

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

Minutes – June 24, 2020

THIS MEETING WAS HELD VIA ZOOM VIDEO CONFERENCING

PRESENT: Mary Larkin, Chair
Thomas Frasca
Virginia Stephens
Katherine Weber
Carla Lucchino
Victoria Desidero, Administrative Assistant
Peter Feroe, Acting Town Planner

ABSENT: Ashley Ley, Town Planner

CALL TO ORDER: 7 p.m.

AGENDA: Pledge of Allegiance

1. EUROTECH, 19 Sutton Place, (Tax Map ID 78.-2-16.6) – Continued Review of an Application for Site Plan Amendment

This was a continued review of an application for Site Plan Amendment as referred by the Planning Board. The application contained the following documents:

1. ARB Application, prepared by PW Scott Engineering, dated 5/13/20
2. Memorandum to Chair Larkin from PW Scott Engineering, dated 5/26/20
3. Development Statement, prepared by PW Scott Engineering, undated
4. Statement of Use, prepared by PW Scott Engineering, dated 1/23/20
5. Site Photos, no preparer, undated
6. SY1B, Proposed Door Elevation, prepared by PW Scott Engineering, dated 5/26/20
7. SY1A, Existing Landscape Plan, prepared by PW Scott Engineering, dated 1/23/20; last revised 6/8/20
8. SY2, Utility & Grading Plan, prepared by PW Scott Engineering, dated 1/23/20; last revised 6/8/20
9. SY4, Site Plan Details, prepared by PW Scott Engineering, dated 6/8/20
10. Memorandum to ARB from PW Scott Engineering, dated 6/8/20
11. SY1, Site Plan, prepared by PW Scott Engineering, dated 1/23/20; last revised 6/8/20
12. SY5, Building & Fence Elevations, prepared by PW Scott Engineering, dated 3/10/20; last revised 6/8/20

Peder Scott of PW Scott Engineering represented his client.

Chair Larkin: OK, we have a quorum of the Board and on the agenda in order is Eurotech, Northwood and then Stateline.

Secretary Desidero: I have unmuted Peder Scott.

Mr. Scott: Hello. Can you hear me?

Ms. Desidero: Yes. Peder, do you have anyone with you that I also need to unmute for this?

Mr. Scott: Well, yes, there is... I guess Charlie Martabano and Mike from Hickory Hill Farms.

Ms. Desidero: That's for the next one, right?

Mr. Scott: That's the next one yes; next one.

Mr. Martabano: For Northwood.

Ms. Desidero: So I'm going to ask them to stay muted until we get to Northwood.

Mr. Scott: Should I start?

Chair Larkin: Yes, please.

Mr. Scott: So, in response to comments received at our last meeting, we did prepare additional documents for the project. Very quickly, it's a remodeling of a sports center into a storage facility for Eurotech, which manufactures platforms for use in New York City metropolitan area. The improvements that we're proposing are defined in a limited disturbance line, which is highlighted in SY-1. It's on the rear of the building and there's one other component is... I think you go to SY-1A. SY-1A, there are a lot of existing plantings which were approved when the project was constructed and they all remain and so we provided you an aerial photograph of the site. It shows how it's depicted at the end of Sutton Drive and the treescapes exist in islands and are depicted accurately on our SY-1 Site Plan as well as an aerial and we provided some comments on them that we are requesting some repair.

Basically, the repair or modifications which are shown on the right-hand side of SY-1A really define removal of three... three pine trees on the south side to provide our access to a gravel entranceway to our new entries on the building. We're also looking at adding some additional plantings around the existing front portion of the building itself where the trees died over time. They were junipers and now we're replacing them with similar species and also, we're putting a little more planting to the north of the driveway where again trees over time did not survive. There's some trimming requirements because these are old trees. The property has been abandoned, technically, for about two or three years at least, and we are doing a lot... We have to do a lot of pruning on the site and the scope of the project is, as we discussed in the past and I gave you a cover letter for this dated June 8th, besides adding some doors in the back of the building which we can go into. In terms of the building itself, we are cleaning it now as we speak and, if it needs paint, that is if it doesn't... is not able to be cleaned, the client is willing to paint the building to the color that existed at the... at the earlier approval itself, and that was a Butler building. A polar white is the color that it was painted in the past. So, he's willing to, to paint it if we have to, but it is cleaning up pretty well at the current time. Moving along, if I may, we are putting a new dumpster in and we provided that on drawing SY-4. Again, the dumpster is being moved across from its earlier location to afford access to the rear of the building. We had some fencing proposed and I prepared a new drawing called SY-5 to talk about that. So what we did is, we were hearing comments at the last time that the, the earlier location of the fence was adjacent to our property line and we went to the client and said that it was not a favorable location and so we've relocated the fence along the... about 5 ft. away from the existing pavement and that's depicted on SY-1A as well, but in doing so, we bring it down in elevation, the minimum of 6 ft. from the road level to create a... a fence line which is not visible from the surface of Sutton Drive unless you drive up to the edge of our property and look down at the... at the site itself. So, looking again down the

