

"Minutes are not official until approved by their respective board."

## TOWN OF FALLSBURG ARCHITECTURAL REVIEW BOARD MEETING

February 1<sup>st</sup>, 2018

Joe Lucchese, Chairman, Scott Lederman, Brian Manown, Board Members, Gregg Pitula, Code Enforcement

- Joe Lucchese called the meeting to order.
- November minutes approved

### OLD BUSINESS:

1. MEJIA AUTO SALES (CARLOS MEJIA)– SBL# 17-1-21.4 – Requests approval for a new sign for an auto sales business. Zone: B-1. Location: 1095 SR 52, Loch Sheldrake.
  - Carlos Mejia represented.
  - Carlos Mejia: It is a simple sign. That's supposed to be where you put the information for Motor Vehicle.
  - Joe Lucchese: Doesn't that go on the building?
  - Carlos Mejia: It can go on the building or the bottom of a sign.
  - Joe Lucchese: I'm a little confused about the size of your sign. This is 36 by 24. Here it is 48 by 24. And here it is 18 by 24.
  - Carlos Mejia: Those were the old ones, we discarded those.
  - Joe Lucchese: So this is the size of the sign?
  - Carlos Mejia: Yes.
  - Brian Manown: It's a brand new sign?
  - Carlos Mejia: Brand new.
  - Joe Lucchese: 3 by 2 sign. 2 feet by 3 feet. Okay. It's aluminum. Is it reflective? Is the letter reflective?
  - Carlos Mejia: If it has to be.
  - Joe Lucchese: No we are just asking.
  - Carlos Mejia: Then I don't think so.
  - Joe Lucchese: Will it be lit in anyway?
  - Carlos Mejia: If it has to be. I'll probably put the solar lights on the bottom, into the ground.

- Brian Manown: Mounted on the ground. How will they be protected?
- Carlos Mejia: It will be inside, off the road.
- Brian Manown: We don't know where the sign is in terms of your property and the road. We need to have some understanding of the site. How can we do that? You have a garage.
- Carlos Mejia: No it is just an open lot.
- Brian Manown: Give us a little diagram. Where is the road?
- Carlos Mejia: This is the road. This is the lot. In here, this is the entrance. There's like a ditch in front of the property. From the line of the property to the road, there's approximately 10 to 15 feet. I was thinking of putting here in the corner, the sign. Or right in the middle of the property.
- Brian Manown: What is the lot used for?
- Carlos Mejia: Cars.
- Brian Manown: Okay. So let's say these 2 lines are the road. Do you have a driveway that comes in here?
- Carlos Mejia: Yes.
- Brian Manown: Which way will the sign be oriented?
- Carlos Mejia: I was thinking this way.
- Brian Manown: Okay this is part of the property, not part of the lot. You could put the sign right here.
- Carlos Mejia: Yes.
- Brian Manown: Then it would face the road.
- Carlos Mejia: It will be approximately 10 to 15 feet
- Brian Manown: It is just a 1 sided sign. If you put it this way, you could see it from both directions.
- Scott Lederman: The other reason we are asking is because you are on a County road, and if you put the sign too far forward you might be infringing on County road issues. You want to talk to Code Enforcement to know if there is an easement or right of way. You don't want to put the sign in and have the County ask you to remove it. You definitely want to talk to Code Enforcement before you plant anything in.
- Carlos Mejia: Mollie is supposed to go sometime this month for site inspection.
- Scott Lederman: Okay you want to talk about that so it doesn't cost you time and money. And just so you know, lighting and reflecting is all on you if you want to do it. Just because we brought it up doesn't mean you have to do it. Don't think you are giving us what we want. If you aren't thinking of doing it, you don't have to. That's on you. If you are going to light it, then we are going to talk about types of lighting and how you will protect it. Other things.
- Joe Lucchese: The mounting says wired. What does that mean?
- Carlos Mejia: That's the old one. The first one I came up with.
- Joe Lucchese: So it will be fastened to the post?
- Carlos Mejia: Yes and buried in the ground.
- Scott Lederman: So when you say fastened, what will that look like? Are you going to put this right on the post?

- Carlos Mejia: On the post.
- Scott Lederman: Then what, bolt it? Directly onto the post?
- Carlos Mejia: Bolt it directly onto the post.
- Scott Lederman: 4 bolts? 2 bolts? How are you doing that?
- Carlos Mejia: The safest way, whatever that is so the wind doesn't blow it off.
- Joe Lucchese: So it is going to overhang the posts.
- Carlos Mejia: Yes.
- Scott Lederman: One of the things I am thinking that might look pretty cool is if you get him to put it inside of the post. If you did get him to put it inside then you can frame the top so it looks nicer. I would like to see the sign clean, bolting doesn't look clean to me. I don't think that will be a substantial difference. That way, if the sign goes rot on you, you can take the top off and put a new sign in. And it will be framed. Does that make sense?
- Carlos Mejia: That makes perfect sense.
- Scott Lederman: So that's just a recommendation or something along those lines.
- Joe Lucchese: You'd have a bottom and top piece so it is framed. It's set into it. It would sit centered on the post.
- Scott Lederman: You're not going to have any kind of building? If I wanted to buy a car from you, where would I sit with?
- Carlos Mejia: My office would be at my garage.
- Scott Lederman: This sign has to be on the grounds, correct?
- Gregg Pitula: Yes.
- Scott Lederman: Then that's adding a second sign onto this.
- Gregg Pitula: He's allowed up to how many square feet altogether? 64.
- Joe Lucchese: This is 6.
- Scott Lederman: How big is this?
- Carlos Mejia: Same size.
- Joe Lucchese: They're not big signs. That's probably even smaller.
- Carlos Mejia: It's about the same.
- Brian Manown: Where is that sign going?
- Carlos Mejia: It is going to go right here on the bottom.
- Brian Manown: This is not an accurate depiction. This other sign is going down here?
- Carlos Mejia: It can go there, but Scott is saying it is going to have to go on the wall of the lot. The building.
- Brian Manown: Where is your building?
- Carlos Mejia: My house is right next to the property.
- Brian Manown: It's on a different property?
- Carlos Mejia: A different lot.
- Brian Manown: But they are contiguous?
- Carlos Mejia: Yes.
- Brian Manown: And that is where you do the repair work?
- Carlos Mejia: No repairs, just selling.
- Brian Manown: Is that what you're suggesting that it goes on the building?

