

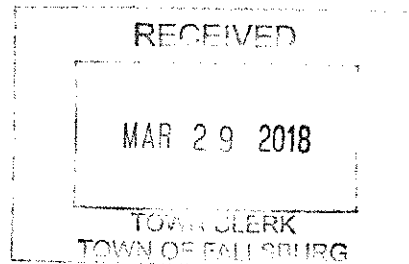
"Minutes are not official until approved by their respective board."

TOWN OF FALLSBURG ARCHITECTURAL REVIEW BOARD MEETING

March 8th, 2018

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

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



OLD 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
 - Eli Brezel represented.
 - Eli Brezel: Last time we were here, we showed the front elevation. You liked those options. Brian had mentioned at the potential option of a hip roof. I explored what the manufacturer sent us. Doing a hip roof would not allow us to have a Cathedral ceiling which was received very well by our customer base. In our standard option, we can't have a hip roof. In the nicer units, where there would be the potential for a hip roof, if it is going to have Cathedral it just doesn't work together.
 - Brian Manown: But it could be done? It could be an option.
 - Eli Brezel: If a person wants a Cathedral roof, then they couldn't.
 - Brian Manown: You could develop something and offer it. It might even be less expensive.
 - Eli Brezel: Yeah. I will try to find out if we can offer it as an option. Basically each package is each of the 3 looks we provided last time. Each of them front side and back. And front side and back either with the shudder look or the lineal look.
 - Brian Manown: And you will offer that as an option?
 - Eli Brezel: We want to make this 1 unit with shutters, next with the lineals, next with the shutters. It is irrelevant which design you pick, that system will continue no matter what.
 - Brian Manown: So you want approval for both?
 - Eli Brezel: We want to do shudder, lineal, shudder, lineal. We're setting the look. As far as which unit they want, either the standard or with the Cathedral option, that won't change whether they have shudder or not. That is our decision to make.
 - Glenn Smith: You guys want to look at landscaping?
 - Brian Manown: Absolutely.
 - Gregg Pitula: The landscaping you asked for.
 - Glenn Smith: This being the site plan. The entrance comes in from Laurel Avenue over here. It's a 1,500 foot entrance to the point where you get to the loop road. Then the whole

loop road loops around the buildings in the middle. This sheet is the section of the road to the pools and the basketball courts. It is all wooded in here. This is the old Pines golf course. This landscaping was done by Garritt Watson, he is a licensed landscape architect. The plant list is here. Once you get down to this section here, it jumps over here like this. The loop road goes around and there are numerous trees, shrubs, evergreen trees, ornamental trees, and shade trees all along the road for the houses. For the parking lot here. All the green is the existing woods that stays. It is mostly red maples, white oaks, and white birches.

- Brian Manown: All the dark green is existing woods?
- Glenn Smith: The entire site is wooded now, what's not dark green will be cleared. This emergency road is going out to Gamble Road. The existing Tribeca development is a couple hundred feet on this site over here and this is the old Pines hotel golf course. That's why there are very few trees. This is all wooded also.
- Eli Brezel: From the road to the development is about 1,500 feet.
- Glenn Smith: This is just a fly over.
- Brian Manown: Approximately how many trees?
- Glenn Smith: About 100 at least.
- Eli Brezel: We will keep as much as we can. If you look at our past projects, we keep as many trees as possible.
- Glenn Smith: There will probably be more of those little areas that are saved like that.
- Eli Brezel: When we bring in the surveyors, we tell them only do the houses. Everything else we want to keep.
- Brian Manown: A lot of retention ponds, don't you think?
- Glenn Smith: As part of the SWEPP, we have to do DEC regulations. We have to draw out a landscaping plan for that also. It's not really here. All these detention ponds and storm water basins have heavy vegetation. That's probably the more expensive landscaping job.
- Eli Brezel: Yeah the little plants that go in there.
- Brian Manown: Thoughts, comments?
- Scott Lederman: The playground area, is that fenced off?
- Eli Brezel: No.
- Scott Lederman: That's an open playground?
- Eli Brezel: Yes.
- Scott Lederman: Are there trees? You're not giving them shade?
- Eli Brezel: That have the whole thing right there. The same thing right here.
- Glenn Smith: There are several gazebos scattered around the property. That's one thing Planning Board said, apparently people come back to the Building Department to get permission. They said to put them on now.
- Eli Brezel: There is a whole area within the shade area.
- Brian Manown: Fencing around the pools?
- Eli Brezel: Yes. Typically it is 8 foot metal. Basically it is metal. Typically we have coordinating colors to match to the theme of the place.
- Brian Manown: What's the required minimum?
- Eli Brezel: Basically the real issue, because of our modesty laws you can't have people from these units peeking inside. Especially the women's pool. We try to keep it as low as possible at 8 feet. In this case it should not be a problem because it is running downward. If it was the reverse it would be a problem.
- Scott Lederman: If that becomes a problem you can just take 4 feet and lower it down.

