

Town of Dover Architectural Review Board

Town of Dover
126 East Duncan Hill Road
Dover Plains, NY 12522



(845) 832-6111 ext 100

SPECIAL MEETING MONDAY MAY 2, 2011 7:00 PM

- Chair Scott Daversa
- Member Brigid Casson
- Member Scharffenberg
- Member Murphy
- Member Nielsen

Also, in attendance Attorney Michael Liguori

Secretary Sherer was not present for this meeting, due to her attendance at the Planning Board meeting running concurrently, minutes were taken by Attorney Liguori

Call to Order

The regular monthly meeting of the Town of Dover Architectural review Board Planning Board was called to order by Chair Daversa at 7:05 PM and began with the Pledge of Allegiance

Applications for Review-

1. GEM BUILDERS- 7060-00-728460

Application to review new truss roof
Parcel located at 1965 rt 22, Wingdale, NY on 7.07 acres in the RU district

Mr. Mayette of GEM Builders was present to answer questions.

SEQRA short form EAF was reviewed by the ARB. Part II A, B, C, D and E reviewed and answered.

Motion by Member Casson to adopt a Negative Declaration on determination that application would not have the potential for a significant impact on the environment; Second Member Murphy

Vote:

Chair Scott Daversa	: <u>AYE</u>	Member Casson	: <u>AYE</u>
Member Scharffenberg	: <u>AYE</u>	Member Murphy	: <u>AYE</u>
Member Nielsen	: <u>AYE</u>		

The following discourse took place:

Member Casson: what kind of finish on roof?

Mr.Mayette: galvaluniam- galvanized aluminum.

Member Casson: are windows in yet? Is it a double hung look?

Mr.Mayette: windows are in but it is not a double hung look.

Member Casson: what color is the trim on the windows?

Mr.Mayette: white

Member Casson: Is the roof green?

Mr.Mayette: no - roof is galvanized sheet metal; side is Hartford green, vertical wood siding.

Member Casson: Insulated?

Mr.Mayette: It will be insulated.

Member Murphy: I'd like to see it beforehand. Is cost a factor here?

Mr.Mayette: It is labor intensive.

Member Casson: I lean towards natural products but sometimes metal works better- especially near to water. Wood is high maintenance.

Mr.Mayette: I'd like to do something similar to Hunt Country Furniture.

Member Casson: would you stain it?

Mr.Mayette: Yes.

Member Casson: they make stains that are mold resistant.

Member Murphy: could you paint the roof?

Mr.Mayette: No and I just bought a \$600 tarp to cover the roof.

General discussion of various items:

Could you add a cupola, wood siding to from minimum of 1 foot from ground, paint cinder block foundation, put stucco on cinder block foundation.

Member Murphy: would you consider landscaping?

Mr.Mayette: by the road?

Member Casson: strategic location for trees.

Member Murphy: It would look cleaner.

Member Murphy: signs on the building?

Mr.Mayette: no signs on building. I would not have done any of this but for the windstorm we had a few months ago.

Discussion re: Building Permit given in error.

Chair Daversa- Is a cupola possible?

Mr.Mayette: Yes but have to check to see cost and how to make it proportional.

Board took the following action in order to facilitate the continued construction even though entirety of project is not yet approved:

Motion by Member Casson to approve finish on building as follows: green wood siding beginning at height of approximately 12 to 18 inches from the ground; siding is vertical with 8 inch exposure; white trim; exposed cinder block foundation to have stucco finish. Exterior lighting, if any, to have two gooseneck lights near to entryway; Second by Member Scharffenberg.

Vote:

Chair Scott Daversa	: <u>AYE</u>	Member Casson	: <u>AYE</u>
Member Scharffenberg	: <u>AYE</u>	Member Murphy	: <u>AYE</u>
Member Nielsen	: <u>AYE</u>		

2. DISCUSS NEW TOWN HIGHWAY DEPARTMENT SIGN

Next item was discussion regarding town directional sign made at the request of the Highway Superintendent. Discussion ensued regarding having all signs approved before being made and that there should be uniformity.

Chair Daversa felt that this was a political attack by Councilwoman Lorraine O’Neill on the Highway Superintendent and that this was unfair as there have been many other signs made for the town that have been installed without incident.

Board agrees that the Town should lead by example and that there is a need for all town signs to be approved in advance; uniform and in accordance with a common plan or scheme.

Adjournment

Motion by Member Nielsen to adjourn at 8:20pm; Second Member Murphy

Vote:

Chair Scott Daversa	: <u>AYE</u>	Member Casson	: <u>AYE</u>
Member Scharffenberg	: <u>AYE</u>	Member Murphy	: <u>AYE</u>
Member Nielsen	: <u>AYE</u>		

Respectfully submitted,

Michael Liguori, Esq.
Attorney for the Architectural Review Board

This meeting may be viewed in full on the Town of Dover web site by going to www.TownofDoverNY.us
Full Audio may be requested for a fee by completing a FOIL request form from the Dover Town Clerk