

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

## TOWN OF FALLSBURG ARCHITECTURAL REVIEW BOARD MEETING

April 12<sup>th</sup>, 2018

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

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

### NEW BUSINESS:

1. MAIN STREET PIZZA & DELI – SBL# 51-1-18 – Requests approval for replacement sign. Zone: B-1. Location: 5239 Main St., So. Fallsburg.
  - Herman Zampodectl represented.
  - Herman Zampodectl: It is a pizza place, I want to work with you guys on every requirement. I know you mentioned about the windows dark inside. The reason is because there were no lights. The walls are red. That will be changed. I plan to make it a lighter color like orange so you can see through. I don't know if it is a requirement to have the lights on 24/7 but when I am there, it will be open lights in so you can see through.
  - Scott Lederman: There were no lights when the picture was taken.
  - Herman Zampodectl: The glass is clear, nothing blocking the window.
  - Scott Lederman: 20% of that window you can put advertisement in. You could put some sort of screen or shade depending on the outside light. In general the idea of the clear glass, seeing into your place of business and seeing people in there.
  - Herman Zampodectl: If I had the money it wouldn't be windows. We have to see a little money coming in then we can do more. I heard you guys mention the sign in the front. It's metal brackets to hold across. I don't know if I am required to take it down. Perhaps I will fix the bricks, I don't know what is there. I know there is like a glass across the whole thing. It's not glass, but some sort of square pane across it. I don't know how they attached the frame behind it to the wall.
  - Scott Lederman: The question really is if this is an architectural feature of the building. The piece behind it. How did you see behind it?
  - Herman Zampodectl: I went up the ladder. This is a whole frame with metal brackets attached to the building. Behind there is some kind of glass, it looks like glass. All the way across. You can't see the middle from the inside.

- Scott Lederman: What material is this?
- Herman Zampodtectl: Fabric.
- Brian Manown: What is this strip here?
- Herman Zampodtectl: That is a piece of metal there.
- Brian Manown: It's just so tacky. You didn't make it that way. To some extent it is our responsibility to see that improvements are made along the way. You come for a sign approval but it does open up other aspects. You are right about creating a bigger problem by taking it down if what is behind it is going to be more problematic. I was thinking maybe this siding goes all the way around.
- Herman Zampodtectl: It doesn't.
- Brian Manown; It used to be an all glass store front. It's part of a building that at one time was designed that way. Somebody removed the glass and filled it in with plywood. It would be nice if it could be restored to its original design. That's obviously not going to happen now.
- Menachem Fructer: This is probably not paintable?
- Brian Manown: No it's not paintable because it is fabric. My only idea is to remove the fabric and mount a hard board.
- Herman Zampodtectl: There's wood meant for outside.
- Brian Manown: Yes. You want like a sign board. They even make it out of plastic laminates. Something that begin to create an architectural feature and the sign could go inside that. That could be costly.
- Scott Lederman: You don't have the sign made yet do you?
- Herman Zampodtectl: No.
- Scott Lederman: Good. Is it solid or vinyl?
- Herman Zampodtectl: What do you mean?
- Scott Lederman: A lot of times people take signs, it is vinyl and they wrap it around.
- Herman Zampodtectl: It is like a piece of flex glass and a sticker will be attached to it.
- Scott Lederman: Okay so it is solid Plexiglas. How will it be attached?
- Herman Zampodtectl: Four or six screws. Four on the side and 2 in the middle.
- Scott Lederman: Framed at all? If you are going to screw that into the wall, we don't want to see screws. If it is framed, it gives better presentation.
- Herman Zampodtectl: I will definitely do something so you don't see the screws.
- Scott Lederman: Presently it is white, you are going to repaint this?
- Herman Zampodtectl: Yes, something a little darker. I have the color here. This so it kind of matches the brown on the building. The door and around the molding will be white.
- Brian Manown: That's the background color?
- Herman Zampodtectl: Yes. It's grey not white.
- Scott Lederman: This is all board?
- Herman Zampodtectl: Yes.
- Scott Lederman: The frame and the frame of the door are all white?
- Herman Zampodtectl: Yes,
- Scott Lederman: And white around the windows?

