

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

TOWN OF FALLSBURG ARCHITECTURAL REVIEW BOARD MEETING

June 7th, 2018

Joseph Lucchese, Chairman, Brian Manown, Board Members, Gregg Pitula, Code Enforcement

- Joseph Lucchese called the meeting to order.
- May minutes approved

NEW BUSINESS:

1. PETER GENCO – SBL# 52-5-8 – Requests approvals for a new store front and sign. Renaissance grant has been given for this work. Zone: B-11. Location: 5203 Main St., So. Fallsburg.

- Peter and Richard Genco represented.
- Joseph Lucchese: Any violations we need to know about?
- Gregg Pitula: Nope.
- Joseph Lucchese: We really can't approve the minutes from last month.
- Brian Manown: For the record I will say I approve them.
- Joseph Lucchese: I approve them as well.
- Peter Genco: I have never done anything like this. It is the Sullivan Renaissance project. Basically Helen I have been working with. She basically came over, we talked. She looked at the building. She gave me a picture to help. I don't know. I wish my contact were here too. I tried to get him. My understanding is we just want to paint the building. Put up the sign, lettering. Then she suggested to hang a (inaudible) for people when they are driving by. Over the years I've been told you tried to do this with Sullivan Renaissance. I don't know anything about this. I do teeth. You guys should be talking to my contractor about how he is doing it and the painting. He did say something about getting a professional sign man. If you know anybody please recommend them. I don't want this to be a crazy project. I'm not good with this stuff.
- Brian Manown: Who actually did this?
- Peter Genco: Helen. She basically made this up for us.
- Joseph Lucchese: Do you know all of the details on this? Colors? Other blue, purple, and white. Do you know what color is what? It is hard to tell.

- Brian Manown: I don't see anything about purple.
- Joseph Lucchese: The front doors?
- Peter Genco: That's a brown.
- Brian Manown: And you are leaving it?
- Peter Genco: Yes.
- Gregg Pitula: The colors might be off from the printer.
- Peter Genco: You're right, the top up here looks purple. I don't think we're going purple. We're going to go blue. A nice white there. She suggested the tooth. I don't know how you can do that. I don't want something causing problems. That was just a nice suggestion she had. And to paint the front of the building white or something. I don't know how this works. Do you need permits for when you're doing stuff?
- Gregg Pitula: The only thing you need a permit for is when you install the new sign. The colors are usually picked off of a Benjamin Moore historical color palette. There are different options when you repaint your store. It has to be off that color palette. There are blues in there that match. Most people come prepared for the meeting with colors already picked out. A sign company already in contract. Usually the sign company makes the rendering.
- Brian Manown: Just to establish the fact, there's a design guideline for buildings in commercial areas. I don't think I want to try to sort out the actual colors they are going to use. My own opinion is we are going to have to ask you to go back to Renaissance and have them specify which actual color from the historical palette.
- Peter Genco: Not a problem.
- Brian Manown: If they do another rendering like this, it would be required that the colors be accurate. We don't want to look at a purple and it will actually be brown.
- Peter Genco: Can you recommend a sign guy to me?
- Gregg Pitula: We're not supposed to recommend a sign guy to you. We're not allowed because if we recommend somebody and they don't follow through, you may blame us.
- Brian Manown: Let's continue with the architectural design stuff. The other thing for me is we are kind of sensitive to the amount of signage on a building. There are limits established in the zoning regulations. In your case you could probably have up to 60 or 64 square feet maximum. You're probably under that right now. Your application says this will be 18 inch high letters and 20 feet wide. That's 30 square feet. You're halfway there. I don't think your tooth even though it is double sided puts you over the limit. I'm always looking for good signage not volume. My suggestion would be to make the South Fallsburg Dental across this blue band here somewhat smaller. I think it is too big in terms of human scale and a small town street.
- Peter Genco: So the dimensions I have with me are 18 by 25 feet.
- Brian Manown: 20 feet on the application.
- Peter Genco: Okay so you are suggesting to go a little smaller.

- Joseph Lucchese: If you went from the outside window from left to right I think that would reduce it considerably in scale.
- Brian Manown: That's a good idea.
- Joseph Lucchese: Do it directly above the windows. I think it would look terrific.
- Brian Manown: I like it. It subtly ties into that feature.
- Joseph Lucchese: There's some writing on the windows. Is that coming off?
- Peter Genco: Yeah. That's some vinyl letters. We're redoing the whole office. We are painting inside and renovating.
- Brian Manown: Are you a year round business?
- Peter Genco: Yes.
- Joseph Lucchese: Those metal stick on things for the address are they coming off as well? It's in the left window. It says 52. They look like those stick on things.
- Peter Genco: Do you want it off? I can take it off it doesn't matter.
- Brian Manown: I am wondering if you can put it over the door. You'd have to start all over again.
- Peter Genco: What do you mean?
- Brian Manown: If you peel this off I wouldn't suggest reusing them.
- Peter Genco: No no.
- Brian Manown: If you could create another one.
- Peter Genco: On the door itself?
- Joseph Lucchese; You could even do it on the side right above the door in white numbers.
- Richard Genco: Above the doorway?
- Joseph Lucchese: Above the doorway on the blue background.
- Brian Manown: You've got this kind of in sections. If you just put it in the middle of that one section.
- Peter Genco: That sounds cool.
- Brian Manown: In terms of the colors, it is very dark. I know you have the light blue or medium blue. Somebody is trying to coordinate those colors. If it is Helen or someone on her staff.
- Peter Genco: Yes. We could change it to lighter.
- Brian Manown: It looks like you're changing it from white to an almost light brown.
- Peter Genco: The windows on that are brown. It is brown siding.
- Brian Manown: I'm talking about the general color.
- Peter Genco: You talking about the molding?
- Brian Manown: I am talking about the wall.
- Joseph Lucchese; The stucco.
- Brian Manown: For a building this is a fairly dark brown. I am okay with it.
- Peter Genco: I think that is a bad picture. I need to get a better picture. I think I have to look at the colors and get you a better picture. I am going to recuse myself from the colors, I am not prepared.

