

“Minutes are not official until approved by their respective board.”

TOWN OF FALLSBURG ARCHITECTURAL REVIEW BOARD MEETING

February 7th, 2019

Brian Manown, Chairman, Scott Lederman, Menachem Fruchter, Gerald Skoda Board Members, Gregg Pitula, Code Enforcement

- Brian Manown called the meeting to order.
- December minutes approved

OLD BUSINESS:

1. BAIS YAAKOV HIGH SCHOOL – SBL# 39-1-66.2 – Requests approvals for a 63 X 72 school building. Zone: B. Location: SR 42, Fallsburg.
 - Joel Kohn and Eli Tress represented.
 - Joel Kohn: This is a school building on Route 42 right next to the cemetery. It is a 63 by 72 school building. It will be a 1 story and a basement walk-out from the back. It is kind of a slope over there. A walk-in in the front and then a basement walk-out from the back. There will be a maximum of 80 students in the building. It will be approximately 40 or 50 but has room for 80. There is a one way and one way out with bus loading and parking. There will be landscaping. There is landscaping proposed in the front of the building as well. As far as the building the architectural firm was supposed to complete the rendering. There was some back and forth so they didn't complete it. We kind of have 2 plans and they are kind of mix and matched. The front of the building as you see on the elevation view will be stucco and cultured stone underneath. The sides of the buildings will be siding. What you see on this image is the stucco. What you see on the other image is the siding. You will actually have stucco on the front and siding on the side of the building. This is how the front of the building will look. The lights are not the correct lights. They will be bigger lights. This side of the building will be siding.
 - Brian Manown: You said bigger lights?
 - Joel Kohn: It will be more light a flood light.
 - Brian Manown: Like the one shown in the background?
 - Joel Kohn: No we didn't have it. It is in the application.

- Brian Manown: This one here?
- Joel Kohn: Yes that is the one they want to put up. It's not going to shine upwards like this. It will shine down to the parking area.
- Brian Manown: Are you far enough from the road?
- Joel Kohn: It is over 100 feet from the road.
- Scott Lederman: The lighting won't interfere the road?
- Brian Manown: Will they need to be shielded?
- Joel Kohn: The building is 150 feet from the road.
- Scott Lederman: It is also high up.
- Joel Kohn: The building is not a high building.
- Scott Lederman: It's like about 5 feet above the road.
- Joel Kohn: This is way lower than the road. The road is approximately at this point. The floor elevation of this building will be 4 feet lower than this building.
- Gerald Skoda: So it drops off quite a bit there.
- Joel Kohn: This will be about 6 feet above the road elevation. It shouldn't be an issue.
- Brian Manown: 6 feet above the road would be if it is directed toward the road.
- Joel Kohn: It's not going to be directed toward the road. It is going to be shining down.
- Brian Manown: Is it directional? How much spillage will there be?
- Joel Kohn: There is some spillage not that it should shine into the cars. It is 150 feet setback from the road too.
- Brian Manown: I have realized there is a lot of new buildings where the intensity of the lights are distracting. It is something I am thinking more about and may have to approach the Town Board with. It looks like 4 along the front of the building?
- Joel Kohn: Yes.
- Scott Lederman: The purpose of those is to shine onto the parking area?
- Eli Tress: Correct.
- Scott Lederman: Then you also have lighting from the soffits which will come straight down?
- Eli Tress: Yes.
- Brian Manown: When I saw this elevation and noted that it was a stucco finish that appealed to me. The elevation doesn't show all of us this block articulation. When I look at this I am not liking that. What is the idea? What is the thought behind? There are a lot of older buildings in South Fallsburg that are stucco. It was a local material years ago. True stucco. You may be using a synthetic stucco?
- Joel Kohn: It's probably synthetic stucco.
- Brian Manown: I don't this large block.
- Scott Lederman: It's like cinderblock. Is it going to be?
- Joel Kohn: Just the design.
- Scott Lederman: So it is a flat stucco but you are putting the design in?

- Joel Kohn: Yes. Correct.
- Brian Manown: They're not individual blocks.
- Scott Lederman: Why were you thinking of a design instead of just flat?
- Eli Tress: That's what the architect chose.
- Scott Lederman: What you are saying is that if you look at other buildings that have stucco in South Fallsburg they are flat stucco. There's no indentation.
- Joel Kohn: If the Board would like that, it's fine.
- Brian Manown: I just don't relate this design style to anything local. I'd prefer it be flat stucco.
- Gregg Pitula: It is called EIFS. It's foam with the stucco around it.
- Brian Manown: This rendering also shows it on the side of the building.
- Joel Kohn: That's what I said before. The side of the building will be siding.
- Brian Manown: You want to go to vinyl siding on the sides of it thought?
- Joel Kohn: Yes.
- Gerald Skoda: Is it that much of a difference in price that you would want to do that?
- Eli Tress: Yes it is quite a difference in price.
- Brian Manown: I don't mind the vinyl siding on the back of the building. It's not likely the public will see that. I think the stucco should be consistent on the visible portions to the public.
- Eli Tress: We can change that.
- Brian Manown: You can do that?
- Eli Tress: On both sides? Here you go.
- Brian Manown: What else?
- Gerald Skoda: We thought the entrance looked good,
- Scott Lederman: How do you light the entrance? Is that underneath here? Is there a soffit in this entrance here?
- Joel Kohn: The whole entrance is going to come out.
- Scott Lederman: So at night you're not lighting the signage of the school or anything to that nature?
- Joel Kohn: No.
- Scott Lederman: Is there lighting underneath here as you're going to the doors?
- Eli Tress: Maybe some soffit lighting over there on top?
- Scott Lederman: You know what distance of that is to the entrance to the door? Or is it flat?
- Joel Kohn: Flat.
- Gerald Skoda: The site plan shows it as straight across.
- Brian Manown: How are you doing the window frames?
- Joel Kohn: Black aluminum.
- Brian Manown: You are showing them as white.
- Joel Kohn: This is a white trim. This will be part of the stucco.

- Brian Manown: Okay.
- Joel Kohn: Then you will have the aluminum windows.
- Brian Manown: And the top of the stone is shown a little higher here but it is tied in with this?
- Joel Kohn: Yes.
- Brian Manown: Here it is a foot higher than the top of these little walls.
- Eli Tress: It is going to be lowered. More like this.
- Gerald Skoda: Classrooms upstairs and downstairs?
- Joel Kohn: The plan right now is not to finish the downstairs.
- Brian Manown: The roof is going to be like this?
- Eli Tress: It is a little confusing over here. This is 712 and this is 1212.
- Brian Manown: That makes sense to me. Which will give you a ridge. I think that will be a nice look. This almost looks like it goes to a peak.
- Joel Kohn: It is just a side view.
- Brian Manown: Any other?
- Gerald Skoda: I wanted to get to parking. You have 11 spots shown on the plan here. You are talking about 80 children. They are going to be bused into here. I don't think any children will walk. Does this meet the anticipated requirement for the bus to park and be left there potentially? You've got teachers, administration, maybe some secretaries. Do you have adequate parking here?
- Joel Kohn: The buses are not going to stay there. The parking provided meets the requirements by the Town.
- Scott Lederman: How about handicap accessibility?
- Joel Kohn: There is handicap parking there in the front.
- Scott Lederman: How does someone get in while in a wheelchair? Ramp?
- Joel Kohn: There is a ramp.
- Brian Manown: There are ramps on both sides?
- Joel Kohn: No they are on one side.
- Gerald Skoda: It shows it on the center of this plan.
- Joel Kohn: Right it shows the handicap spot and the ramp going up the side.
- Scott Lederman: So there is one ramp. Which is also the side where the handicap parking is?
- Joel Kohn: Right. So this is 42. This is the handicap parking. This is the ramp.
- Gerald Skoda: Why is the sewer main is behind the lots there? Usually they are out on 42.
- Joel Kohn: There is a big trunk line going all the way in the back from there to the sewer plant. I think it is a 20 inch.
- Gerald Skoda: It says here 24 inch.
- Joel Kohn: Yeah it is a big trunk line. It goes in before the cemetery, goes in there, and goes out the back of this property.
- Gerald Skoda: Out by that old hotel.