- Glenn Smith: The Health Department is 5 feet minimum for fences. You can't have more than a 2 inch opening under the fence.
- Eli Brezel: As far as the color of the siding these are the 3 the designer picked out, and these are the 3 colors of the shutters we chose to go along.
- Brian Manown: Mix and match them?
- Eli Brezel: I think their idea on the cypress to go with the black, this to go with blue, and this to go with that.
- Brian Manown: That makes sense.
- Eli Brezel: We would like to interchange them throughout the project. More color shutters throughout.
- Scott Lederman: The landscaping is very nice. I like that you're using a lot of deciduous trees and not conifers. Those are the ones that snap.
- Brian Manown: We're not approving or disapproving the landscape plan. We can say we looked it over and we are fine with it.
- Discussion.
- Brian Manown: We got the siding colors down. I think we're all okay with the siding colors.
- Gregg Pitula: The names of the siding colors for the record?
- Eli Brezel: That's on this paper. You also have the shutter colors on that paper as well.
- Brian Manown: We're okay with the staggered shutters and lineals?
- Eli Brezel: We took your comments in the past. We added these eyebrows on the units and we added another color down the line, to break up the color so it is not one long line. This top thing you see over here, I think it is unique. I don't think the Town has seen anything like it.
- Scott Lederman: Yes.
- Gregg Pitula: If you go down Pleasant Valley Road there are 5 modular buildings sitting right at UTA, just like that. Been there forever.
- Brian Manown: The ones they have done are 2 story.
- Eli Brezel: I was driving on the Garden State Parkway when I saw these.
- Gregg Pitula: Now it is UTA. They are modular too. These will look nicer.
- Brian Manown: This is the only model that will offer the cover decks?
- Eli Brezel: These other units will not have the opportunity of doing that. You don't want to compromise on this open look. The person spending their money on this is trying to have light in their house.
- Brian Manown: So you have to choose.
- Eli Brezel: Yes it is a choice for the customer to make. The only way it is optional for these people is if they have the Cathedral inside and they decide they don't want the windows, then they have the option of the roof.
- Scott Lederman: How far does this jut out here?
- Eli Brezel: The overhang? 12 inches.
- Gregg Pitula: They are limited to 5 feet in between units. The way they lay out the developments, they can only build their decks into each other's property on the sides. Your side you are only allowed 5 feet.
- Eli Brezel: That's not the standard on the unit.
- Brian Manown: If you wanted to cover this, you could just post up.
- Eli Brezel: The Town doesn't allow that. The Town doesn't want it. They don't want anything covered.
- Gregg Pitula: They don't want anything covered for building separation.
- Scott Lederman: That is the side.