- Scott Lederman: He doesn't have a building
- Brian Manown: He has an office.
- Scott Lederman: Yeah it is in his house.
- Brian Manown: But you don't want this on your house.
- Carlos Mejia: If it has to go on the house, we will put it there.
- Gregg Pitula: Where does the state say it needs to be displayed?
- Carlos Mejia: DMV allows it to be on the same.
- Scott Lederman: It can be on the sign.
- Gregg Pitula: I've never seen one on the road sign, it's usually mounted on the building. I've never seen one mounted on a road sign.
- Scott Lederman: We're not saying you can't do it, we're just making sure.
- Brian Manown: Is the size of the sign dictated by the state?
- Carlos Mejia: Yes.
- Brian Manown: It has to be this size. Is that just coincidentally the same size as this sign?
- Carlos Mejia: I made sure that was the same size.
- Scott Lederman: This is the size of this sign. You're telling me that sign and that sign are the same?
- Carlos Mejia: Yes.
- Scott Lederman: Okay. It's a uniform sign. I don't have a problem with you putting it on there, I am just clarifying.
- Gregg Pitula: I don't even think the sign should be part of the 64 square feet because if you own that type of business, you are required to have that.
- Scott Lederman: We're not arguing that. If you are going to do the sign, that could be part of it, attached the same way. Hopefully some gap between it.
- Carlos Mejia: This is just a start. We will work it out. This is just something to start up.
- Joe Lucchese: You're going to run it parallel to the road? Otherwise you need 2 signs
- Carlos Mejia: Whatever way you say is better. The guy hasn't made it yet. If it has to be double faced it can be.
- Joe Lucchese: You'd need 2 of these as well.
- Carlos Mejia: Then I'd to have to buy another one.
- Joe Lucchese: That's entirely up to you. Okay. The only other thing, I noticed there was something about landscaping. We'd like to see some kind of landscaping. Some kind of shrubbery. Juniper or something that stays green all year rather than just grass. Plant around the bottom of it.
- Carlos Mejia: Okay that works.
- Brian Manown: Which way did you decide the sign would face? You are going to have a double sided?
- Carlos Mejia: It makes says with what Joe says. People coming from both ways can see it.
- Brian Manown: It will cost more.
- Carlos Mejia: Not really, not much more.

- Brian Manown: If you are okay with it, I am fine either way. Now the height. We've got 24 and 24. 2 signs. If that were 3 feet off the ground, we'd be 7 feet to the top. I wouldn't want to go too much more than 7 feet high. We're encouraging businesses along major highways to develop monument signs. I'm not going to go in that direction with this because it doesn't seem appropriate. Monument signs are ground mounted. We don't like to see a lot of signage along the highways. If you could limit it to 7 feet, I'd be okay with that. 7 feet to the top. That's 24, 24, and 36. You'll have 3 feet to the bottom of this sign.
- Joe Lucchese: He'll have a little less if he puts a post there and there.
- Brian Manown: Give or take a few inches. If that ended up being 7 foot 3, nobody would make a fuss.
- Scott Lederman: Why can't we keep it at 72?
- Brian Manown: I'm saying 84.
- Scott Lederman: I'm just asking.
- Brian Manown: We could. You'd rather 6 feet?
- Scott Lederman: I think the 6 feet is fine. It's not going to impact. If anything it gives you a chance to put in smaller shrubs. I would prefer to keep it low. If you can do it within 72, that would be better.
- Brian Manown: You don't care about this sign anyway. If there is a shrub here in front of the sign, you don't care. You want people to see this sign.
- Carlos Mejia: If DMV has to come in and move the shrub, they will. As long as it is posted.
- Scott Lederman: That would be fine.
- Brian Manown: So we can go with 6 feet?
- Carlos Mejia: 72 inches.
- Joe Lucchese: Just to do a recap. The sign is going to run perpendicular to the road and be double faced. It is going to be framed top and bottom, and you're going to have the DMV sign below which will also be framed. You're going to light it with solar lighting and you will landscape. It will be a maximum of 72 inches high.
- Brian Manown: Are you okay with this color?
- Joe Lucchese: Well.
- Carlos Mejia: I am a little uncomfortable with the color myself. The whole thing was just something the guy put together real fast. Any suggestions I am open to.
- Joe Lucchese: I wouldn't mind seeing that in red, the background in white, that in black.
- Brian Manown: I'd rather reverse the color scheme.
- Joe Lucchese: Get rid of the yellow completely.
- Brian Manown: I don't know, slanting this and what is supposed to give it some motion. I would almost rather see it just level and block letters. I say that because I think it is more in character of the rural nature of the Town. It doesn't need to look like a commercial strip. It is a highway but it also part of our Town. Could you ask your designer?
- Carlos Mejia: Yes. He could change it. It was done on the fly.
- Scott Lederman: Just to have something to present.