road toward the cul-de-sac, you would not see the fence in its current location. As we talked to you before, the fencing requirement is, is due to the fact that we have people still visiting the site. It's been posted and even when I was taking pictures, one of the pictures, the middle one, even shows a car just parked and left there in the parking lot. It was empty when we even took the pictures. So we... we're hoping that you could look favorably upon the inclusion of a 3 ft. tall chain link fence, and the pictures have enhanced to the proper scale to show you how it would look relative to the existing topography. Another thing we added on SY-5 is... we gave you elevations to the building. You're on SY-5 now, and that, and SY-5 we showed you the full elevations of the rear elevation and the side where we're adding doors, just to get a scale relative to the overall building size itself of what we're actually doing. So the... this presentation was to, was to show the very small openings in a very large building and we defined again all the, all the particulars of the door itself. White, aluminum doors, silver hardware; pretty much matching what's there at this point in time and we did add one more door opening. The client wanted me to add 3 ft. wide doors adjacent to our proposed larger overhead doors so you could move outside without having to open a big door for the winter. So literally on the... on the outline we gave you on June 8th, I just pretty much covered everything on that. In terms of the sign, basically we are adding plants as is required for a freestanding sign. The sign has not been given to the Building Department yet so we're asking you to review the plantings that we propose for our sign. Now the client would like to use more decorative planting species and we have one planting plan with these noted and they're all deer resistant, I might add. I personally checked them all, and we have another option where we could use native planting species, and again those are also, these are on SY-4. They're also deer resistant and again the client was hoping to match them, some decorative style plantings for the sign itself but if native species are required, that wasn't quite clear in the ordinance, I've provided you both to pick from and again I leave it to your review to which option you'd like to proceed with. That completes my presentation.

Chair Larkin: Thanks, Peder. I went... I did a drive-by and can everybody hear me? Does that seem right because I hear an echo? I was... it was... I'm really glad I did a drive-by because the building is in very good shape but it's well-maintained and I was able to get a perspective of the tennis court next door and how they have their chain link fence and there's quite a bit of a need for a chain link fence. I was... Are you going to have gates at the entrances?

Mr. Scott: Yes. They're not specific gates. We toned those down in terms of intensity and so if you go to FY-4 detail three, which is in the upper right-hand corner, all they are is a tube, a four-by-four tube which pivots and they're... it's similar to something you'd see at a State Park. We don't... we didn't want to have big, ugly looking chain link fence gates. This is going to be very clean looking; just to prevent vehicular access.

Chair Larkin: Yes, right, right. Yes, because I could see how you really need that. It's in a very secluded area. It's at the end of a cul-de-sac. It's a really welcome place for people to, you know, invite themselves. So, and the pressure washing, I think when I first saw the original pictures, I thought it was much more stained than it is. I think the pressure washing will probably do quite a bit instead of having to repaint it all, but I'm glad to hear you are willing to repaint it if you need to. As far as the decorative plantings, the concerns that I have are, even though it says it's deer resistant, I'm planting Rudbeckia Cone Flower and it's getting just annihilated. So you're... you know what you have listed in the decorative plantings are technically... they say they're deer resistant, but I've just through my own experience know that they are... they get munched anyway and if you're willing to replace them if they get

munched then go ahead and, you know, it's a nice selection. It's just that I... I know that it's, it's a very secluded area back there. So the decorative plantings are probably fine and that was all my comments. I was very encouraged when I drove back there and saw what it... in good shape it is, and I see the need for a chain link fence but I do welcome the rest of the Board's opinion. So, what we try to do on Zoom to keep it in an orderly way with talking, we just go down the line of Board members and start with Katherine and then go to Tom and Ginny and Carla. So we'll start with Katherine. Any comments?

Boardmember Weber: Yeah, I mean my main concern the previous time had been the chain link fence and I think just lowering it down and bringing it away from the road makes a huge difference and I think the rest looks quite fine. So that's great.

Chair Larkin: Tom?

Boardmember Frasca: Yeah, I just had one. Can you see me all right?

Chair Larkin: Yes.

Boardmember Frasca: I just... I just clicked on something and something happened to my screen so I wasn't sure. Peder, this is a Butler building, correct? It's a metal building?

Mr. Scott: Yes.

Boardmember Frasca: OK. So, and I agree it's not in as bad a shape as one would have thought and the power washing, I'm assuming, is going to expose, you know, some, some various uneven or very barely weathered surfaces. So, the painting will be to match existing, correct?

Mr. Scott: That's correct. We're buying Butler colors directly.

Boardmember Frasca: All right. That was it. It was... my, my only... there's no, there's no fiber board or, or anything or Azek, or anything like that, is there?

Mr. Scott: No, it's all metal.

Boardmember Frasca: That was my biggest concern is that it would just... it bleached out and, you know, you had some really, you know, bad areas of destruction. So the... the coloring is going to be the same. The other thing was on the trees you're taking down, right, or, or the ones that died, what, is, I didn't see it on the plan. What would be the caliper of tree you're replacing?