- Gregg Pitula: Yes.
- Brian Manown: Otherwise you have to count it as part of the building.
- Gregg Pitula: Yes. There is a required 25 feet of separation between buildings and they are at 25 feet. The only thing that it says in our code that you are allowed to do is have a 5 foot open deck for egress.
- Glenn Smith: Height limit on that deck?
- Gregg Pitula: No. Just open deck. No roof.
- Brian Manown: The reason I bring it up is for protection at an entry. It is your decision, your design. It is not required. The only other comment I will make is in almost every other case where we have these type of structures that are visible to the public, we are trying to break up the simple roof more.
- Eli Brezel: That's why we adapted over here.
- Brian Manown: This you went too far here. Given the location, I guess I'll be okay with that. With this one, I do think you've gone too far. I think that roof configuration is architecturally goofy.
- Eli Brezel: Wait until you see them.
- Brian Manown: I've seen them. Especially with these covered decks, it's very busy.
- Eli Brezel: It is optional.
- Brian Manown: It is also extremely unconventional. If anything, we'd like to see these look more like conventional houses.
- Eli Brezel: I've seen this live and I think this looks very pretty. Is this conventional?
- Brian Manown: No it's not.
- Eli Brezel: What is conventional?
- Brian Manown: I wouldn't say that the duplex building does fit into a conventional genre that well. You can do things to make it look more like a single family home. They are always a box, a simple form. By breaking them up, shifting the plan, or having some offsets or articulation in the plan, you get more articulation in the roof as well.
- Eli Brezel: The site plan itself has every 2 units staggered. Inclines and outlines.
- Glenn Smith: We set every 2 units 10 feet back or so.
- Eli Brezel: It's not going to be a straight line.
- Glenn Smith: It's not really pronounced at this scale but they are all offset. That's what the Planning Board had asked for based on this Board's suggestion.
- Eli Brezel: You don't have a straight line.
- Scott Lederman: It moves away from that uniformity issue that we are trying to address.
- Brian Manown: In a city environment they would be straight. I would prefer seeing them grooved. 3 or 4 lined up and then the next 2 offset, but that is beside the point too. We're not here to monkey with the site plan.
- Scott Lederman: I like your designs. I like that you are thinking outside the box. I like the fact that you are staggering them. As you said before, a lot of this is based on what your customer base is going to buy and how that will occur. What do you project in terms of how many people will buy of each?
- Eli Brezel: I think we will have a 50 50 of each. 50% on the standard and then 50 and 50 of the others.
- Scott Lederman: Alright.
- Brian Manown: Anything else to look at? Shingle colors?
- Scott Lederman: You have the shingles there, we see that.
- Eli Brezel: The architectural shingles. The color coding.
- Brian Manown: The lower portion here.

- Eli Brezel: We're going to do the same thing we have done in other places like in Tribeca. It is spray coated. It is not an exact color, it is a contrast color. Our intention is for every color scheme we have, we'll have a different color for the foundation.
- Scott Lederman: Out of curiosity, one of the other concerns we have in bringing that up is why are things not brought down to grade?
- Eli Brezel: In order to have a legal basement for potential living space, it requires to have egress windows. If you do a modular home and try to follow the siding all the way down, it is impossible. This house is a make up of 4 different boxes. As good as the manufacturer is and as good as you install them, there is always a differential as far as how they come together. You can never have your box exactly lined up with your foundation wall. You're going to have a stagger.
- Brian Manown: Kirk and Joel Kohn have offered to do that for us.
- Eli Brezel: The only possible way, even that way, I have tried and it doesn't work. I can show you. You can come by when we are installing. You can be off by up to 5 inches and it is still a good installation.
- Brian Manown: Why not frame this?
- Eli Brezel: You'll still have the same problem. The foundation is going to be identical in every single unit. Every new unit will be the same concern. If this unit is 24 and 24 plus 6 inches, that's 48-6. My foundation is 48-6, some of the boxes will hang over on this side 2 inches and this side 1 inch, and sometimes the other way around. When the box comes together, it's not a perfect size. Regardless of what material this is made of you have the same concern.
- Brian Manown: Give me your estimated size.
- Eli Brezel: 48 feet 6 inches.
- Brian Manown: 4 boxes?
- Eli Brezel: Correct. Each box is 12 feet with a wall in the center.
- Brian Manown: 4 boxes though. This is just for my own edification. I thought those boxes were really precise.
- Eli Brezel: They are built precise, when you are pulling them together they are not a perfect square. There is give and take. Sometimes the installer is going to decide for the installation to be good it is better to be tight on the bottom and spread on top. That is these 2 boxes. The next 2 boxes he will do something else to have a tight installation. Regardless you are more than welcome to come to any of our sites. You will see every house is different. Sometimes it is perfect. It's not a rule that it will be perfect. Most times it's not.
- Brian Manown: I was just surprised to hear you say it could be 2 inches over here and 2 inches over there. That's a lot.
- Eli Brezel: That's an extreme case. Even if to continue siding, even if you are off by 1 inch you cannot have a continuous.
- Gregg Pitula: I sold modular for 20 years. The factory allows you up to an inch and a quarter between boxes as an acceptable tolerance. If the box is tight at the top, you can't just drag the bottoms together. They don't bend like that. You are supposed to fill it with wood and bolt it together tight. Once the other one is staggered, you set the other one next to it and all of a sudden you can have a 2 inch gap.
- Brian Manown: That would tell me they're not vertically plum.
- Gregg Pitula: If the foundation is off an 1/8 of an inch which is nothing. If you think of 1/8 of an inch over 48 feet, if you are building a 2 story building you start stacking the boxes. The side wall are an 1/8 inch long. By the time it goes up it is an inch, and once you set the next 2 boxes, you could be 4 inches off at the top.
- Scott Lederman: I want to make the recommendation that we accept the plans that have

been given to us. The landscaping as well as the 3 models of their duplexes. Both colors, the shingles.

