

Design Review Board
March 3, 2020

Those present were:

Stuyvesant Wainwright III, Chairman
C. Sherrill Dayton, Member
Robert D. Caruso, Member
Bruce A.T. Siska, Member
Kristin Corwin, Member
Elizabeth Baldwin, Village Attorney
J. Kent Howie, Ordinance Inspector
William Hajek, Village Planner
Robert J. Hefner, Village Director of Historic Services
Bruce A. Siska, Applicant
David Weaver, Surveyor on behalf of 66 Newtown Corp.
Toni-Ann Warren, Agent on behalf of 66 Newtown Corp.
Pamela J. Bennett, Deputy Clerk

The Chairman called the meeting to order at 9:00 a.m., and the following official business was discussed:

1. **Minutes**

Upon motion of Robert D. Caruso, duly seconded by Robert D. Caruso, the Board unanimously adopted the minutes of February 4, 2020.

2. **Capital One Bank – Premises of 40 Pooh, LLC – 40 Newtown Lane – SCTM #301-3-2-1**

The Board is in receipt of a letter from Elite Electrical Contracting & Security Systems Inc. dated February 11, 2020 requesting permission to install a new floodlight on the front/top of Capital One Bank's building. No one appeared on behalf of the applicant.

Mr. Hajek stated that the copy of the NY ATM Safety Act submitted with the request does not have a real standard or require a minimum foot candle so the Board might want to request alternatives to floodlights which are specifically prohibited in the Village's lighting code. The Code also has specific requirements for ATM machines which state that all the lighting

fixtures have to be fully shielded to prevent glare and light trespass. Mr. Wainwright requested that someone from the lighting company come to the meeting to discuss alternatives.

3. **Bruce A. Siska – 17, 19 & 21 Race Lane – SCTM #301-2-1-17**

Bruce A.T. Siska abstained from participation and left the meeting room.

The Board is in receipt of a letter dated January 29, 2020 from Bruce A. Siska requesting approval for the continued maintenance of a 48 square foot walk-in cooler. Mr. Siska stated that the request deals with 17 Race Lane which has been a seafood shop and due to the expansion of the front showroom, there was very little room in the kitchen so the tenant placed the walk-in cooler outside in the alleyway which has been there since 2002. Mr. Wainwright stated that he has been irritated when things are done without approval, however, the walk-in cooler was not done with Mr. Siska's approval. No variances are required as the walk-in cooler is located on existing coverage and is not visible. Mr. Siska stated that there are fences that shield the walk-in cooler from view.

Upon motion of Robert D. Caruso, duly seconded by C. Sherrill Dayton, the Board unanimously approved the request to maintain the 48 square foot walk-in cooler in place.

4. **66 Newtown Corp. – 66 Newtown Lane – SCTM #301-4-2-4.2**

The Board is in receipt of a Design and Site Plan Application, marked received February 21, 2020, requesting permission to remove two brick islands and replace them with two parking spaces and to replace an existing split rail fence with a stockade fence.

David Weaver appeared on behalf of the applicant and submitted photos of the existing parking lot. Mr. Weaver stated that the islands are a mess with extremely uneven surfaces as the trees have lifted the curb and asphalt which is a serious trip hazard. The applicant would like to remove the trees and repair the curbing and to remove the two islands to create two additional parking spaces.

The existing split rail fence separates this property from the neighboring property (Schenck Fuels) and people are stepping over the fence; the applicant is concerned with safety. Proposed is the installation of a six-foot-high stockade fence, leaving the two existing access points between the two properties. Mr. Wainwright asked if the access points would be open or have gates. Mr. Weaver stated that the access points will be open, just as they are today. Mr. Wainwright asked if the fence will go the length of the property. Mr. Weaver stated that the fence is only along the east side. Mr. Dayton asked if the two proposed parking spaces could be handicap spaces. Mr. Caruso stated that they are not wide enough apparently. Mr. Siska asked if the island will remain (the island that runs parallel to the building). Mr. Weaver said yes, but it will be re-built. Mr. Siska asked if the lighting will remain the same. Mr. Weaver said yes, no lighting or drainage will change.

Upon motion of Robert D. Caruso, duly seconded by Bruce A.T. Siska, the Board unanimously approved the request.

Ms. Corwin asked if the retaining wall, located on the left-hand side of the property as you are pulling into the driveway and which adjoins the Middle School property, will be replaced as it looks like it is going to fall over. Ms. Warren said no, not at this time, as she has to hit the liability issues first and there is only so much money in the budget but it is on their radar and they do plan to correct it.

5. Hamptons Film – 79 Newtown Lane – SCTM #301-4-5-1

On January 8, 2020, the Board received a request for two separate signs to be located on the front of the building. Permission was granted on January 22, 2020 for one sign only (which sign had already been installed). At the Board's February 4, 2020 meeting, Will McLear appeared to explain that the request for the second sign was due to the applicant's new logo. The Board did not approve that request. In front of the Board today is a request, pursuant to an email from Ocean Graphics dated February 27, 2020, for one sign which will be a vinyl decal on the window (the existing sign will be removed). Mr. Wainwright stated that he will approve that request.

Upon motion of C. Sherrill Dayton, duly seconded by Bruce A.T. Siska, the meeting was unanimously adjourned at 9:17 a.m.

APR 29 2020
DATE April 29, 2020
9:30 a.m.

Richard T. Fowler
Mayor