

TOWN OF SOUTHEAST
ARCHITECTURAL REVIEW BOARD
APPLICATION REVIEW

MEETING DATE: January 29, 2014

SIGN REVIEW

MULTI-TENANT

STRUCTURE REVIEW

Residential

Commercial

NAME OF APPLICATION: Brewster Town Centre and Out Parcel Sign Programs

ADDRESS & TAX NUMBER: 1618-1624 Route 22 & 1600-1610 Route 22, Tax Map IDs 46.-2-39 & 46.-2-40

REPRESENTATIVE: Mark Tomanio

PLANNING BOARD REFERRAL DATE (IF APPLICABLE): n/a

ZONING COMPLIANCE APPROVAL DATE: n/a

APPLICATION DETAILS (INCLUDE DRAWING NUMBERS AND DATES, IF APPLICABLE):

1. Memorandum to Town of Southeast Building/Zoning from Robin Crew of Garden Homes Management, dated 4/24/13
2. Photo, Example A-1, Alben Cleaners, undated
3. Photo, Example A-2, O'Connor's Public House, undated
4. Photo, Example A-3, Buy Rite Wine & Liquor, undated
5. Memorandum to Town of Southeast Building/Zoning & Architectural Review Board from Robin Crew of Garden Homes Management, undated
6. Black & White photo of Brewster Pools sign, undated

Please Circle:

APPROVED OR POSITIVE REFERRAL

DENIED OR NEGATIVE REFERRAL

Recommendations:

*Out Parcel
Framed, flat face
mounting w/ goosneck
lighting where possible*

*Town Centre - ~~the~~
oval, framed, internally
lit for majority of tenants
except ~~at~~ second floor*

SIGNATURE OF ARB CHAIR OR ACTING CHAIR: [Signature] DATE: 1-28-14

PLEASE RETURN THIS FORM TO:

Building Department & Zoning Enforcement, 1 Main Street, Brewster, NY 10509

1604

BREWSTER POOLS

BREWSTER POOLS

OPEN

HELP
WANTED

CLOSED

URGENT CALLS
Pool Repairs
Pump Problems
Leak Detection
Call Today
1-800-555-1234



1604

BREWSTER POOLS INC.

DODDY CALLED
Pool Cleaning
Pool Maintenance
Pool Repairs
Pool Supplies

**HELP
WANTED**



GARDEN HOMES MANAGEMENT CORPORATION

29 Knapp Street, P.O. Box 4401
Stamford, Connecticut 06907
(203) 348-2200 • Fax (203) 967-8372

www.gardenhomesmanagement.com

C / Tony Hwy
ASHLEY
HMB
VICTORIA

RECEIVED

April 24, 2013

MAY - 2 2013

Town of Southeast - Building/Zoning Dept.
1 Main Street
Brewster NY 10509
ATTN: Michael Levine

MARK TOMASIO
coming Jan 29

TOWN OF SOUTHEAST
BUILDING DEPARTMENT

Re: Brewster Towne Center Grandfather Status Applications for Signs and Comprehensive Plan

Dear Mr. Levine,

Enclosed, please find grandfather status applications for both the Empire Cinemas sign and the main sign for the Brewster Towne center which includes a section for the Empire Cinemas. Included with the form are pictures with measurements, rough sketches of their location in the shopping center, and the forms of lighting these signs use.

In regard to a comprehensive sign plan, Garden Homes Management Corp. has been using one from the time we purchased the Brewster Towne Center.

Each storefront has a sign box in a bronze color and are of a uniform height of 21 inches. The width varies slightly in proportion to the size of the store front. They all use incandescent back lighting of the same wattage. Included in this packet are several example signs, labeled A1, A2, and A3.

We have not implemented color, text or style restrictions so that each storefront may visually distinguish itself within reasonable limits. The signs are a reasonable size and the shopping center set far enough back from the road that uniformity of color text or style would make it difficult to distinguish what is in the shopping center or where it is placed.

We have vigorously maintained the standards of reasonable variation from the initial date of purchase and have codified this in our lease with commercial tenants occupying space within the Brewster Towne Center. Article 25 of our lease with tenants of this shopping center states

"Tenant may erect, at its own expense, a sign advertising Tenant's business on sign fascia. The sign cabinet shall be the same oval shape, size and color as the existing tenant sign cabinets on the first floor of the Towne Center, and shall be provided by the landlord."

This is our comprehensive sign plan. Pictures of several signs have been included for reference, with size printed on the backs of each.

If you have any questions or concerns, you may direct them to the undersigned. Thank you.

12.4 left msg. for Robin
12.9 spoke to Robin - he will
let me know.

Yours truly,
Garden Homes Management Corp.

By: Robin Crew
Robin Crew Ext, 2417

Example A-1



EXAMPLE A-2

O'Connor's Public House
Irish Fare & Spirits



Slurpee Top
Pick Your Berry For 3

COORS LIGHT
WEDNESDAY
WING NIGHT
\$4.50
DOZEN

CAPTAIN LAWRENCE
NO TAP

GUINNESS
O'Conner's
HAPPY HOUR
Monday-Friday
2pm - 7pm

MONDAY NIGHT
KARAOKE
GUINNESS

Example A-3



TOWN OF SOUTHEAST
1 MAIN STREET
BREWSTER, NEW YORK 10509

MICHAEL J. LEVINE
Building Inspector

JOE HERNANDEZ
Assistant Building Inspector



Telephone
(845) 279-2123

Fax
(845) 279-2971

April 5, 2013

Garden Homes Brewster
PO Box 4401
29 Knapp Street
Stamford, CT 06907

Dear Property Owner:

The Town is in receipt of an application for signage or anticipates the same based on new tenancy within your commercial space.

Under the current Town regulations, a comprehensive sign program governing all site signage is required. To date, the Town has not received, reviewed, or approved a comprehensive sign program for your property. Until a program has been reviewed and approved by the Town, we cannot issue permanent sign permits for businesses located on your property.

Please notify our office to advise us when you anticipate filing your comprehensive sign program with the Town. We are providing a list of frequently asked questions for your review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael J. Levine', written over a horizontal line.

Michael J. Levine
Building Inspector

TOWNE CENTRE

VALUE VILLAGE

CAR WASH →

at&t

Brewster Pastry

On Line Home Delivery

SAPPORO JAPANESE REST

WINE & LIQUOR

MEXICAN RESTAURANT

NEW STORE

HAPPY HOURS

11am-10pm

AMERICAN JUSTICE

NEW JAPANESE

REWARD







AVELIS

AVELIS