- Brian Manown: I'm not including the landscaping because we are not approving that. We saw it and we are fine with it. Your motion is to approve as submitted with no conditions?
- Scott Lederman: Yes.
 - MOTION:
 - Scott Lederman motions to approve as presented. Menachem Fruchter seconds. All in favor.
- Gregg Pitula: Just for my records. The foundations will be painted. Lineals around the windows?
- Eli Brezel: The basements yes.
- Gregg Pitula: They're all going to be this 5 foot elevation out of the ground right?
- Eli Brezel: Correct. Very close. The land is very flat.
- Gregg Pitula: It always comes up later. The house is sticking 8 feet out of the ground and then we have to come back. We are trying to take care of issues before they come up.
- Eli Brezel: Thanks everybody.

2. RACHVES – SBL# 14-1-31/21-1-2.1 – Requests approvals for the caretaker's house and final landscaping plan for a duplex development. Zone: R-1. Acres: 45.5. Location: 6279 SR 42, Woodbourne.

- Kirk Rother and RachvesRep represented.
- RachvesRep: It seems like we were ready to pull permit and pay the fees, but Mollie said you never really looked at the caretaker's unit which is the present barn. That is what we are here to show you tonight. In your recommendation, not part of your approval. You guys approved the site plan with the landscaping plan. You guys asked for some extra trees in that area. Now he is taking over.
- Kirk Rother: Trees first because it is easier. The site on an aerial photograph. This is the 175 foot buffer. The NYSEG easement. All the green dots were on the approved landscape plan. The Planning Board approved plan prepared by the landscape architect. We added everything with the orange dots. All evergreens.
- RachvesRep: Visual buffers down the line.
- Kirk Rother: 6 white spruce here. A mix of 4 white pines and 6 spruce in this area. This is the building in purple. This is the barn you're looking at. 13 white pines there.
- RachvesRep: Those things usually grow very fast. Mrs. Bernat would like to do these things before doing the project. It gives her another year of the trees growing.
- Kirk Rother: What you were given in your packet, I don't know if there were pictures of the existing barn. The packets I brought tonight have them on page 3.
- Gregg Pitula: You have colors ones there? You are taking down the big barn?
- Kirk Rother: Right. This is the barn to remain and be used as a caretaker's residence. There's no change to the proposed footprint. We're not demolishing the barn. We're fixing what's there.
- Brian Manown: You taking the siding off?
- Kirk Rother: It's going to have to be. We're going to replace it with wood siding. Where there is horizontal siding, we'll replace it with horizontal siding. This projection is on the back side of the building. That has vertical siding and will be replaced with vertical siding. The roof will be replaced if possible. I don't know if it can be. If not it will have to be replaced. They will replace it with a metal roof of what is there.
- Scott Lederman: Where is the front?