- Brian Manown: Is that hooked up to Benjamin Cosor school? Not that it matters.
- Scott Lederman: I have a question about the ramp and the sides of the stairs. You're having it come up. Is that a solid? And is it going to be a stucco finish?
- Joel Kohn: It is going to be solid.
- Scott Lederman: Concrete or? Whatever is showing on either side even the stairway. If that is the ramp then this has to come up.
- Joel Kohn: It is going to taper off with landscaping.
- Scott Lederman: The ramp will be graded.
- Brian Manown: Graded and then seeded with grass. There is the landscaping plan.
- Scott Lederman: The landscaping looks great.
- Gerald Skoda: When we're ready to go I am going to go there.
- Joel Kohn: I am ready.
- Gerald Skoda: You're using Norway spruce, blue spruce, red oak, and maple. All of those are 40 to 60 foot mature trees. They are 5 and 8 foot in burlap size. You've got 120 feet around that circle. You've proposed 8 of those large 60 foot trees so they are going to be about 15 feet apart. I would suggest that your choice of trees is not too good there. Again I suspect maybe the architect in New York City isn't a landscape architect. The Sullivan Renaissance has some landscape design people on staff. They would look at this and tell you what trees would do best. I wouldn't put blue spruce there because blue spruce is getting a disease and dying. You're going to get a tree in there that will die. Norway will stand it. Norway is a good landscape. It can stand the wind. Oak is not natural to this area. The red maple would be pretty and good. You've got too many big trees in too small an area.
- Joel Kohn: He is ready to out everything
- Scott Lederman: You might want to take the oak out because you will raking leaves for months with oak.
- Gerald Skoda: The lot is wooded already. You're going to save a lot of the trees around it. I'd suggest getting somebody that knows the area and the plant material. Sullivan Renaissance does this free. They will come to the site.
- Scott Lederman: You might even be able to get a grant.
- Gerald Skoda: They have grants for beautification.
- Scott Lederman: Especially a school.
- Joel Kohn: They mentioned up to ten thousand.
- Gerald Skoda: Definitely don't go with what's there. The other thing, you know I was on the review committee for the new zoning. There was a designated river setback. It was called the Neversink River Protection Zone. That was plotted on the map and made part of that devised plan. Have you checked that new zone and where this property lies in that area?
- Joel Kohn: Yeah let me open up the map.
- Gerald Skoda: I am just raising the question because it is new.

- Joel Kohn: I looked at it at the beginning of this project. This is this property. The Neversink overlay is right after this property.
- Brian Manown: Pretty much at the property line.
- Gerald Skoda: Which is the property?
- Joel Kohn: This red one.
- Brian Manown: Might it follow the 100 year flood plain line?
- Joel Kohn: This is the line? I think what the Town did on the B zoning properties, they let it go closer.
- Gerald Skoda: That makes sense. You already had them designated.
- Joel Kohn: Nothing will ever be done there. It is too low.
- Brian Manown: The only thing that would come close is that retention pond.
- Joel Kohn: That's not an issue.
- Gerald Skoda: That's a pretty big pond.
- Joel Kohn: It was a mine. There were mining there
- Brian Manown: This pond here.
- Joel Kohn: These are sewer manholes. The sewer comes here and goes there.
- Gerald Skoda: There is now software where you designate the plant and it shows you what it is like when it is matured. Sometimes people plant cute little things and then suddenly they overwhelm the building. They could do that also. I'm on that Board too. I can make sure you get considered.
- Scott Lederman: Going back to the sign. What is it made of?
- Joel Kohn: It is just the letters. There won't be a sign. This is going to be a corrugated material and there will be the lettering going around it.
- Brian Manown: This background will be corrugated? Metal?
- Joel Kohn: Yes.
- Brian Manown: Is this articulation and these verticals accurate? I like the way it looks.
- Eli Tress: We will keep it that way.
- Brian Manown: It almost looks like it has fins.
- Joel Kohn: You can do everything you want with stucco these days.
- Gregg Pitula: Just make sure you spell South Fallsburg correctly.
- Brian Manown: Any other questions or comments?
- Scott Lederman: So even the stairway is going to be cultured stone as it is shown here?
- Eli Tress: Yes.
- Brian Manown: The actual walking service will be stone or something?
- Eli Tress: Probably concrete or tar. One of the two. You put stone there it gets really hard to shovel.
- Brian Manown: Okay.
- Gerald Skoda: You show moving that fire hydrant. You've investigated that already? They are usually located specific distances from whatever. That is

possible to move that?

- Joel Kohn: Yes we have asked the Town and Keystone Engineering.
- Brian Manown: I sense a motion coming. We have so far stipulated the stucco will be the finish at the front and the sides. Then vinyl siding at the rear. That the stucco finish will be smooth and flat not the block finish. That's the only 2 things I've got so far
- Scott Lederman: I'll make the motion to accept these plans as well as the recommendations made.
- Gerald Skoda: Do you want to put something in there about looking at the landscaping? Or is that part of our responsibility?
- Joel Kohn: I think it is more the Planning Board. We will look.
- Eli Tress: We want to do the correct thing.
- Gerald Skoda: Gimme your card and I'll send her an email and copy you.
- Brian Manown: I'll make a note that we are recommending a review of the landscaping.
 - MOTION:
 - Scott Lederman motions for conditional approval. Gerald Skoda seconds. All in favor.

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