Mr. Scott: Sure. If you go to SY-1A, we basically have an item number 'E' which is on the legend on the right-hand side. 'E' is near the old dumpster and the new dumpster on the southern portion of the site and 'E' says removing three pines at the south end of the building. One is dead and the other two are in the way of an access aisle, and they're... they look like they're hemlocks, but we need to get in there with a driveway and that's why we're only touching that area. If you go with the mouse right now, if you move the mouse to the left, right there, that's it, that's it, yeah, that's where. There's three trees right there.

Chair Larkin: They're coming out completely?

Mr. Scott: Yes, they are. Yes.

Boardmember Frasca: OK. So none of the other existing larger trees... well you might get some compression here.

Mr. Scott: So, what we did is we added a bunch of new plantings in the front of the building. That end of the building is somewhat remote but what you see is we're adding all those components in that area to bring back some of the luster that we had before.

Boardmember Frasca: Very good. Thank. And we're not considering any signs today, we're just considering the plantings around that area?

Ms. Desidero: Actually, Mary, if I may, I spoke to Ashley about this today and her suggestion was that the plantings around the sign should be reviewed when Peder

comes in with the sign and that sheet that has those details on it, which I believe is five of five, Peder?

Mr. Scott: Yes.

Ms. Desidero: That's not going to be referenced in the approval.

Mr. Scott: That's fine.

Ms. Desidero: That was her suggestion to keep it clean.

Chair Larkin: OK. Ginny?

Boardmember Stephens: Sorry that I'm not tuning in to see you all but Peder, I'd like to say I think this presentation is a lot more user-friendly and I commend you on your new set of plans for us because it's a lot easier to read. I feel and I think moving the chain link fence down and the way you've situated it makes a huge difference, and I think everything is... looks pretty, pretty true to form and I'm fine with it.

Mr. Scott: Thank you.

Chair Larkin: Carla? (Pause.) Carla? (Silence.)

Boardmember Lucchino: (Inaudible) questions. Can you (inaudible) hear me?

Ms. Desidero: You're breaking up a little bit, Carla.

Boardmember Lucchino: Oh, I unmuted. Can you hear me now?

Ms. Desidero: Yes, better.

Boardmember Lucchino: OK. Sorry, the Internet connection is a little strange (inaudible) after we were talking about that. (Pause.) Peder (pause), on (inaudible) specific design, does that mean you're going to enclose the dumpster with (inaudible) difference?

Mr. Scott: Yeah, you're breaking up but on SY-4, Detail One indicates we're using a pre-manufactured vinyl, right there, yeah. We're using a pre-manufactured vinyl composite assembly, which will meet the requirements of our geometry mentioned, located to the right.

Boardmember Lucchino: But it says, 'not specific designs.' So will it, will the final enclosure look like that? Will it be that color?

Mr. Scott: Yes. It will be every... the color will match and the texture and the components but the geometry of it will be that picture that's to the right of it. The drawing that we gave you, which gives you a specific size of 16 ft. wide and 16 ft. deep.

Boardmember Lucchino: (Inaudible)

Mr. Scott: That is correct.

Boardmember Lucchino: OK. Got it (inaudible)

Mr. Scott: I just have two (inaudible)

Boardmember Lucchino: OK. OK. Great. OK, the design... I just wanted the clarification now because it said, 'not specific design.' The second question I have for you is if you decide to paint the exterior of the building, do you know when that decision (inaudible)?

Mr. Scott: Yes, I filed for a demolition.

Boardmember Lucchino: May (inaudible)

Mr. Scott: Can you hear me?

Boardmember Lucchino: Yes.

Mr. Scott: We filed for a demolition permit and part of that scope, if required, would be to paint it and that's part of our application for a demo permit is inclusion, if necessary, we'll paint it. So we're... we're about two or three weeks away.

Boardmember Lucchino: OK, great. Thanks. This is a good (inaudible) presentation. Thank you.

Mr. Scott: Thank you very much.

Chair Larkin: Are there any other questions? (Pause.) Can I ask for a motion to positively refer this to the Planning Board?

The ARB voted to **positively recommend** the site plan application to the Planning Board as submitted.

Motion to Approve: Virginia Stephens

Seconded: Thomas Frasca

Voice Vote: 5 to 0

Ms. Desidero: Madam Chair?

Chair Larkin: Yes?

Ms. Desidero: Before we go onto the next item, I would just like to mention that a lot of people have been having trouble with their connections on these meetings, and one suggestion is, especially for Carla, if you're having difficulty being heard, if you... if you stop your video, you'll be heard better. You won't be seen but we'll be able to hear you better because it uses less bandwidth. You know what I mean?

Chair Larkin: I think Carla has her muted or did you, Carla... did you hear Victoria?

Boardmember Lucchino: I heard that. That's what I'll do. I'll turn the video off.

Ms. Desidero: It frees up more bandwidth, that's all.

Boardmember Lucchino: OK.

2. **NORTHWOOD TREE CARE, 25 Fields Lane, (Tax Map ID 78.-2-73) – Continued Review of an Application for a 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 PW Scott Engineering, dated 5/12/20
2. Memorandum to Chair Larkin from PW Scott Engineering, dated 5/26/20
3. Development Statement, prepared by PW Scott Engineering, undated
4. Statement of Use, prepared by PW Scott Engineering, dated 1/17/20
5. Site Photos, no preparer, undated
6. SY3C, Erosion Control & Site Details, prepared by PW Scott Engineering, dated 3/4/20
7. SY1, Site Plan, Phase I and II, prepared by PW Scott Engineering, dated 3/4/20; last revised 5/12/20
8. Memorandum to ARB from PW Scott Engineering, dated 6/8/20
9. CSP1, Concept Plan, prepared by PW Scott Engineering, dated 5/29/20
10. AR1, Aerial Photo of Existing Buffers, prepared by PW Scott Engineering, dated 5/29/20

Peder Scott of PW Scott Engineering, Attorney Charles Martabano and Owner Mike Galli appeared before the Board.

Ms. Desidero: OK. I'm unmuting your next people. We have Mr. Galli.

Chair Larkin: Now with Peder again. We're with Northwood Tree Care.

Mr. Scott: Yes, so what we did is we went back and provided you enhanced drawings of both the aerial and then we took pictures which were keyed to a Site Plan at all locations around the perimeter of our project as well as some pictures of what we're actually storing on the site to get a scale and how this would look potentially if it went forward. And, if I may, if we can go to drawing AR-1 which is a global aerial plan. That's the one and maybe we can just talk about what's happening

on that picture. The last time I kind of used the wrong term. I would say that it's buffered extensively around this perimeter, which prevents visibility of the activities taking place on the property and to sort of augment that claim, I prepared a plan which gives you dimensional distances from our proposed activities to surrounding neighbors and just sort of highlight for everyone, start off with what the buffers are existing on the site itself. So as you all realize, it was approved in 1997 and constructed around 1999 and so what you have on the site currently operating is a mulching operation and a sand storage areas which are located pretty much in the center of my aerial photograph, right behind a highlighted building. Can we zoom in? If everyone looks right there, you see a sand pile note and words that say '25 Fields Lane.' That's where the mulch piles and the sand piles are right now exactly. So if you focus on that little red symbol that says, right after '25 Fields Lane', that's where the activities are taking place right now. That's the target for us and so then if you look from those target areas to the perimeter, you'll see that we have 360 ft. of woods located to the east or towards the bottom of our map. We have a 268 ft. measured from the building to a residence located on 124, Route 124. We're 700 feet back to the building itself from Fields Lane and then we talk about areas into which we would expand. The adjacent neighbors then in the rear of the property are a nursery complex, which is toward the lower left hand corner of the map, and then above that we have a vacant lot, which is owned by the owner right now and has, at this point in time, no plans for any work. We then move farther along on the picture and it shows you where we're going to expand in our Phase Two development, that prong or there's a small, a rectangular component facing to the left and that'll contain soil piles. Our wood operation and mulch operation is moving from that red dot we put on the plan off to that new location, which is actually 400 ft. farther away than the Route 124 area. To the right of us is the Brewster Transit location and all that white you see in our neighbor is piles of concrete and form work and a very active site with concrete activities and a lot of heavy machinery. Moving farther along, where 484 ft. beyond us to the west is Hardscrabble Heights, which are a bunch of commercial buildings on a private road. To our... our south, or to the left-hand side of my aerial map, you'll see a power line which we've highlighted for you. That's a big electric, electric line in the air and then beyond that there's a wooded area and a farm complex in North Salem and that's a picture of that as well on the site. So that describes to you what's taking place in the perimeter and who might be impacted by this proposal. But again, first off, we are moving all of our activities which generate probably the most disturbance, that is the wood mill mulching operation, again to the west toward more industrial spaces and the buffers will remain pretty much intact all around the perimeter, and the one, only one item I have to mention is there is a Durante site between ourselves and Fields Lane, which is again a very heavy and active rental company. So with that in mind, if we could go to the next drawing, which is the CSP-1 drawing, and I... I just took our site and what I did is I keyed up camera picture angles to show you what it looks like from our property itself and I can start with number one, which is a view to the west and that's located toward some tree buffering that we have and we planted a lot of trees to buffer ourselves from the Brewster Transit site in 1999 and they still remain. They're healthy and vibrant and that.... So View One, we're looking at pine trees we own, we planted. View Two, again where our, our vehicular parking is proposed, our trees will continue beyond that. Picture number three is a log pile which we... which we have currently on the site. We showed you that for the scale of what we're doing on the site. We don't bring branches to our site to mulch. We bring larger material because a lot of the smaller stuff is mulched elsewhere on the projects, which are served by the mulching operation. So, the raw wood is mainly limbs and trunks. So, that's kind of