- Brian Manown: Having this have letters that are level and block letters rather than this kind of racy dragstrip, off to the races lettering.
- Scott Lederman: What were you saying about changing the colors?
- Joe Lucchese: I said white background. With the Mejia in black, and the auto sales in red block letters if you want red and you want it to pop.
- Scott Lederman: I like that better.
- Brian Manown: Maybe this could be an off white or beige color background. Either way.
- Carlos Mejia: So we have white background. The letters are black.
- Scott Lederman: Straight, not slanted or cursive. Just straight.
- Carlos Mejia: Okay.
- Scott Lederman: The other thing that maybe we should add, if your sign guy can do a new rendition. Is he going to be the same guy to put the signs in?
- Carlos Mejia: Yes.
- Scott Lederman: So given what we're asking, maybe he could also do a rendition of both signs with everything we've talked about and send it to Code Enforcement. So we can give a final approval. That way you don't have to come back again, we can just do it as an email. When you finally decide. Let me just say, let's say you decide instead of going double faced you go single face, and you don't want the lighting. If you decide not to do that, it won't disrupt having the sign. When you finally understand what it will cost you, then you let us know. They will email us and we will make the decision like that. Then they get back to you and you are good to go.
- Carlos Mejia: So the email I send to Mollie?
- Scott Lederman: Yes.
- Carlos Mejia: No problem.
- Joe Lucchese: So then one of us will go down. Okay.
- Scott Lederman: I move that we accept the recommendations that were just read by Joe.
- Brian Manown: Contingent on the final review?
- Scott Lederman: Contingent on final review.
  - MOTION:
  - Scott Lederman motions for conditional approval. Brian Manown seconds. All in favor.

## **NEW BUSINESS:**

1. NEW PINES VILLAS – SBL# 39-1-88.1/96.3 – Requests approval for a new duplex development. Zone: REC-1. Location: Laurel Ave., So. Fallsburg.
  - Yitzi Brezel represented.
  - Joe Lucchese: Any backs here? Are they all fronts.

- Yitzi Brezel: Fronts.
- Scott Lederman: You have windows this time. This is asphalt now?
- Joe Lucchese: Asphalt now. You have stone walkways in here. Is this tile back here? Is it all concrete?
- Yitzi Brezel: It is a stone they put under the porches.
- Joe Lucchese: Oh it is under the porches, so it like a gravel. What is this?
- Yitzi Brezel: Blacktop.
- Joe Lucchese: So it is asphalt. What do the backs of this building look like?
- Yitzi Brezel: Let's go to the presentation then you ask all your questions.
- Joe Lucchese: We may not get to that. What do the backs look like?
- Yitzi Brezel: Same like the front.
- Joe Lucchese: Exactly the same.
- Brian Manown: Without decks?
- Yitzi Brezel: Without decks.
- Joe Lucchese: So not exactly the same.
- Yitzi Brezel: I'll be honest. I'm not expecting final approval.
- Scott Lederman: Neither are we.
- Joe Lucchese: Another question. There's no egress from the basement here?
- Yitzi Brezel: Windows.
- Joe Lucchese: No doors?
- Yitzi Brezel: No.
- Gregg Pitula: This is a fairly level site.
- Joe Lucchese: I was ready for it is almost like this but it will be like that.
- Yitzi Brezel: Basically, after hearing everybody hit us in the past, we came up with this concept. Your outer 2 boxes go from the side to the center. The 2 middle boxes go front to back. This is going to be the standard unit. Obviously these units have different kind of roof lines can only be a flat ceiling and interior. There are those people would like to have cathedral ceilings. These 2 are options as far as what they're looking for.
- Joe Lucchese: What are these? I've never seen them before. Is it decorative?
- Yitzi Brezel: They are roofs. This is the single house. This roof goes to the center and ends there. This second box, the roof goes from the front to the center and back to the center. With this being how the roof ends, you can't leave it blank here. You do siding, continue the front siding to the side in that area. The siding continues to the side.
- Joe Lucchese: Does the back look the same as the front?
- Gregg Pitula: It's like you took out the 2 middle boxes.
- Joe Lucchese: This side has this same thing?
- Yitzi Brezel: Yes.
- Joe Lucchese: I've never seen that before.
- Brian Manown: Except if this is the front, is the back square? Does it bump out as well?
- Yitzi Brezel: No. It's not really a bump out.
- Discussion.