- Gregg Pitula: Is the building white now?
- Peter Genco: The building is white.
- Gregg Pitula: Does it look exactly like this? This is the big map's road signage.
- Peter Genco: (inaudible)
- Gregg Pitula: I just want to know if this is a pretty close representation. Does it still look like that?
- Peter Genco: Yeah. I would say you want to stay with the white.
- Gregg Pitula: So it still looks like this.
- Joseph Lucchese: So it's still white?
- Peter Genco: Yeah.
- Joseph Lucchese; You think that is shadowing?
- Peter Genco: Yeah. I think I have to go through Benjamin Moore and come with better colors. I think you are 100% right about making the sign smaller. It would be nice and the little numbers above that. Do you think it is a good thing or a bad thing to put potted plants in?
- Brian Manown: The first thing that struck me about that is can it be maintained? Obviously nothing will grow in the winter. The sidewalk is maybe 6 feet wide. You probably get a lot of traffic in the summer time. If you are encroaching on that. These planters are going to protrude. Anything more than 1 foot and they will get knocked around.
- Peter Genco: That's why I talked to you. Even my girls might throw garbage in there.
- Brian Manown: I think if in the summer time you have flowers growing there people will enjoy and respect it.
- Peter Genco: I don't want anything to create more work for you.
- Brian Manown: Steingart's have those I don't know what they are. They're not troughs. It's that organic stuff with like a wire frame. They just don't have anything growing in them half the time.
- Gregg Pitula: I think they took them down. People were putting garbage cups in them.
- Brian Manown: Then you have to watch to make sure water isn't leaking through and staining your brick. This is a nice brick façade.
- Peter Genco: We drill the holes in there and then worry about the plant later. We need to get more prepared.
- Richard Genco: We could always have the Town put those plants in the big pots and the flowers in there. Then move them after the summer.
- Brian Manown: I almost think that's a better idea because then you can remove it entirely in the winter. You know that you have nothing but snow and ice in the winter.
- Richard Genco: So I should be able to just Google sign guy around here? Some in Monticello?

- Gregg Pitula: There are some in Monticello. Some in Liberty. They are all over the place.
- Peter Genco: So if I Google somebody, can you at least give me a heads up if I am doing the right one?
- Brian Manown: I'll tell you who you ask. Helen. She is connected through her business.
- Peter Genco: Okay I'll email Helen.
- Gregg Pitula: We don't have any bad experiences with any sign people.
- Brian Manown: We're just not allowed to.
- Peter Genco: I get you.
- Gregg Pitula: Some you just need to ask what they are capable of doing. Some are only capable of printing on vinyl which we don't allow. It has to be on metal or sign material. Composite sign board. There's a lot of guys who do signs but they are just sticker guys.
- Brian Manown: First of all, you're really only allowed 1 sign per façade. You have both buildings right?
- Peter Genco: Yes.
- Brian Manown: Are they connected on the lower level?
- Peter Genco: Just through a hallway.
- Brian Manown: Technically you'd be allowed to have 1 sign here and 1 sign here. You have 2 signs on this one building. I wasn't going to bring it up but you're not really allowed to have 2 signs. But I am fine with that. You have a good out because you have 2 buildings. The only time you're allowed to have a sign on 2 sides of your building is if both sides are on a public street. You don't have a public street over here.
- Peter Genco: We have public access.
- Gregg Pitula: It has to be on the street.
- Brian Manown: It has to be a Town street. I know you'd like that extra exposure but I am really happy to see you are using this type of sign on the building. It's easier to read as you're going up and down the street. Both pedestrians and cars. It has that kind of quaintness that we encourage.
- Peter Genco: It sounds good to me. I'll get you more information.
- Joseph Lucchese: So I guess you have to get back to us with all the stuff.
- Peter Genco: So when I get all the stuff do I email Mollie?
- Gregg Pitula: Send it all back to Denise.
- Peter Genco: Do I call for Denise?
- Gregg Pitula: No it's okay. Denise works in our office and she will amend your application.
- Peter Genco: Is there a time you need it by?
- Gregg Pitula: You would need it within the next 3 weeks to be approved to be on the next meeting. We can put you back on Old Business for the next meeting.

- Peter Genco: So if I don't get it approved, it would be the next meeting correct?
- Gregg Pitula: Correct.
- Peter Genco: There's no chance of me losing the \$2,500.00 grant is there?
- Brian Manown: That's up to them. Helen. We're not connecting with them. I don't remember them having any kind of timeline. Just ask Helen. We're actually putting notice back out now because they have to figure out what the colors are.
- Peter Genco: I thought if I didn't get this in today that I wouldn't get the grant.
- Brian Manown: It just says this grant is conditioned on you securing permits and local approvals. Oh, it says to receive funding you must submit receipts for eligible expenses anytime after May 1st by no later than October 1st.
- Gregg Pitula: So you are fine. So after the design is approved by the Board, you'll get an approval and then you'll come to our office to get a sign permit. You'll pay Denise \$50 to get your permit and you can put your sign up.
- Peter Genco: Okay thank you.

2. LAUREL CREST ESTATES – SBL# 39-1-90/56-1-1 – Requests approvals for elevations, colors and design for a new development consisting of 70 single family homes and a shul. Zone: REC-1. Location: PostHill Rd., Mountaindale.

- Abe Berkovic represented.
- Abe Berkovic: To give you the short we were here for an approval for Laurel Crest which is a development down the road. We received an approval for the buildings. I have a copy of the approval. The only item left was the wall along Laurel Avenue. We came up with a design that kind of blends in. This rendering is a designer that works with the landscape architect who is from Goshen. He hired this landscape architect and based on the CAD and the topography of the land and the kind of tree that will be growing, this is very close to what the end product will look like. This is like a mid section basically. This would be the retaining wall. This line which is the bottom of that top lot is where the road finishing up on top. Instead of putting a chain link fence, we are going to add another block and we are going to have an 18 inch post and rail. Every say 40 feet we'll bring in another block to break it up. It will not be continuous just post and rail.
- Brian Manown: They look like they are 20 feet apart.
- Abe Berkovic: This was just to get the idea. I think more spaced out will make it look better.
- Joseph Lucchese: I think I like it closer.
- Brian Manown: I like it better closer too

- Abe Berkovic: Then I will make it at least 24 feet because if we do 8 foot sections. Two 8 footers which will make every 24 feet for the block. On the road above I'll have 42 inch between the post and the rail and the block. A 42 inch fence.
- Brian Manown: On the other side this fence will be 42 inches high?
- Abe Berkovic: One is a block. The bottom section of the fence is the block. The top section is just post and rail at 18 inches.
- Brian Manown: So essentially it is 2 blocks high.
- Abe Berkovic: Yes but the wood portion is only on the top block section. It's like a short wood railing. It's not something you will see, it is unique.
- Brian Manown: Let me confirm one thing. You've got blocks like this. You have 2 blocks at the top with the fence here. That's 42 inches.
- Abe Berkovic: Yes.
- Brian Manown: The reason I am asking is because of this distance.
- Abe Berkovic: It varies.
- Brian Manown: Basically we're only seeing it is 2 blocks high.
- Abe Berkovic: That's because the trees the architect is putting in some of them are 6 foot or 8 foot. They will block the height of the wall. You won't see it.
- Brian Manown: The trees won't block it, the shrubbery might.
- Abe Berkovic: The shrubbery in the back over there. This happens to be an 8 foot wall section. This particular section.
- Brian Manown: Is it 8 feet to here or 8 feet all the way to the top?
- Abe Berkovic: It is 8 feet to here.
- Brian Manown: So we have 8 feet then another 42 inches.
- Abe Berkovic: Yes.
- Brian Manown: Which is 11 and a half feet.
- Abe Berkovic: Yeah but it will be wood.
- Brian Manown: Yes and it will be landscaped. I can't quite believe that this is representative of a 11 and a half foot wall. That's what I was asking about from the beginning.
- Joseph Lucchese: This is 4 blocks high. They are 18 inch wide blocks?
- Abe Berkovic: No they are 24. They are like the same they have in the front of...
- Brian Manown: Let's say they are 2 feet high.
- Abe Berkovic: They are 24 by 48.
- Brian Manown: We are seeing 8 to the top of the fence.
- Abe Berkovic: It's 8 to here then 4 to here.
- Brian Manown: If it is 8 to here, we're only seeing not even 4.
- Abe Berkovic: Because the shrubbery is blocking.
- Brian Manown: I understand that. I'm just saying that this wall is going to be a little more imposing than what is shown here. I don't know if I am okay with that.
- Abe Berkovic: I had a discussion with the landscape architect. Steve Esposito. He said these shrubberies are going to block. He has it on the plan. This is what they

will grow and they grow pretty fast. He advised the architect that made the rendering to show how it will look 2 or 3 years in. Based on his design. He is a reputable guy.

- Brian Manown: I don't have any doubt about that. It's just that an artist can take some liberties sometimes.
- Abe Berkovic: She took the topo from our engineers. She took the site plan. She worked with that. You can see some berms.
- