ARCHITECTURAL REVIEW BOARD
Meeting Minutes
Thursday, May 12, 2009
Delancey Hall

Members Present:	**Michael Palma, Chairman** **David Wilklow** **Edward Isler**
Members Absent:	**Donald Raskopf** **Michael Trencher**
Also Present:	**Janice Will, Secretary**

Chairman Palma called the meeting to order. He stated that the Assistant Building Inspector, Maureen Eckman, asked the ARB to review a generator proposal for 39 Fields Lane. The Chairman said he went to look at the proposed location, and the site is uphill and behind the building where it won't be seen.

Ed Isler commented that the area all around the lot is wooded.

The Chairman asked Mr. Isler to lead the discussion of the proposed Croton Falls pump house for the water district.

Mr. Isler displayed 4 photos of examples of the type of pre-fab building to be constructed and described the site at the corner of Route 22 and Croton Falls Road. He said the lot is heavily wooded, and he is not aware of any existing entrance/driveway.

The Chairman said he preferred the hipped-roof models to those with flat roofs.

Mr. Isler pointed out that the stone-sided model is significantly more expensive than the other 3 (approximately $40,000 versus $26,000).

Chairman Palma said the site appears to be far enough back on the lot that it won't be visible.

David Wilklow agreed that the flat roof is the least attractive, but he added that the letter from the contractor makes it sound as though all the $26,000 models would have flat roofs.

Mr. Isler commented that a pitched roof would be more attractive, adding that the proposed drive is to be 12 ft. x 140 ft and will have gravel/not be paved.

Mr. Wilklow said it seemed to him that Supervisor Lucas just wants the ARB to choose a color for the building, but the Chairman said the group would speak to the roof also.

Mr. Wilklow wondered how the red brick color is achieved, and Mr. Isler said the building material is stained to be the desired color.

Chairman Palma said the Town doesn't need to spend $40,000, but he did not like the beige or white model. He said the stone model is the best looking one; otherwise he would prefer the hip-roof model, but not stained so red.

Mr. Wilklow pointed out that there were only 2 brick color samples (1 red).

The Chairman commented that a brick-look similar to the stone siding in color would look better.

Mr. Wilklow suggested requesting roofing and siding samples, but Mr. Isler said he thought the Town was anxious to proceed with the project.

The Chairman said the first choice would be the hip-roofed model with stone veneer, but the ARB would also state their awareness of the expense of that model. The second choice would be the green metal, standing-seam hip roof pictured on the red brick, but with a request that the building be a neutral/gray color.

Mr. Wilklow added that the second choice should have its doors the same color as the building.

Chairman Palma said the ARB would also say that they do not want the other 2 at all (flat roof and gable-end models). The ARB's comments would include approval of the location of the pump house on the lot and also the driveway plan.

The ARB members present voted unanimously to approve the minutes of the March 5, 2009 meeting.

Returning to the subject of the generator at 39 Fields Lane, the Chairman said the submittal is an unofficial site plan, so they will refer to the drawing dated 10/16/90.

Mr. Wilklow agreed with the Chairman and Mr. Isler that the proposed site is an unobtrusive location for the generator.

The Chairman said the ARB would state that if no other alterations are planned, they approve the generator installation with a trellis or plants for screening if the Town has any sort of screening requirements.

Chairman Palma stated that the ARB would next look at the Peach Lake Sewer District pump station to be located on Route 121 across from Bloomer Road.

Mr. Wilklow asked if the pump station has to be located there, and the Chairman agreed that it is a large building to put right on the road. He added that there is a screening plan.

Mr. Isler said he was concerned that the station may smell.

Mr. Wilklow commented that the station will be right near the market and 121 Restaurant, and it will have generator exhaust fumes.

Chairman Palma said the project is not at the formal site plan approval stage yet.

Mr. Wilklow commented that having a generator next door to a restaurant would be bad enough without the pump station.

The Chairman said it is so close to the road that it could be dangerous. He pointed out that the ARB had been concerned about sight-lines when they reviewed Peach Lake Common, and this pump station will completely block the sight line. He said he wondered where it will pump from and to.

As the ARB was not asked to comment formally on the pump station, the group agreed to discuss it again in the future, and the meeting was adjourned.

Respectfully submitted,

Janice C. Will

Janice Will, Recording Secretary