what we're moving to the site itself. So you're not going to see big piles of brush there; just what you see in that picture. That's what's kind of what's sitting there at that, at this location. Picture number four is what you see from Fields Lane. It's a picture going up the driveway a distance of 700 ft. to the building, and... and the conclusions of that picture is 'you can't see anything' because our site rises away from Fields Lane beyond the viewpoint of anyone on Fields Lane itself.' Picture number five is a picture through our existing detention basin toward the properties of Durante, the rental company, and all you see is plantings we had there in the past that were planted beyond the... the basin, and all those plantings we own and they'll remain in place, and the wood line beyond those plantings are trees on the... on the property line between Durante and ourselves and they won't move. Important for us is looking to the east. What you see is a couple things: start... view number seven which is in the middle of that, of my pictures, that's what you see when you look due east toward a nursery and toward one residential neighbor, which has a buffer of 280 ft. It's a heavy mixed species of trees and that's all a wetland area. There's a stream running through that and we have a... we have a buffer we can never touch. So that area can never be impacted with this proposal. Again, it remains as a wetland area. Item number six is a picture of what the mulch pile looks like and, for a human scale, I put someone in the picture and that depicts a pile of... of mulch and that is about 12 ft. tall. Now, we, we did go to the Town Board and they did grant us a permit for providing raw wood piles and raw mulch to heights of 25 ft. and finish mulch would be a height of 15 ft., slightly taller than that individual in the picture with the ruler in his hand. That ruler is depicting 15 ft. There's also a view of a sand pile that currently exists. That's picture number eight and that's physically what the pile looks like at this point in time, and also shows that beyond the pile of sand, there's an aisle. All these activities have aisles around them of... while they're considered disturbed areas, we... we can't fill up to the edge of any of these piles. There's a buffering requirement which exists and that's depicted on that in the picture number eight. Moving to south, we have a picture of... this area is disturbed in the rear of the property and so you have a large disturbed area to which we're going to move our mulch piles and... and there was a mulch pile there until just recently, but that view number nine is due west; shows what's existing out there in terms of a big field of a disturbed area and a grass area beyond that and trees beyond that and that's what you're looking at pretty much to the west. And if we move to picture number 10, our movement, or our expansion, is across this open area to those trees and then we're, then we're going down into a hole; that is our site drops then rises again toward a high point in the rear of the property and in those areas, we'll have small areas of wood storage; followed by soil areas which are basically earth that is removed from trees and trunks and such, and that's a byproduct of this operation, is the soil piles, and they'll be processed, cleaned and then again everything shipped out of here at a very short duration. One last picture is picture number 11. Now picture number 11 is hard to read but we are on top of a fill pad and then the slopes drop off steeply to the west, but we're keeping large buffering at the upper level of our project; which aren't being touched, and then beyond that these treescapes remain. The only thing we're doing down in that area to the... to the west is we're building a small sediment trap to trap any potential wood chips or sediment which could potentially leave the site in a severe storm. So that, that kind of describes to you what the perimeter of the property is. I kind of... I tried to give you a scale to what the materials stored there are and, and then again, the only thing we actually proposed was a sign and, again, we, we'll re-submit that to you when we get a permit from the approval from the Building Inspector. We just want to keep it focused on these big component items and we'll come back to you with the sign again and the plantings. That's my... that's

my presentation.

Chair Larkin: Thank you. I really appreciate you taking the extra time and this application is very clear to go through and I did a drive by. I went down the driveway. It's an extensively long driveway. I'm glad I did it. The building is in better shape than it looked like in the previous photos so I, it's a mulching operation, and I think it's properly buffered. It looked well-maintained and I didn't have any adverse comments about it. So, I open it up to the Board for their comments; starting with Katherine.

Boardmember Weber: Yeah, I think this presentation makes it a lot easier to understand the scope of what's happening and so I feel personally much more comfortable with what's being brought before us this time.

Chair Larkin: Tom?

Boardmember Frasca: Yeah, very clear. I think he hit all the key points. I have no problem.

Chair Larkin: You OK? I didn't hear that last part.

Boardmember Frasca: Oh, I said... I'm sorry, I said he hit all the key points and I have no issues at all.

Chair Larkin: OK. Ginny?

Boardmember Stephens: I'd say the same. Thank you, Peder, this is a much clearer presentation and it makes it easier for us to do our job so I have no problem with it.

Chair Larkin: Carla?

Boardmember Lucchino: I just have a couple of questions. Peder, where the soil piles and the wood are going to be, there looked like there were a lot of trees in that picture. Are those trees going to be cut down?

Mr. Scott: Yes, basically you're going to end up with an open site. We did give a drawing SY-1 in there, but it's a... it's a cleared area and again, within that area, there'll be no trees at all. It's just basically, there's a fence around the perimeter as required for by the Planning Board; which depicts the limits to which... in which we can work, and every pile has its own fencing which demarcates where they can locate components. That's all you'll see is fencing.

Boardmember Lucchino: Will trees remain on the edge of that area so there'll be trees surrounding that area?

Mr. Scott: Yes. We have a 50-ft. buffer, which is required and we can't do anything beyond that point, and all those trees will remain.

Boardmember Lucchino: And one more question: last time from the pictures you gave us, the building, the bricks look dirty and so we talked a little bit about possibly power washing. I haven't seen it firsthand like Mary has. Is that still under consideration?