- Gregg Pitula: You used to have a modular that is 4 boxes wide. Normally these roofs flip up like this, they turned the boxes this way.
- Brian Manown: On the rear the roof is square?
- Joe Lucchese: Do you have these overhangs on the back?
- Yitzi Brezel: This is a covered porch.
- Scott Lederman: The back is flat, is what you are saying?
- Yitzi Brezel: The house is flat.
- Brian Manown: What I would probably rather see is a hip. That would be the hip. Then these would be hips that protrude out. Like that.
- Yitzi Brezel: This is a new look.
- Brian Manown: You're bringing this all the way up to here.
- Yitzi Brezel: We've had engineering here for tens of hours to get this to work. Me and Eli were driving on the Garden State Parkway and saw a house like this, a stick built obviously. We took it to Company 1 and they could not figure out how to do it. This company has figured out how to do engineering to bring in a new look instead of the barrack look.
- Scott Lederman: I like this look.
- Joe Lucchese: I like that you have shakes and siding.
- Brian Manown: You're saying you like this?
- Scott Lederman: I will be honest, I do like it. I like this wood going across and in. That's going to be there correct?
- Yitzi Brezel: Yes.
- Scott Lederman: I want to make sure because I see this disclaimer here. So the back is going to look the same except with these 2 jutting out?
- Joe Lucchese: There's no roof overhang in the back?
- Scott Lederman: Yes.
- Yitzi Brezel: Let's just understand where this project is. This project is coming off Laurel Avenue.
- Scott Lederman: Can you get in there from Laurel?
- Yitzi Brezel: There is an easement. Technically, this is the property here. This a 50 foot easement to get to Laurel Avenue. To get into this project, you're talking about getting 1,400 feet off of Laurel Avenue. In case you don't know this project exists, you still won't know this project exists.
- Scott Lederman: You can't get there from Gamble?
- Yitzi Brezel: Nope.
- Brian Manown: How far down Gamble can you drive? On Town streets?
- Yitzi Brezel: Here. They wanted them to put in emergency access here, but not to be able to be used.
- Brian Manown: So the public road ends here. Will there be a gate?
- Scott Lederman: So in fact they can only egress from Laurel.
- Yitzi Brezel: The main entrance is Laurel. This is an emergency access.
- Brian Manown: Emergency exit?
- Scott Lederman: Access.
- Yitzi Brezel: Right now the road goes to here, there is a bungalow colony over from



this area. From here to here, they want this to be paved as an emergency access. God forbid you can't get in here for whatever reason.

- Brian Manown: You do have a road from here back to Gamble?
- Yitzi Brezel: That's the emergency access.
- Brian Manown: Okay, is there going to be a gate?
- Yitzi Brezel: There is going to be a gate. The Town wants it to be closed off, only in emergencies.
- Brian Manown: So it is public only up to the gate?
- Yitzi Brezel: Yes.
- Brian Manown: Okay and the main in road is Laurel Avenue.
- Yitzi Brezel: Yes. Our objective for tonight is to see if you guys like the concept and we will come back with color schemes.
- Joe Lucchese: I think this is kind of strange, I just don't understand it. I kind of agree with you, I think I would prefer to see this hip roof across.
- Yitzi Brezel: A hip roof, I don't think it possible on a modular setup. A hip is going to give you that same continuous look from house to house. This brings in a new element, a new look that you guys have been bugging us for the last year to come up with.
- Scott Lederman: How many of these are you going to have?
- Yitzi Brezel: There are 37 duplexes.
- Scott Lederman: How many of these?
- Yitzi Brezel: I hope as many as possible.
- Joe Lucchese: So there could be 2 or 22, from what you're saying?
- Yitzi Brezel: Our experience is that most people will go with the standard look. There are always a couple people who think they need more expensive.
- Scott Lederman: Which is where the cathedral ceiling is. It gives you that higher look, more space.
- Brian Manown: A hip roof would be something new. All these houses for the last couple years have been gable.
- Yitzi Brezel: I will ask the manufacturer if it is even possible. I think this look is more interesting and different.
- Brian Manown: Let's go back and talk about materials. Will this roof and the structure for it be manufactured as part of the house?
- Yitzi Brezel: The manufacturer will be manufacturing it.
- Brian Manown: So it won't be stick built on site?
- Yitzi Brezel: No. These are the components. Basically the roof is going to ship separately. They are going to come and put it together.
- Brian Manown: The way it is drawn here and shadowed, these are going to be there as beams?
- Joe Lucchese: They are supporting that part of the roof.
- Brian Manown: Exposed timber or clad with something?
- Yitzi Brezel: Timber.
- Brian Manown: Stained?
- Yitzi Brezel: The idea of this is to match the look of the deck.