- Herman Zampodtectl: Yes.
- Scott Lederman: Keeping with that, if you are going to frame that maybe you want to keep that white frame around it?
- Herman Zampodtectl: Yes I wanted to match all the white and the brownish color with the building so it is more presentable.
- Scott Lederman: Let's talk about what is in the sign. I would recommend no food.
- Herman Zampodtectl: No problem. That was just an idea.
- Scott Lederman: I'm having a hard time with the pizza guys.
- Herman Zampodtectl: I'll take em out.
- Scott Lederman: It is Front Street.
- Herman Zampodtectl: The lady that was doing my sign she was telling me she didn't have a 3d printer. She will send you another one and it will not look the same. All of this won't be there.
- Scott Lederman: I can live with that. You're describing what you have. It is pizza and deli. This number is on this building now?
- Herman Zampodtectl: Yes.
- Scott Lederman: It's just like this with this whited out on the building?
- Herman Zampodtectl: Yes.
- Menachem Fruchter: This may be very costly but maybe he can put up some T111 some outside wood and when he is painting the front, maybe he can paint it all the same color.
- Herman Zampodtectl: I could do that. There is fabric paint. Then we could paint all across.
- Brian Manown: He is saying he could paint the fabric.
- Herman Zampodtectl: I am on the same page as you. I want to make it look good.
- Scott Lederman: These numbers on here, are they stenciled?
- Herman Zampodtectl: No I guess they printed. That phone number over here too.
- Brian Manown: If you painted the fabric would you paint over that?
- Herman Zampodtectl: I could put it on the sign and cover that up so it looks as one whole color.
- Brian Manown: You can't have the number here.
- Herman Zampodtectl: So I will leave it on the door.
- Brian Manown: I'd be okay with just painting the fabric.
- Scott Lederman: The only problem I have is painting over this if it will still bleed through.
- Menachem Fruchter: Let him frame all the way upwards.
- Scott Lederman: If you get rid of the guys, the food, I think everything looks really good in terms of that. Then you could move the description of the food down, make your phone number a little bigger. Are you delivery?
- Herman Zampodtectl: Not for the month. Pickup.
- Scott Lederman: So you can make it a little bigger.
- Herman Zampodtectl: Let me ask you, I wanted to put lights here all the way around so he can see through. Just in the window on the inside.
- Scott Lederman: That's your business.

- Herman Zampodtectl: And an open sign.
- Scott Lederman: That's what I was telling you. You can have 20% of your window taken up with information.
- Brian Manown: Are you talking about Tivoli type lights?
- Herman Zampodtectl: Not something that crazy, just something around it.
- Brian Manown: I don't know if we want neon. I think lighting on the inside would be good but there's a certain kind of ambiance when it is just..
- Scott Lederman: The inside coming through, that might be enough. You said the red is very dark and you are going to paint it a lighter color.
- Herman Zampodtectl: Yes, can I show you a picture?
- Scott Lederman: Yeah absolutely. If you're painting it a lighter color that means there is more reflection coming through the glass. Then you don't need to add that extra light.
- Herman Zampodtectl: This is the reason I open. I have to wait an hour to get a sandwich over here. There's no parking and no coffee. I would like to bring that to the Town. Something like this.
- Scott Lederman: Okay that is nice..
- Brian Manown: Is that in the interior now?
- Herman Zampodtectl: That's what I want to do. The orange maybe a little lighter.
- Scott Lederman: All the more. Even at night, especially that would be a nice contrast.
- Brian Manown: That would give it a kind of glow.
- Scott Lederman: I'd stay away from outside light.
- Herman Zampodtectl: I just want you to be happy with what I am doing.
- Scott Lederman: Are you doing like half the wall?
- Herman Zampodtectl: Yes. The bottom will be a little grey.
- Scott Lederman: Tables on either side inside?
- Herman Zampodtectl: I am hoping to fit 4 or 5 tables on each side.
- Brian Manown: Whatever all this is on the windows must go.
- Herman Zampodtectl: My idea is eventually to have bigger windows but I learned what it would cost and I said forget that.
- Brian Manown: Do you know the owner?
- Herman Zampodtectl: Yes she is the owner.
- Brian Manown: Yes.
- Gregg Pitula: It is a guy.
- Brian Manown: Alexander. Lives in Floral Park New York? Where is Floral Park?
- Gregg Pitula: Queens.
- Brian Manown: If your business is successful, do you think you can influence her to replace the door and fix the place up?
- Herman Zampodtectl: If it does okay, I wouldn't mind paying for the door and bigger windows.
- Brian Manown: The thing is we have a lot of derelict property owners in the Town. They walked away years ago and they don't care anymore. They're not going to fix it up unless someone twists their arm.