Mr. Scott: Yeah. You know it looks better in person than it is on the pictures, but again it's a maintenance criteria. Periodically, of course, there's a lot of dust in the air and they would be maintaining it with power washing as required.

Boardmember Lucchino: Mary, did you notice when you saw it firsthand if you thought the bricks were good or if it needed a good cleaning?

Chair Larkin: I didn't think it needed a good cleaning at all. I thought it looked very decent.

Boardmember Lucchino: OK. Great. Those are my only questions.

Chair Larkin: Are there any other questions before we go for a motion?

Boardmember Frasca: All the trees that were going to, are going to be removed are very young (inaudible), right?

Mr. Scott: Pardon me, I couldn't hear that.

Boardmember Frasca: I'm sorry, Peder. All the trees that were, are going to be removed are very mature second growth.

Mr. Scott: Yeah, the trees have been there for a long. It's never... I don't know when this land was cleared last but they're mixed thicknesses from 8 to 16, 20 inches.

Boardmember Frasca: Thank you.

Chair Larkin: Can I ask for a motion to positively recommend this to the Planning Board?

The ARB voted to **positively recommend** the site plan application to the Town Board as submitted.

Motion to Approve: Thomas Frasca

Seconded: Virginia Stephens

Voice Vote: 5 to 0

Mr. Scott: Again, thank you very much for your time.

3. **STATELINE / RESTAURANT DEPOT, us Route 6/202, (Tax Map ID 68.-2-48.1 & 48.2) – Review of an Application for a Sign Program**

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

1. ARB Application, prepared by Insite Engineering, undated
2. Memorandum to Chair Larkin from Insite Engineering, dated 6/16/20
3. Restaurant Depot Sign Descriptions, no preparer, undated
4. REV 7, Proposed Signs A.1, A.2, B, C.1, C.2 and D, 10 Sheets, Renderings and Specs prepared by Universal Signs & Service, dated 5/25/20
5. EL-2b, Preliminary Elevations, prepared 11/22/19; last revised 5/27/20
6. SMP-1, Site Master Plan, prepared by Insite Engineering, dated 1/17/20; last revised 6/10/20
7. Two (2) Color Renderings, prepared by ADA Architects, Inc., undated

Jamie LoGiudice of Insite Engineering and Owner Paul Camarda appeared before the Board.

Chair Larkin: OK, so we have Stateline. There's Jamie.

Ms. LoGiudice: Good evening, everyone. We also have Paul Camarda as well.

Chair Larkin: Hi Paul. And we're going to review signage.

Ms. LoGiudice: Yes. So, we are back before you to basically complete the review of the project visually on the signage. We had to go before the Zoning Board initially for a few variances for the signs. There were, we did have five, five building mounted signs that needed to have variances and one monument sign. So we did receive those at the June 15th Zoning Board meeting. To jump into the actual signs themselves, we have... we are proposing nine signs, three monument signs and six building mounted signs and they're shown on this Site Plan right here with the little red circles depicting where they are. So, we do have the two along Route 6 and then another monument, those two are monument signs. One monument sign up closer to the building itself by Restaurant Depot and then the remaining building mounted signs on the north, east and south face of the building. We do not have any signs on the western side. Those would be hard to see from anywhere. So, if you go down to the next slide, you can see, you can start to see the actual signs themselves and on what faces. This is the east elevation so it would be facing out, so you'd see this basically from I-84. We have two... two Restaurant Depot signs, circular signs of 12 ft. and 4 ft. and then a 'Where Restaurants Shop' that would be below the larger sign

on the west side of that. You can see the colors shown here in the blue and, blue, white and yellow that is the Restaurant Depot logos and their typical colors. In regards to the next page, the north elevation depicts the two signs on there and that's as you'd be driving up from Route 6. You'd be able to see these coming up the access drive into the parking lot. On the next page is the south elevation. So, this is what you would see facing Route 84, I'm sorry, Interstate 84. We did have two signs here. We did remove one because they did not warrant, you know, to have two signs. The one was sufficient. This is on the southeastern side of this space. On the next slide, this gives you a general idea of where these signs on the elevation. (Echoing, inaudible.) Weird, callbacks there but basically, you can see this is the... the top is the east and the north elevations, to give you a general idea of where those signs are. I believe we did review these at the last meeting, where we were looking at the building itself. These have not changed since that... that you reviewed them last but these just show you where the actual signs are. The bottom location as you'd be driving along the I-84, you can see the eastern side and then the southern side and again, as we discussed in the last meetings, there... there is an existing barn with vegetation along this edge so there will be not as much view but you will see glimpses of the building. On the next slide, this gets into the names of the colors. We have the blues, Sultan Blue, the yellows and the just white. The sign itself is aluminum mounted with, I'm going to say this word wrong, but 'Panaflex' face, vinyl type face. It is illuminated from behind. On the next slide, we'll give you a very similar description. It's just 4 ft. sign as well. On the next one I think we get into the monument signs. So that we have two separate monument signs for Restaurant Depot. This is, I believe, the one that is on Route 6 where you can tell that it is 4 ft. high and little, little bit of line there but it is within the permitted square footages. It keeps with the blue, the blue color for Restaurant Depot and a stone veneer finish below. We do have... we did have landscaping underneath it that I believe was reviewed with the Site Plan application previously. It's not exactly depicted here but we wanted to give you the feel of the... the stone veneer on the bottom of the sign. Next slide, this is the Restaurant Depot monument sign that is closer to the building; will give you some directional arrows as far as where trucks go and where the main entrance is for, for smaller vehicles. It has a similar stone veneer on the bottom and it's similar in size as well and the last sign is the remaining monument sign along Route 6 for the other tenants when they are chosen. So it has... it... it does have a similar stone veneer on the bottom and then right now it's just the brushed aluminum cabinet and white for the color. Those are the signs that we are reviewing. I think the next couple slides are just the elevations and then our... our plan showing where they're located as well. I know you are familiar with this plan, and these are the actual dimensional elevations showing where each of the signs are. We did review these again at the last meeting but just to give you the refresher, and then the renderings with the last couple. That is all we have.

Chair Larkin: OK. I happen to love this building.

Ms. LoGiudice: Thank you.

Chair Larkin: I have no comment about the signs other than I trust that they fall within Building Department regulations. Victoria?

Ms. Desidero: Yes, they do. The ones that did not... they all received variances. So they are approved.

Chair Larkin: OK. Well I have no... I only have complimentary comments that they look fine to me. So I'll defer to the Board starting with Katherine.

Boardmember Weber: Yeah, I mean I so appreciate you guys, you know, using monument signage even for the directional indications around the building, like it just

is... it seems to be a very high-quality work. I think we're only reviewing this; we're not reviewing this as a multi-tenant sign. Is that correct at this point?

Ms. Desidero: Yes. I thought it was a Multi-Tenant Sign Program to be honest and that's the way it was submitted. It's been a while. I may have even suggested it should be submitted that way but Ashley pointed out to me today that this is really just one tenant and even though there are a lot of signs, it should be considered a sign program and then if Mr. Camarda develops the rest of the lots or, you know, starts adding other tenants, then he would require a Multi-Tenant Sign Program.

Boardmember Weber: Yeah, because my only comment would be, I think, on the multi-tenant portion. There's nothing specified for font or color but, you know, otherwise everything looks great.

Acting Town Planner Feroe: That was the one question that... that I had as well was just was that. Was that sign proposed to be built now; constructed now as part of this approval or later when there were tenants?

Ms. LoGiudice: So that is, that will be built later once there are tenants of that, and Paul please correct me if I'm wrong, but I believe that it will be built after there are tenants.

Mr. Camarda: Can I? Am I being heard now?

Chair Larkin: Yes.

Mr. Camarda: OK. Yes, we just wanted to show the Board that we... we would put a sign up on the other side of the road that matched the sign so it didn't look like somebody in left field picked one and someone in right field picked the other. We wanted to give the Board a flavor, but until we have tenants, we can't give you colors because everybody has these, you know, branding and logos, but I wanted to give you a flavor.

Chair Larkin: Thanks. Tom?

Boardmember Frasca: That was my question too. Are we approving the prototype for the... sorry, the tenant sign for the future, a future build, but it sounds like that's not the... that's not it?

Chair Larkin: Ginny?

Boardmember Stephens: I guess my questions have been covered. I'm fine with it.

Chair Larkin: Carla?

Boardmember Lucchino: Jamie, just one clarification. Two monument signs, the one for the tenants and the ones... the one for Restaurant Depot that are adjacent to Route 6, those are visible from Route 6, I think you said, correct?

Ms. LoGiudice: Yes.

Boardmember Lucchino: OK. No other questions.

Chair Larkin: If there's no other questions, I'll ask for a motion to approve this back to the Building Department?

Ms. Desidero: Mary, I'm sorry to interrupt but would you like it to be a condition of the approval that that other sign needs to be reviewed at a later date, because it is in here? I don't think Mr. Camarda will care because he doesn't need that sign right now.

Chair Larkin: Well...

Mr. Camarda: I... well... if I can interject for a second? I'll let the Chairman... you go first obviously.

Chair Larkin: Well, I... I just want to... I like what you proposed that that other monument sign is going to match.

Ms. Desidero: But not what goes on it.

Boardmember Frasca: Is that now, correct? That's not... that's... we're not approving that now, are we? We are?

Boardmember Weber: Oh, no.

Boardmember Lucchino: No. How can we approve it if we don't know the colors?

Boardmember Frasca: No, no, about the construction of the monument, not the sign itself.

Boardmember Weber: Right.

Chair Larkin: Right.

Ms. Desidero: I'm just suggesting that you might want to put something in the approval that says, however you want it worded, that you have approved the structure but it will require a Multi-Tenant Sign Program before anything is placed on it, or something like that. I don't know, maybe Peter can come up with a better way to say it.

Mr. Feroe: The tenant inserts, right, would have to be, would have to come back.

Chair Larkin: Correct.

Mr. Feroe: I think that's probably a good way to do it and that way you've memorialized what you like about it; which is that it matches and it's close by but given yourself the opportunity to preview the inserts when they, when they come back.

