fixtures in detail. Boardmember Stephens said she has no problem with the colors since it is not a building with any architectural significance, and she would rather see it blend into the background. Chairman Frasca asked Ms. Ley if she had any other comments and she said no, this is classified as a major project, so it is a positive recommendation to the Town Board. Chairman Frasca asked Ms. Eckardt about the planting plan and if she is substantially satisfied with the plan. Ms. Eckardt said yes, I wasn't pleased with the original plan, but they came back with something that is nice. She said to Carla's (Lucchino's) point, it is all about the maintenance and given how dry it is out there they are really going to have to nurse the plants to get them established. They talked about the salt on the roads being another concern. Ms. Eckardt commented that Boardmember Lucchino was correct in her statement about the hydrangea and phlox on the ALFACOR submission and said they will have to

keep an eye out for any damage from deer. Chairman Frasca thanked Ms. Eckardt for all her help with these projects. The ARB voted to **positively recommend** the application to the Town Board as submitted.

Motion to Approve: Carla Lucchino

Seconded: Virginia Stephens

Voice Vote: 3 to 0 with 2 vacancies

6. ADJOURNMENT OF MEETING

Motion to Approve: Thomas Frasca

Seconded: Virginia Stephens

Voice Vote: 3 to 0 with 2 vacancies

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