- Scott Lederman: Pressure treated?
- Yitzi Brezel: Correct. Those are 4 by 4s, these are 6 by 6.
- Brian Manown: Then you have horizontal siding here, vinyl. Then you have shakes here. I like the color scheme, the brown shutters.
- Yitzi Brezel: Once we have the concept as something acceptable, I will come back next month with the exact colors. The name of the physical samples.
- Scott Lederman: The stairways are going to be like this? Not straight up?
- Yitzi Brezel: Correct.
- Brian Manown: As Gregg mentioned, you're going to have site conditions. This is steep here. You're going to be building slopes.
- Yitzi Brezel: In the past what we have done, let's say there was more than 12 stairs, we broke it up with a landing.
- Joe Lucchese: That's what I wanted to know, are we going to have 7 feet of exposed foundation again?
- Yitzi Brezel: no.
- Brian Manown: If it exceeds 5 feet of exposed foundation, you'll add a retaining wall and start to clean it up?
- Yitzi Brezel: We've never had it more than 5 feet.
- Scott Lederman: Usually 4 feet, I wouldn't want to see 5 feet. We're just talking about 2 windows in the front here, nothing on side?
- Yitzi Brezel: Couple windows on the side.
- Scott Lederman: So you are going to have windows on the side?
- Yitzi Brezel: Yes. No doors.
- Joe Lucchese: You'll have all the elevations with you next month? Everything.
- Yitzi Brezel: Yes.
- Scott Lederman: And how many windows on each side. Where are you going to have your air conditioning, electric? In the back?
- Yitzi Brezel: In the pictures here, this porch comes around the side 4 or 5 feet.
- Joe Lucchese: This comes around 5 feet? Here it shows it stopping at the end of the building. It's stops at the building, it doesn't show it wrapping around.
- Yitzi Brezel: It is a catwalk as they call it. Most of the time, under the stairs is where the air conditioning goes.
- Scott Lederman: So when it goes that 5 feet, will there be another door there? Or just window?
- Yitzi Brezel: There will be an entry door. This is a patio door, and this will be an entry door on the side.
- Scott Lederman: But there won't be stairs on the side going down?
- Yitzi Brezel: Yeah there is because there is parking in the rear. Instead of stairs going up and the air conditioning units are underneath the steps.
- Brian Manown: Between the buildings, are you maintaining the separation that's needed?
- Yitzi Brezel: Yes.
- Brian Manown: Is that excluding the stairs?
- Yitzi Brezel: The stairs don't infringe on the separation needed. As long as it is an

- open deck it doesn't count.
- Joe Lucchese: What about landscaping?
  - Yitzi Brezel: Landscaping is a very detailed landscaping plan.
  - Joe Lucchese: Will it be landscaped in the front and around?
  - Yitzi Brezel: We always put in behind the units a tree or 2. Basically what we've done in the past, we've come with a very detailed plan from a licensed landscape architect. Jarrett Wason is who we usually use. After the project is built, when you do the plans you don't know what is on the site. Sometimes there are more or less trees than what exist now. Once the houses are in, then he comes back and adjusts his plan accordingly.
  - Scott Lederman: On this lot you have a lot of trees and you are going to try preserve them?
  - Yitzi Brezel: As many as we can. We get a lot of credit in this Town for keeping as many trees as possible.
  - Joe Lucchese: What about exterior lighting? It doesn't show on the plan but I assume you are going to have something.
  - Yitzi Brezel: On the 2 sides of the patio doors, there are a pair lights.
  - Joe Lucchese: A pair of lights there, a pair of lights here.
  - Scott Lederman: Lights on the side?
  - Yitzi Brezel: Near the entry door on the side as well.
  - Joe Lucchese: That's on all of them.
  - Scott Lederman: You'll show us renditions of the side and back when you come back?
  - Yitzi Brezel: Absolutely.
  - Brian Manown: So what are you asking for?
  - Yitzi Brezel: I am asking for approval of the 3 concepts. Next month I will gladly come back with all the details.
  - Brian Manown: So just concept approval for the 3 plans.
  - Joe Lucchese: That's exactly what I am writing.
  - Yitzi Brezel: We have learned from the past. It is silly to go crazy with a bunch of stuff, then come here and start over. Let's get the concept okay and then bring all the details you are looking for.
  - Scott Lederman: I'm just curious. Have you thought about 1 solid piece of glass?
  - Yitzi Brezel: Good luck.
  - Scott Lederman: I have one. It cost me. Even a small one was \$3,000.00.
  - Yitzi Brezel: How big is that?
  - Scott Lederman: It's a triangle, 5 feet wide.
  - Yitzi Brezel: The idea of this was the continuous look.
  - Brian Manown: It appears as neither of these are using scissor truss. If they were, that angle would be different than that angle.
  - Yitzi Brezel: This and this are the same idea. Instead of adding a cricket system, this whole thing is like a (inaudible). Not a truss.
  - Joe Lucchese: Alright. Recap. We're just approving the concept of the 3 models. The March meeting you will submit all details, elevations, and samples.

- Brian Manown: And you will consider the hip roof.
- Yitzi Brezel: I will ask the manufacturer.
- Joe Lucchese: You will bring a landscape plan?
- Yitzi Brezel: I will bring Jarrett's landscape plan.
- Joe Lucchese: Very good, okay.
  - MOTION:
  - Joe Lucchese motions for concept approval. Scott Lederman seconds. All in favor.

2. TRI COUNTIES AUTOMOTIVE – SBL# 52-5-3 – Requests approval for a new sign for an existing auto repair shop. Zone: B-1. Location: 1 Railroad Plaza Ext., So. Fallsburg.