- Herman Zampodtectl: If business is okay I wouldn't mind paying for the door or for bigger windows.
- Scott Lederman: We hope for your success. At that point you don't have to pay for it, you ask him to pay for it. What we're saying is you're going to do away with the pictures on the sign. You're going to paint everything with a similar color and you're going to redo the framing of the outside and around the windows and the door white. The door itself will be white?
- Herman Zampodtectl: Yes.
- Scott Lederman: Are you doing any lighting on the sign?
- Herman Zampodtectl: Not right now. I would like to but it is costly.
- Brian Manown: Anything we should note as far as maintenance.
- Gregg Pitula: No violations no. Other than the property maintenance stuff which we are addressing with the painting. I had a pre inspection with Herman here before he rented the space and I made him aware of what we need to do to clean it up.
- Brian Manown: My only 2 notes here are the upper fabric on the what I am calling the tablature is to be painted to match the siding below and you are going to redesign the sign, eliminating the pizza men and the food items.
- Herman Zampodtectl: Yes.
- Menachem Fruchter: If it is to be painted you won't be able to see anything through it.
- Herman Zampodtectl: It will definitely cover it because you have to go over a couple of times.
- Gregg Pitula: If for some reason the pain doesn't stick we will address it and put siding or something.
- Brian Manown: Let's try this first.
- Gregg Pitula: Yes. If the paint for some reason starts flaking off then we will address it.
  - MOTION:
  - Scott Lederman motions for conditional approval. Menachem Fruchter seconds. All in favor.
- Gregg Pitula: Just come in and get your sign permit.
- Herman Zampodtectl: Okay.

2. WILLOW WOODS – SBL# 28-1-50 – Requests approval for a new entrance sign for an existing residential development. Zone: R-1. Location: Off Brickman Rd., Fallsburg

- Herman Zampodtectl represented.
- Brian Manown: What is it being constructed out of?
- Herman Zampodtectl: It is going to be like cinder blocks. The piece sticking out will be the stucco material.
- Scott Lederman: Cinder blocks then stucco over.
- Brian Manown: I like the way it protrudes. Is that going to be wood frame or cinder

block also?

- Herman Zampodtectl: That' stucco.
- Brian Manown: What's behind the stucco? Wood framing?
- Herman Zampodtectl: It could be wood. It could be a little bit of brick. At that point it is 3 inches thick and it sticks out.
- Brian Manown: I just want to make sure what we see is what we get.
- Herman Zampodtectl: There's no other way we are going to do it. It is going to be done with cinder blocks. Maybe, but I don't think so, a little bit of wood.
- Brian Manown: It's not important to know how it is constructed, I just want to make sure. What is there is very nice.
- Scott Lederman:; Double sided?
- Herman Zampodtectl: Yes.
- Brian Manown: Is the stone just a thin veneer?
- Herman Zampodtectl: Yes.
- Scott Lederman: The bottom is also cinder block?
- Herman Zampodtectl: The whole thing is cinder block. Just the brown area will be sticking out stucco.
- Scott Lederman: This is also going to be a brick façade or what is this bottom going to be made from?
- Herman Zampodtectl: Small brick.
- Scott Lederman: It looks like there is a lip to this.
- Herman Zampodtectl: Yes a little bit.
- Scott Lederman: So that means you'll be have room to put landscaping in here?
- Herman Zampodtectl: Not that much, a foot and a half.
- Scott Lederman: So small planters, does that go completely around the side?
- Herman Zampodtectl; Yes.
- Scott Lederman: Is there any lighting?
- Herman Zampodtectl: No. Do you want lights?
- Scott Lederman:; No.
- Menachem Fruchter: They have a lot of lights.
- Scott Lederman: That's great, it is beautiful.
- Herman Zampodtectl: Something to make it look better.
- Scott Lederman: Who is doing the work?
- Herman Zampodtectl: I think I am doing the work.
- Scott Lederman: How is the lettering?
- Herman Zampodtectl: We have to order that.
- Gregg Pitula: Sign board.
- Brian Manown: It will have to be individual letters, right?
- Herman Zampodtectl: No, they put it together and we stick them to the wall.
- Brian Manown: Individually or one piece?
- Herman Zampodtectl: One piece.