Boardmember Frasca: Agree.

Boardmember Weber: That's great.

Mr. Camarda: That's... that's a very fair suggestion and I think the Board should see the tenant inserts. Let's... you know, they'll look at that. We'll give them the full picture. Well, I would agree wholeheartedly with that idea.

Chair Larkin: Well, it's for, yeah... It's really to make sure the fonts are cohesive and coloring.

Boardmember Weber: Yeah, coloring.

Chair Larkin: So, Victoria, can you help me on the wording of that motion? Make a motion conditional upon?

Ms. Desidero: This particular sign having its tenant inserts reviewed at a later date.

Chair Larkin: Correct.

Ms. Desidero: And I can. Yes, yes.

Chair Larkin: I mean you're writing it down so...

Ms. Desidero: Yes, ma'am. I am... and I will, yes. I will... I'll put it on the paper tomorrow. I mean it's weird when we're not in the meeting but you'll see it before you sign off on it.

Chair Larkin: OK.

Ms. Desidero: I think the Board understands what they're voting on. That's the most important thing.

Chair Larkin: OK. So we have, I'll make a motion to approve this conditional upon the future review of the multi-tenant sign verbiage and I need a second.

The ARB voted to approve the application with the following condition:

1. Sign D, Illuminated Monument Sign – Will be reviewed by ARB at time that Tenant Inserts are proposed.

Motion to Approve: Mary Larkin

Seconded: Carla Lucchino

Voice Vote: 5 to 0

Mr. Camarda: And I just... I would just like to thank the Board for the time they put into reviewing this and for your support of the project. Thank you very much.

Chair Larkin: When are you going to start building, Paul?

Mr. Camarda: We're hoping we're going to be doing this this summer. We will immediately start to remove the trees from the site very soon. You know, clean that... clean that up and hopefully this summer you'll see construction starting.

Chair Larkin: It's a great building.

Mr. Camarda: Thank you so much. Appreciate it.

Ms. LoGiudice: I'd just like to thank the Board too for working with us on getting this submission in after the Zoning Board meeting. That was extremely helpful and it... it just helped fast track and keep this all, you know, cohesive and very neat. So thank you very much for that. We do appreciate it.

Chair Larkin: Thanks, Jamie.

Ms. LoGiudice: Have a good night. Thank you.

Mr. Camarda: Good night, people. Enjoy your summer. Thank you very much.

4. Approve April 22, 2020 Meeting Minutes

Chair Larkin: So we have one set of 4,000-page minutes to read... to approve.

Boardmember Frasca: You mean all 31 pages?

Chair Larkin: Yeah.

Boardmember Frasca: Yeah.

Chair Larkin: That were done perfectly, in my opinion. Has everybody had a chance to review?

Boardmember Frasca: I did. I read them thoroughly.

Motion to Approve: Mary Larkin

Seconded: Thomas Frasca

Voice Vote: 5 to 0

5. Close Meeting

Chair Larkin: And now we can adjourn unless I should say something, Victoria. Should I say something, Victoria?

Ms. Desidero: You have the option to adjourn and then say something after the recording is off or you may say something now for the record.

Chair Larkin: OK. Well, for the record, my husband and I have decided to put our home up for sale and we are currently moving to Dover temporarily while we sell our house. So, I don't know how fast it will sell. I will happily serve as Chairman until that point, but I, it's a requirement that you have to live in Brewster, Town of Southeast to be on the Board. So, I will be resigning once the house sells. So it's been a short tenure and I've already told (Supervisor) Tony (Hay) two weeks ago and it's up to Tony to handle it however he sees fit. So that's my news.

Boardmember Stephens: It's our loss, Mary. It's our loss.

Boardmember Lucchino: I agree. Big loss.

Boardmember Frasca: So, once you go to Dover, where's your next stop after that?

Chair Larkin: I'm building a beautiful farmhouse on 100 acres that my husband and I own in Patterson. So, we've decided to bite the bullet before we get much older and just build the house of our dreams. So, we've been enabled to do it and we have to. It's really good news.

Boardmember Frasca: Good for you.

Chair Larkin: I'm really excited so...

Boardmember Lucchino: Congratulations!

Chair Larkin: Thanks.

Boardmember Weber: That is wonderful.

Boardmember Stephens: That's so exciting.

Chair Larkin: So with that, we'll close the meeting. What do I do? I make a motion to close the meeting.

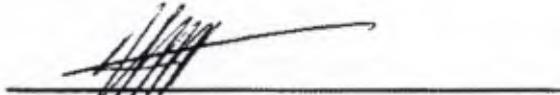
Ms. Desidero: We just need somebody to make a motion to adjourn. Yes, that would be great.

Motion to Approve: Mary Larkin

Seconded: Carla Lucchino

Voice Vote: 5 to 0

Signed By:



Thomas Frasca, Chairman

Date:

7/22/2020

THE FULL AUDIO RECORDING OF THIS MEETING IS AVAILABLE AT:

<https://www.southeast-nj.gov/337/Planning-Board-Audio-Files>