- Michael Mergendahl and Steven Clarke represented.
- Gregg Pitula: Here are the colors they picked out. Here is the color chart.
- Michael Mergendahl: Trying to clean the place up.
- Joe Lucchese: Country redwood is...
- Gregg Pitula: A burgundy.
- Joe Lucchese: It is hotally red and Manchest tan. We're talking about these 2 colors. I am assuming the tan is for the background and everything else in the red?
- Michael Mergendahl: Yes.
- Joe Lucchese: Will the black remain black?
- Michael Mergendahl: On the sign?
- Joe Lucchese: Yes.
- Michael Mergendahl: Yes.
- Scott Lederman: The symbols will be there?
- Michael Mergendahl: Yes.
- Scott Lederman: White lettering on a black background for your phone number?
- Steven Clarke: It's actually a recess cut. The sign is white, it's just coming through the black. It is a on .9 gauge aluminum on both sides, with hard plastic core, rated for almost 25 years. It's also completely weather resistant, it can be submerged in water. It's an automotive paint finish of white. The lettering is a long term vinyl. Black is color fast, realistically with so many signs being done in Liberty and such, anything in the red family as long as you are going away from the bright red, going to burgundy, you will get a lot more before seeing color fade. It's a cast vinyl, so there is no shrinkage over time. It is poured liquid that sets.
- Michael Mergendahl: We're going to cut 2 by 4s.
- Steven Clarke: It will be on edge, it will routed and channeled, the sign will go ¾ of an inch inside of it like a picture frame.
- Joe Lucchese: So it will be framed?
- Steven Clarke: Yes. That was just a basic mockup.
- Scott Lederman: You're going to frame it over the bays?
- Michael Mergendahl: Just like you see it, it will be center over the 2 bays.
- Scott Lederman: But not this?

- Michael Mergendahl: We were going to do that but we took that out. \
- Brian Manown: What will that frame be made out of?
- Steven Clarke: Pressure treated 2 by 4.
- Brian Manown: It will be routed and the sign will be inset.
- Steven Clarke: Kind of like what you were suggesting for the other gentleman, but it will be sandwiched in there so there are no screw marks. We will also add security to the mounting process. Also if he decides to put up lights, even if they are directional gooseneck, you can attach it directly to the frame that's going around instead of the cement of building.
- Brian Manown: In the frame, are we looking at an inch and a half or the 3 and a half?
- Steven Clarke: It is going to be on edge, we're routing into the 1 and a half and the 3 and a half is the side that will be exposed for people to see.
- Brian Manown: Like a shadowbox.
- Steven Clarke: Exactly.
- Michael Mergendahl: It will be like a cabinet finish. Not like your typical square sign.
- Scott Lederman: You will eventually stain that? It is pressure treated so you can leave it for a while.
- Steven Clarke: For at least 8 months they recommend exposure. I was going to suggest instead of staining, just carry one of the colors that is trim color and put it around there to tie it all together.
- Scott Lederman: Okay.
- Joe Lucchese: What about the building?
- Brian Manown: Let's save that for last. Let's finish off on the sign. Are we clear about the sign?
- Scott Lederman: At this point, you're not putting any lighting on?
- Michael Mergendahl: I'm all for some kind of nice little solar corner lights to illuminate the sign itself. I am all for that.
- Scott Lederman: At this point you just have no on here.
- Michael Mergendahl: Yeah.
- Joe Lucchese: The sign does project above the building?
- Steven Clarke: No, that's strictly a mockup. You notice it is also crooked? I was out in the main roads. It will not exceed the top, it will go right to the top.
- Brian Manown: So it is still approximately 24 high and still 96 wide.
- Steven Clarke: Yeah, 2 by 8. You will be adding on the additional 2 by 4s, so it will be an additional 6 inches wide, and 6 inches high. That's with the frame not the actual sign. The building is really long, we didn't take advantage of the maximum capacity. We wanted to keep it classy and simple enough, but stood out enough.
- Scott Lederman: And centered to the bays.
- Steven Clarke: Yes.
- Brian Manown: The background is the Manchester tan?
- Joe Lucchese: That says trim.
- Michael Mergendahl: That's for the main building.

- Joe Lucchese: Oh that's for the main building, not on the sign. The sign is white, okay. Got it now.
- Brian Manown: This will be the burgundy. All of this would still be black?
- Steven Clarke: That will be black with recessed full service. Same with the phone number on top. The other will be more black vinyl on that.
- Brian Manown: So that will be black on white.
- Steven Clarke: Correct.
- Brian Manown: I am ready to go to the building.
- Joe Lucchese: So the whole building is going to be painted in Manchester tan? There is no trim color?
- Steven Clarke: Burgundy is the trim color.
- Joe Lucchese: Oh you are still doing the burgundy on the building. Where the red is?
- Michael Mergendahl: It is going to be where the red is, probably on top here. Around the window frames
- Brian Manown: What elevation is going to be burgundy?
- Joe Lucchese: The blue stripe here, the red stripe here, and around the window frames.
- Brian Manown: So all the red and blue will be burgundy?
- Michael Mergendahl: Correct.
- Scott Lederman: So there won't be any blue.
- Brian Manown: The thing I always bring up is that signs are supposed to respect any kind of architectural feature of the building. They shouldn't conflict or cover up architectural features. This stripe is about the only architectural feature on this building and it is just painting on there correct?
- Michael Mergendahl: Yes.
- Brian Manown: It doesn't stick out or anything right?
- Michael Mergendahl: It is flat.
- Brian Manown: I would almost rather see that stripe highlight the sign in some way.
- Steven Clarke: Are you talking about the blue stripe?
- Brian Manown: Yes.
- Steven Clarke: The red is an overhang roof.
- Brian Manown: Right. Let me see about this here. I'll show you what I mean. I don't know if it would work.
- Discussion.
- Michael Mergendahl: The sign is going to have that 2 by 4 trim around it which will be burgundy as well.
- Steven Clarke: If you did the whole thing burgundy, then you had the burgundy around the sign.
- Brian Manown: I am okay with that.
- Steven Clarke: Strictly a suggestion.
- Brian Manown: You could put the burgundy stripe right at the top. In other words, that white right there, just move that up to the very top. Then your frame will tie into it