- Scott Lederman: Is that true also for the logo?
- Herman Zampodtectl: Yes.
- Brian Manown: If it comes as one piece, let's say it is rectangular, won't that rectangular thing be visible?
- Herman Zampodtectl: Yes it will be sticking out. Not that much, like an inch.
- Brian Manown: The way it is presented here is like it is floating.
- Scott Lederman: Everything looks floating. If this is one solid piece, it's not the whole façade. It's just a section of it, when you stick it in.
- Brian Manown: This whole thing is going to be stucco. The piece that all of the graphics and lettering is mounted to, what is that going to be? That will be something else? I'm thinking it is going to be revealed so it will look like a sign on top of the stucco.
- Herman Zampodtectl: Yes this is going to be mounted on top of the stucco. This is one or two pieces mounted with bolts on the back.
- Brian Manown: I like the idea of it being floated. Will it be painted the same color as the stucco?.
- Herman Zampodtectl:; The sign comes with the letters and everything and with the bolts and everything.
- Gregg Pitula: It is going to be floating. They are going to laser cut out of sign board and it will have pegs out the back where it will be mounted. It's not going to have a full backing. The letters will be cut out and you will see through it.
- Brian Manown: Are you going to be able to stucco behind it?
- Herman Zampodtectl: We're doing the stucco first. Then the bolts through the brick and then hold the piece on top of it.
- Gregg Pitula: You're going to see through the letters.
- Scott Lederman: I get that. Is that on a board or is it just the logo and the name separate and you screw that into the stucco?
- Herman Zampodtectl: It's going to be separate screwed into the cinder.
- Scott Lederman: So it is going to look floating?
- Herman Zampodtectl: Yes.
- Menachem Fruchter; Will it look like the picture?
- Scott Lederman: You're not saying to me that this is going to be a rectangle with this stuff on it and then you're sticking that rectangle on. The lettering and the logo are together but you are going to see through so these letters you're going to see through the stucco and you are going to be screwing Willow Woods through the letters into the concrete?
- Herman Zampodtectl: Yes.
- Scott Lederman: It's not going to be on a board then stuck?
- Herman Zampodtectl: No. No board.
- Brian Manown: So that lettering and those graphics are going to be right on the stucco?

- Herman Zampodtectl: Directly to the stucco, no board behind it.
- Gregg Pitula: It will look 3 dimensional.
- Scott Lederman: Do we have colors? What is the color going to be?
- Herman Zampodtectl: The sign colors? Just like that.
- Scott Lederman: What is that? This is going to be a grey?
- Herman Zampodtectl: That is the color of the stone.
- Scott Lederman: Then the stucco is green?
- Herman Zampodtectl: Darker grey.
- Gregg Pitula: Lighter grey and darker grey on the application.
- Scott Lederman: As long as we get the colors. And it is white with white lettering?
- Herman Zampodtectl: Yes.
- Menachem Fruchter: I'll make the motion to accept the sign as we see it.
- Scott Lederman: We do want to see the plants.
  - MOTION:
  - Menachem Fruchter motions to approve as submitted. Scott Lederman seconded. All in favor.

3. THE PICKLED OWL (EVAN ALLEES) – SBL# 34-9-22 – Requests approvals for a replacement sign. Zone: MX. Location: 218 Main St., Hurleyville.

- Applicant heard after Yeshiva Gedolah.
- Audrey McCreedy represented.
- Audrey McCreedy: Hoping for some approvals for the new signs.
- Brian Manown: There is a problem with the sign. They are not allowed on the side of the building. They are only allowed on the sides that are on a public street. You are allowed to have a sign on Main Street.
- Audrey McCreedy: I knew about the corner lot bit. We weren't sure because the building was the last building, if that mattered or not.
- Gregg Pitula: It has to be flush to the street to be eligible to have 2 sided signs.
- Audrey McCreedy: Okay but the front sign is okay.
- Gregg Pitula: Yeah. There were times in the past where buildings went through variances. It's another process you would have to go through with another Board to get approvals and come back. It would be a process. Right now you are allowed to have signs on the road facing the street.
- Scott Lederman: Tell us about the sign. It says the Pickled Owl and what next to it?
- Audrey McCreedy: The Gastro Pub.
- Scott Lederman: This is not a flat roof?
- Audrey McCreedy: It is pitched. There are braces that will hold the sign up.
- Scott Lederman: What will the sign be made of?
- Audrey McCreedy: Aluminum.
- Scott Lederman: It is a black background?
- Audrey McCreedy: It is a black background and at this point we were trying to



decide between gold and white lettering. The design the designer gave us was gold.