- Kirk Rother: This is the view from the road. The entrance is on the back side.
- Brian Manown: The front is facing 42?
- Kirk Rother: Yes.
- RachvesRep: You see the white line on the road.
- Scott Lederman: Right, but the actual entrance is on the back.
- RachvesRep: The entrance is on the back which is closer to the project.
- Kirk Rother: That is the back side. I have no proposed changes to the footprint. They are proposing to add dormers on the back side here, and also a covered porch which would fit right in here.
- Scott Lederman: Looks nice.
- Kirk Rother: Colors would stay the same. I think stain it with grey stain. If the roof needed to be replaced, we would put a burgundy colored roof. I saw a color called brick red. It's a very pretty color.
- Gregg Pitula: What are you using for siding? Real wood?
- Scott Lederman: Wood.
- Gregg Pitula: I don't see you salvaging anything.
- Kirk Rother: The problem is we are right on the right of way line. It's inches from the line.
- Brian Manown: If the existing building was configured like that, you're be grandfathered in.
- Discussion.
- Scott Lederman: Is this just a side door or the entrance?
- Kirk Rother: Yes. It was bought for the property. That barn door is currently right here.
- Brian Manown: Landscaping in the front?
- Kirk Rother: There's really no room for it.
- Brian Manown: You'd be in the right of way?
- Kirk Rother: Yes. This is NY State Route 42.
- Brian Manown: This is your property line. You're not showing the right of way are you?
- Kirk Rother: Right of way and property line are the same thing.
- Brian Manown: They wouldn't let you plant anything?
- Kirk Rother: No way.
- Brian Manown: Could you just plant something?
- RachvesRep: You can't tell us to plant something. You do it and we won't tell anybody. We won't be looking.
- Kirk Rother: A couple shrubs here perhaps.
- Brian Manown: That's what I meant.
- Kirk Rother: 6 or 8 feet, some foundation type plantings. Basically in this part.
- Brian Manown: Just something right here to break it up a bit.
- Kirk Rother: I think that we could do.
- Brian Manown: It would be interesting to have a little more pleasing to look at while driving by.
- Kirk Rother: We are trying to keep it looking like a barn.
- Brian Manown: Once you add all these windows, it's not a barn anymore really. I'm trying to think of a barn detail that you could work into this elevation. Just this one. I applaud Joe and if it is your idea to stay in keeping with what is there. The character, the nature of the building.
- Scott Lederman: The Planning Board wanted that.
- Kirk Rother: We had talked to the Planning Board about keeping both barns, but the other one was too far gone. We could put a cupola or 2 on top.

- Brian Manown: That's a great idea.
- RachvesRep: Rooster on top? A weather vein?
- Gregg Pitula: You know what a copula is don't ya? I will show you a picture.
- Brian Manown: They were used to ventilate a barn or chicken coop. Basically, on the roof you would just see it come up like this.
- Scott Lederman: Those would be really nice.
- Brian Manown: It might have a little vent on the side. Some people turned the 45 degrees so they are like this with a little roof. It is a little tricky.
- Scott Lederman: That would be really nice and really add to the character.
- RachvesRep: So you will add that onto your approval? Recommendations?
- Kirk Rother: 1 in the middle or 2?
- Scott Lederman: 2.
- Brian Manown: I'm okay with 2 right in the middle.
- Scott Lederman: It is a big building.
- Brian Manown: It is. Let's go for 2.
- Kirk Rother: I was thinking 2 myself.
- Brian Manown: Okay. I am trying to think of something that could embellish even the window trim.
- Scott Lederman: It is staying grey correct? What color are the windows going to be?
- RachvesRep: Probably white. A white vinyl window with a nice trim. I think it will match along with the soffit.
- Brian Manown: They are evenly spaced. The floor plan kind of fit the windows.
- Scott Lederman: I don't care for the white vinyl.
- Kirk Rother: What Joe has on his plans it the windows to match the existing.
- Scott Lederman: Right. At least what is facing should match. If you want to do white vinyl on the other side, I am good with that. What is showing out onto 42 should be a dark grey or something. Brown. Something darker.
- Kirk Rother: Anything but white?
- Scott Lederman: Yes please. On the flip side, you can do the white vinyl.
- Brian Manown: A little heavier head might help it a bit. A little heavier trim at the top. And extend it. Do you like it?
- Kirk Rother: Yeah that is nice.
- Scott Lederman: That and given the fact we won't have white windows, I think we are good.
- Brian Manown: You don't want to see any dormers over here?
- Scott Lederman: No.
- RachvesRep: I think that will take away from it.
- Brian Manown: It won't be a barn.
- Kirk Rother: 2 cupolas. Grey body. A rust colored roof, whether it be the roof there or something equivalent. Either a grey or toned clad window.
- Scott Lederman: And just a little landscaping.
- RachvesRep: Kirk you will incorporate that into your pictures?
- Kirk Rother: I'll have Joe Daresi do it.
- Brian Manown: Do I have a motion?
- Scott Lederman: I motion to accept the approval of the caretaker's house.
- RachvesRep: And the landscaping we added in there.
- Brian Manown: The actual landscaping. I made a note that the additional landscaping was done and approved. I think we did that earlier. I'll make a note on 3 items. The vinyl

windows on the road will be a darker color, not white. Number 2 is that we will add 2 cupolas on the roof. And number 3 is we will have a heavy trim piece at the window heads facing 42, which is the front.

- MOTION:
- Scott Lederman motions for conditional approval. Menachem Fruchter seconds. All in favor.
- RachvesRep: Thanks everybody.

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