- Michael Mergendahl: Absolutely.
- Brian Manown: That's more than I had hoped for. I am glad to see that you are painting.
- Michael Mergendahl: As far as the building, before you guys start I'll tell you my stuff. I don't really own the building. I'm investing my own money into it. Number 1, I already have the garage door coming. We're replacing these 2 doors to match the other door. This is a newer door that was put in after. These 2 are horrible. I can't stand looking at 2 doors this way and 1 door that way. They will be all matching, that's going to be first thing in the spring. 434 Doors is doing it out of Monticello. The building has this right here, that's getting fixed. I hired A-Z Construction to do that. They're going to be doing all of the building. I want to put a box of ties, 4 by 4 ties, some kind of garden in here. A little planter box. Something to spruce it up.
- Brian Manown: That's good that you are thinking like that.
- Michael Mergendahl: It's not in use. There's an alleyway behind the building where the electric meter is. That's going to be relocated to the back and then we will cut the line through. I don't know why they would put a tank out there.
- Brian Manown: You mean this is going back over here?
- Michael Mergendahl: This is going back over here. Behind this building is an alleyway that is our property. If you walk around here, come to the back here, that's where NYSEG goes to read the meter, it's going to be back there on the side on the corner. It's not Main Street side.
- Brian Manown: You're running the repair shop. Somebody else is running sales?
- Michael Mergendahl: Yes.
- Brian Manown: I have a question for you. If this is your corner, this is Main Street here, your garage is basically here. I've been for trying for years to get rid of that chain link fence. There's a side walk here. Understanding that it's not part of your business interest really. We're not talking to all of the parties at once. There's a gate here that swings in like that I guess. Would you be open to removing all of this and putting your gate here?
- Michael Mergendahl: I personally would have no problem with this. Again, I am not owner. I can't say that. I am not against it. Do you have the parcel sheet? This was subdivided. So it is only up to here. I don't know regulation wise, I know they have to have a fence. I'm not going to speak on behalf of them. Of where they can move the fence back.
- Brian Manown: There is 2 theys. The owner and this other tenant. I know that you can't speak for them, but as far as you are concerned you would have no problem putting that gate and fence here? You would have all the space that you need given that this is new property line? This is being vacated correct?
- Michael Mergendahl: Yes.
- Scott Lederman: The question also is would you put cars that you are working, you wouldn't be able to put cars you are working on on this front part of the property, correct?
- Michael Mergendahl: I would have the other cars in the fenced in area.
- Scott Lederman: Which is in the back.

- Brian Manown: It is our understanding that you are required to have a fence by regulation. But the sales is not required to have a fence, and in fact there isn't a sales lot in the County that has a fence around it.
- Michael Mergendahl: No. I do know that in the future, if you got into impound you would have to have secured.
- Brian Manown: Would the sales guy get into impound?
- Scott Lederman: You might get into impound because you have the truck.
- Brian Manown: But you would put your cars back there.
- Michael Mergendahl: I'm not against it, I would say yes.
- Brian Manown: We would have to get everybody else to agree. It would sure be nice to get that chain link fence off Main Street.
- Gregg Pitula: He can talk to the other guy, and we can do it through our office. The other guy will eventually come in to get approval for the sign on the other side of the building?
- Michael Mergendahl: No.
- Gregg Pitula: That's not happening anymore?
- Michael Mergendahl: That's why I did away with my sign on that side. He's just going to sell cars?
- Scott Lederman: Have you been in contact with him? Have you talked about impounding? In other words, we want to see this chain link fence out. If you have a business venture you are working on and that includes the link fence, then I get it.
- Michael Mergendahl: I was at the auction for tow trucks. Maybe in the future. I have no problem. It's not a hard job to cut the fence and put it to the corner of the building.
- Brian Manown: And it doesn't have any impact on your business.
- Michael Mergendahl: No impact but I don't want to speak and overstep.
- Scott Lederman: But you have fencing for your business?
- Michael Mergendahl: Yes.
- Scott Lederman: The other question I have. This is oil or kerosene?
- Michael Mergendahl: Oil.
- Scott Lederman: You are going to put it in the back and they will be able to fill you?
- Michael Mergendahl: Yeah they are going to pull around the other side.
- Brian Manown: Do they have to go through your lot?
- Michael Mergendahl: Yes. As far as the fence, the fence was broken when I got there. I fixed it already. It slides open and shut. I have no problem taking it away except for a little corner for an impound lot. The fence is a nuisance to me to be honest.
- Joe Lucchese: The only thing I see, and it's not a big deal, it's just a visual thing. Since you're changing all the doors to be the same, I'd prefer to see the sign shifted so it is above the center door. That's my only comment.
- Brian Manown: But this area is still going to be the darker color correct? The burgundy?
- Michael Mergendahl: Burgundy.



- Brian Manown: I know this will grade on your nerves, but I like the asymmetry.
- Joe Lucchese: That's fine, just a recommendation.
- Brian Manown: Especially with the color. Since they are only going to paint over the blue and the red.
- Joe Lucchese: They're painting the entire building.
- Brian Manown: The darker colors are going to be painted burgundy and red.
- Joe Lucchese: I thought just the window trim and the door and this was all in the lighter color.
- Brian Manown: You could paint right up there too.
- Joe Lucchese: This overhangs.
- Brian Manown: I know that it is in 2 different...
- Michael Mergendahl: I can't stand looking at a crooked door.
- Scott Lederman: Are we including the painting of the building on this as well?
- Joe Lucchese: He's painting it anyway.
- Gregg Pitula: He's allowed to make the building the historical color palette without our approval. I just figured it's a violation on the previous tenant that moved and we just address it here tonight, so you guys have some input. If you didn't like the color, then you could provide input.
- Scott Lederman: That's great.
- Michael Mergendahl: We based the color on our sign.
- Scott Lederman: That's fine.
- Brian Manown: Are you going to paint this the burgundy too?
- Michael Mergendahl: Yes. I was thinking the burgundy there to match. It offsets the window trim.
- Brian Manown: I would paint that window frame burgundy too.
- Michael Mergendahl: Any trim really.
- Brian Manown: I wouldn't mind if all the lighter colors, because let's face it, these are latrines. I was thinking why don't we put a screen in front of them.
- Gregg Pitula: Do they function?
- Michael Mergendahl: They are functioning.
- Scott Lederman: Are you sharing the office space with this other business?
- Michael Mergendahl: Legality wise, you have to have suite AB or suite 1-2.
- Scott Lederman: Right. Or give him one bathroom.
- Michael Mergendahl: It's only 1 bathroom. As we are looking at it, this is the compressor. What I was thinking about doing, something I have to work with Gregg on, I hate the doors on the side. There's access in the back office. I don't legally need a bathroom for the public. It's on the Main Street side. If it was on the other side that would be one thing. What I was going to do was block this off before we paint it. Put block up in there quick and then paint it, make it solid. Then put in the back where the water lines and all that go to, in my office. There's 2 offices, the main office in the front and then there is a back office for the shop. I was going to put my doorway through there.
- Scott Lederman: So you have egress to the bathroom.
- Gregg Pitula: You have to check with the owner before.

- Michael Mergendahl: That's what I am saying.
- Brian Manown: I vote for that.
- Michael Mergendahl: That's what our intention are. Once it becomes mine, I will have freewill.
- Gregg Pitula: They're probably in the process of buying. The person he is leasing from, the guy doing the auto sales, is buying it from (inaudible). Once the other guy owns it, he will have free reign to make decisions on that. Right now there is an owner involved, and a leaser, then 2 parties.
- Scott Lederman: Did you decide on lighting or no?
- Michael Mergendahl: For outside?
- Scott Lederman: For the sign.
- Michael Mergendahl. I was going to do little 3 inch solar lights on the top corners. Just to show it. I don't want wires and electric.
- Brian Manown: We're always okay with gooseneck. I get where you are going.
- Michael Mergendahl: Or even on all four corners with the little lights that shine only like a 1 inch line.
- Brian Manown: Or just here and here on the side. There's a type of fixture that is shaped like this. The light shines out this way. It's shielded but it is shining on the sign. It's 8 feet wide?
- Michael Mergendahl: Yes.
- Brian Manown: I don't know if you can get that light to cast. You could maybe put 3 or 4 of them along the top.
- Michael Mergendahl: Just something to show the sign.
- Steven Clarke: One other option, and you wouldn't have to use electric or nothing, LEDs on the side right into the wood. They will face back. You can't see it if you are looking at it.
- Brian Manown: That would be okay.
- Steven Clarke: You'd just have a little solar panle. LED takes nothing.
- Michael Mergendahl: There's ugly big pole lights on the roof coming off. There's going to be corner lights. I don't know why they have those big posts.
- Brian Manown: It's good. It's time to clean things up and make it a little more modern.
- Michael Mergendahl: I am willing to take on the expense. It won't get done if I don't.
- Joe Lucchese: Motion?
- Scott Lederman: I motion to accept the recommendations as well as getting back to the lighting, what are you going to decide?
- Michael Mergendahl: I think the LEDs so you're not seeing it. The more objects you have coming off.
- Brian Manown: How it is integrated into the frame and sign is?
- Steven Clarke: It's tricky simple. It's a 45 degree route into the actual part of the sign, they go in there like a big strip of them.
- Scott Lederman: Then just reflect down?
- Steven Clarke: Actually, you could do either way. You could do all 4 sides if you wanted. It's only an 8 foot sign so you could probably get away with just the sides.

- Joe Lucchese: That will illuminate the entire thing?
- Steven Clarke: Yes.
- Michael Mergendahl: I like that better because then you aren't seeing fixtures.
- Steven Clarke: Gooseneck are dangerous. They will eventually accumulate ice and drop down. Just the way it hooks down with the goose. That's where the water drains down. The first year the powder coating keeps it from happening, but I have seen it happen many times.
- Scott Lederman: I make the recommendations that based on the condition that Joe just read for the sign, the frame, and the lighting.
- Brian Manown: Colors as described. I second.
  - MOTION:
  - Scott Lederman motions for conditional approval. Brian Manown seconds. All in favor.

Brian Manown motions to adjourn. Scott Lederman seconds. All in favor.