- Scott Lederman: I like the gold. Especially with the yellow and the building itself. Is it going to have any kind of lighting?
- Audrey McCreedy: There is an existing light there, we were hoping to get a gooseneck over the light it from above.
- Scott Lederman: One gooseneck?
- Audrey McCreedy: I think there has to be 2 because of the size. I don't remember the dimensions that is on the paperwork. I am a last minute attendee.
- Brian Manown: It's not so far away from the face of the building that the lights won't extend far enough to shine back on them?
- Audrey McCreedy: Right, it will be fine to do that. It's a very steep pitched overhang.
- Brian Manown: The gooseneck is partly preferred because it is partly shielded and it is really directing 90% of its lighting on the sign and the building. It creates a certain kind of ambiance too.
- Scott Lederman: The sign is 26 by 16?
- Audrey McCreedy: No, it's not going to be 16 feet long.
- Scott Lederman: That's what is here. You have 4 by 7 and 26 by 16. 26 inches by 16.
- Audrey McCreedy: I am thinking the side one. Yes that is it. 2 feet 2 inches tall then the length of the front.
- Brian Manown: So it is 16 feet?
- Audrey McCreedy: If that is what they put down, then that is the plan.
- Brian Manown: That's 32 square feet. That's well within the limit. It seems like it is a little wide proportionally speaking. That's up to you though.
- Scott Lederman: You can do 64 square feet as a limit. On your application it has black and white. I would rather go with the gold for the lettering.
- Brian Manown: I like that. I know the Wild Turkey Bakery, that gold lettering really looks nice.
- Gregg Pitula: I have renderings here if you want to see them.
- Scott Lederman: You think 2 goosenecks will do it?
- Brian Manown: If that is a 3 foot door, the way it is represented here, it is not 16 feet. It's more like 12 or 13. 16 would be really long. You might want 3 goosenecks. I wouldn't hold them to have the number of lights. That can be left to their discretion. As long as they are using gooseneck lights and light fixtures. As long as you are happy with the light distribution. You want it even I am sure.
- Scott Lederman: Okay. I will make a recommendation that we approve only the front sign at the dimensions that will be black with gold lettering with at least 2 goosenecks, maybe more.
- Menachem Fruchter: I second that.
  - MOTION:
  - Scott Lederman motions for approval. Menachem Fruchter seconds. All in favor.
- Scott Lederman: I have a question. Who owns the clock?

- Audrey McCreedy: Clock?
- Scott Lederman: Wasn't there a clock?
- Audience: The Renaissance. It's never kept time.
- Gregg Pitula: Find out who owns it and ask them to fix it.
- Audience: I believe it is supposed to be electric. When they started doing stuff the electric got cut.

4. YESHIVA GEDOLAH ZICHRON MOSHE – SBL# 39-1-98.10 – Requests approvals for elevationz and colors for a three story classroom building. Zone: R-1. Location: Laurel Park Rd., Fallsburg.

- Randy Wasson and Rabbi Sher represented.
- Menachem Fruchter; I was going to recuse myself from this project. I will ask you Rabbi if it is okay that I stay.
- Rabbi Sher: Do you feel you can be
- Menachem Fruchter: It's a beautiful project. If you are going to build what you have here then I could approve it right now. I am putting the ball in your court.
- Gregg Pitula: We don't have a quorum without.
- Randy Wasson: Just a quick background. We've been to the Planning Board. We're on the agenda tonight but I don't know if we will be heard. They have a very long agenda. Their engineer had some comments that we are addressing but nothing of real substance. We're trying to cover 2 basis tonight with your Board and the Planning Board. Just by way of orientation, Laurel Park Road, South Fallsburg this way. Brickman Road up above. The property borders the high school property. This is the existing Yeshiva campus. The proposal is to construct a new classroom building of 62 by 128 feet on the property directly across the street. This is the overview of the property. Traffic is 2 ways in and out on both sides. Parking in the front. Room for 3 bus spaces, they can pull in and pull out. Then some parking in the back. Access for fire trucks in the back. Up here at the intersection there is a driveway. On Laurel Park right now there is a crosswalk and a pedestrian light. We are going to build a sidewalk from there down to the site and then to get us to the building. This is just a larger version of the site itself. It's not shown on this, it predates it. The sidewalk. Everything hasn't changed on the site as far as driveways and signage and all that. We're coming down the road and this is the building. Parking is above the building slightly, only a couple feet or so. It comes in and walks right in on the middle level of the building. If you would come around the building you would come to the lower level of the building. The building did receive some variances for height from the Zoning Board. They extended it and we are going back next week.
- Brian Manown: It's in a R1 zone. On what basis did they grant a variance?
- Randy Wasson: It had somewhat with how the ordinance is written and the Town's definition of building height. It is a flat roof, to the highest ceiling and based on the

average elevation. Because we are only 2 stories in the front and 3 in the back, the variance we needed was only about 3 feet. They liked the look of the building as well and they said okay. That was last summer I think. No, it was just a year ago. Their condition on the variance though was that the zoning only allows 35 foot height maximum. Their condition was that from street side you can only see a maximum of 35 feet. The site is graded in such a way and that is the case.

- Brian Manown: What is the height of that top?
- Randy Wasson: From street side and off the top of my head...
- Gregg Pitula: It is just under the 35.
- Brian Manown: 33?
- Randy Wasson: I want to say 33 but I am not sure on that.
- Brian Manown: Obviously we're doing an architectural review. The site planning is all figured out. As far as the architecture and style of the building. Do you have anything to present?
- Randy Wasson: You should have the architect's elevations and floor plan. Then he also provided some renderings. They are not only quite nice but quite accurate. The site slopes a bit more than he shows from front to back, but actually the plantings that you see are correct.
- Brian Manown: Planting?
- Randy Wasson: You have some Dogwoods here, some Red Maples here. All of the plantings over here as well. The shrubbery right along the front of the building. You have some low shrubs right here. It is an accurate depiction. The Planning Board is reviewing.
- Brian Manown: I'll be quite honest. To me this looks like a corporate office building that belongs in a corporate office park. This is a residential zone. I could not in good conscience represent the people of this Town and expect them to appreciate having a building like this in an R1 zone. It is a school building. A school is allowed in an R1 zone. It really needs to be designed to look like a school, not a corporate office building. We're granting a variance. You're taking this to the limit and then some. It is a beautiful building, but it is not appropriate for a school building or for the R1 zone.
- Scott Lederman: I think what makes me agree with that is this façade here. I get the aesthetics of it but I think if you took that away, therefore you'd have what a typical school building has. This entrance also is sticking up 3 or 4 feet higher. There's no real function other than aesthetics correct?
- Randy Wasson: Absolutely aesthetics. It breaks up the front so you don't have a continuous flat front. I think this would be more attractive.
- Scott Lederman: I think if you look at other school buildings, that is what you do look at. It is pretty flat. Or you drop this lower if you are going to give some cover, if part of the function of this is weather. To give some protection from the elements as kids are exiting.
- Randy Wasson: If this was stucco, would that?

- Scott Lederman: If this was just lowered.
- Brian Manown: I think it needs to be toned down. It is too showy. It is glamorous.
- Randy Wasson: How far is this from the road?
- Brian Manown: I don't think we can consider its distance from the road as a factor. It looks like you have got some kind of spandro glass at the floor structure.
- Randy Wasson: I can't speak to that.
- Brian Manown: It's a kind of high end office look. If it was on a highway in a corporate office park it would fit right in. It would be gorgeous. Again, for a public school building in a residential area. This is a R1 area. The 35 height limit. I'm not even happy with that. But that's not for me to decide. The R1 zone should probably only have a 25 foot. R1 is for single family homes.
- Randy Wasson: The use is permitted.
- Brian Manown: Let's not go there.
- Randy Wasson: Let's not go there. The variances have been granted. I don't really want to go there. If you don't like the look of the building, I will say a lot has been invested at this point to get to this point. We need a foot print to bring to the Planning Board to get to this point. As far as those 2 front columns, the large stone face columns, I imagine those could be cut down in size or removed. I don't know if that would improve the look.
- Brian Manown: It is a beautiful building but it is not appropriate for what its function under the circumstances in my architectural opinion. I'll give you a way out. We're not giving an approval. This is referred to us by the Planning Board only for us to make recommendations. We have no jurisdiction in the R1 zone legally. My recommendation to the Planning Board would be that this not be built this way. I'd just leave it at that. If they want to give you the approval, they can go ahead and give you the approval.
- Menachem Fruchter: It's very common in the past 10 years in the religious world, such as in Lakewood New Jersey, they are building schools yearly. To make a Jewish school look as nice and beautiful as you can.
- Menachem Fruchter: Lakewood is a complete residential area.
- Scott Lederman: I think if we lowed this down to this level here, where it reaches the roof that to me kind of tones it down.
- Brian Manown: If you just remove that. You just lower it, you would still have the bump out. This is the top.
- Scott Lederman: Right. Or you just take this off and just drop this down so it is even. So if you still want this top piece, at least it is line with that.
- Brian Manown: This whole architectural feature would run straight through. It wraps around. You would still have the corbelling if you want it. You're basically just taking this and making it even with the rest.
- Scott Lederman: If you look at the elementary school, it is the same. You still have the front and the top.
- Gregg Pitula: Is there any other purpose for that other than visual?

- Randy Wasson: I haven't seen any mechanicals.
- Gregg Pitula: Is it hiding rooftop mechanicals? That's why I am asking?
- Rabbi Sher: It could be hiding rooftop air conditioning.
- Menachem Fruchter: That would make a big difference because the Board doesn't generally like to see air conditioning.
- Brian Manown: You have a 5 foot parapet all the way around. That should be enough to hide anything.
- Scott Lederman: I can't imagine all your equipment is in front.
- Brian Manown: Plus you are 2 stories in the air.
- Gregg Pitula: There is an elevator in the middle?
- Randy Wasson: There is.
- Gregg Pitula: There may be an elevator tower they have to hide too.
- Brian Manown: That's fine.
- Gregg Pitula: Looking at it from a Code Enforcement aspect, there may be stuff that feature is for.
- Brian Manown: The elevator is a good 20 feet in.
- Gregg Pitula: The building sits down over the back. It's really not quite eye level. Doesn't it drop down?
- Randy Wasson: It does but the roof is above the road.
- Brian Manown: The parapet is 33 feet above the road.
- Randy Wasson: It's 33 feet above the bus parking. It doesn't matter we're 20 feet above the road at least.
- Brian Manown: I think we can only put forth a recommendation. I don't want to write it as an approval, just a recommendation.
- Menachem Fruchter: Personally I have no problems with the building. I am used to such buildings. They want to go into a building that looks very nice. You have a better feeling, everything goes better when it is beautiful. You feel lucky to walk into such a beautiful building to learn. It happens to be the nicest building on the block or maybe in the neighborhood.
- Scott Lederman: That's fine, that's great. I would like to see that recommendation of that part.
- Menachem Fruchter: It breaks it up. If it wasn't there it might look like a private school.
- Brian Manown: But you are in a R1 zone on a public road.
- Menachem Fruchter: It is beautiful.
- Brian Manown: I am saying it looks like a corporate building to me. Architecturally speaking, we are talking about style, ambiance, presentation, the materials are beautiful. We haven't even gotten to that. I don't think we will.
- Menachem Fruchter: I'd rather see that than a box, right? You don't want a box right?
- Brian Manown: I'm not saying it should be a box, but it shouldn't look like a

corporate building or a high end commercial building. Office buildings are not allowed in this zone.

- Menachem Fruchter: Children will make it look like a school.
- Brian Manown: Somewhere the line has to be drawn. This is this and this is this. Architecturally speaking if we can't make that determination, we don't need to be here at all.
- Scott Lederman: The question is can we make a recommendation that if they lower the front to the roof line to make it more presented as a school versus a corporate building?
- Menachem Fruchter: The pillars are still there, I don't see how you are going to get rid.
- Scott Lederman: I'm not saying to get rid of the pillars. I am saying to lower so it is not so grandiose in that respect.
- Brian Manown: We're in a little bit of a pickle here because I don't know that we need a consensus. We can say Rabbi Fruchter likes it just the way it is. If you and I agree, we can say you and I say that the high part of the façade be removed. Then that's our recommendation to the Planning Board.
- Scott Lederman: Correct.
- Menachem Fruchter: So we're not voting on anything tonight?
- Brian Manown: No.
- Scott Lederman:; No. We're just making a recommendation. Again, this is R1. They are asking us our input for the aesthetic issue.
- Menachem Fruchter: Not to get technical, this meeting should happen before they draw it up.
- Brian Manown: Are we okay with that? I am interested in going on record.
- Scott Lederman: Do you understand the issue here?
- Rabbi Sher: I hear what you're saying. There's another issue that is not related to the architectural as much. It was brought up before. I will respond. I am educating over 200 students in that building. I am educating them at my cost. Not the tax payers. I have to get fundraising to build this building. I had to have a certain kind of donor appeal. It can't look like a warehouse. It has to have a certain kind of cache to it. The little things I added are to make the donors to feel like they want to be part of this.
- Scott Lederman: That is fine. The Planning Board is going to see what we are recommending. You have a rationale. It falls to the Planning Board to make the final determination. You understand our position of it being in the R1, a residential place. I get your concerns. But driving through we want it to be community oriented. This building doesn't mix with the typical school. I understand what you are saying. You don't want to be a typical school, you want to show the uniqueness of what you are offering. When I was the Dean of students, I used to give you guys your regents back in 2002.
- Menachem Fruchter: I would approve it as is. We had a different school building

that came here. They presented a picture. When we were finished discussing, I asked if that was what was going to be built. The answer was no. I believe this is what it will look like. If this is what it will look like, on the record I have no problem.

- Brian Manown: We are operating under the guidance of a Comprehensive Plan that states that we are a rural community. We are still trying to preserve that rural aspect. When style is imported from metropolitan areas, architects and designers designing in a different context, we have to respect what our community is trying to preserve. That's why I am very protective of that R1 zone. That's one of the reasons
- Menachem Fruchter: For the future, such a project should be brought before anyone starts that project.
- Rabbi Sher: Another point is that I am replacing an existing building. I am beautifying the area by one thousand fold by a building that is no one knows how old. I am replacing an existing dilapidated building.
- Scott Lederman: That is fantastic. It shows the vibrancy of your school and the community you are building. At the same time I have driven by buildings in certain areas and say that is ridiculous. It sticks out like a sore thumb. That's not what we're looking to have here. That it melds with the community. It might be grandiose and wonderful in what you want to see happen and how to raise the money, the education and the kids themselves with positivity. At the same time, as a year round resident like yourself, I don't want it to shock my sense because it is a little much. I think that is the push and pull of what we are trying to say here.
- Randy Wasson: One of the things we didn't present to you, we indicated on the application about a sign but we didn't have a detail on the plan. Is that something we can discuss tonight? We have a photo but it is not as good as it will look.
- Scott Lederman: We can talk about it briefly but you will still have to do an application. If you want to get a sense of what we're talking about that's fine.
- Rabbi Sher: This is the existing sign on the Yeshiva. Something much smaller than this, this is going to match the stone that is on the building. The name of the school and whatever else we want on there. The stone will be stone on the building and the stucco will match the stucco, the background the white stucco.
- Scott Lederman: The lettering?
- Rabbi Sher: Either black or silver. Whatever contrasts the stucco.
- Scott Lederman: Lighting?
- Rabbi Sher: It depends on if we still have money by then.
- Scott Lederman: Landscaping in front of it?
- Rabbi Sher: I would like to make some shrubs.
- Brian Manown: Perpendicular or parallel to the road?
- Rabbi Sher: Perpendicular.
- Scott Lederman: Which it is now?
- Rabbi Sher: Right now it is parallel.
- Brian Manown: We like that.

- Rabbi Sher: I don't it to hold up the Planning Board.
- Scott Lederman: So you have a sense of where we are going with that.
- Brian Manown: Do you have to inform the Planning Board tonight of where we are going?
- Randy Wasson: I don't think we are going to be heard. They will probably have your comments.
- Gregg Pitula: I will bring them over.

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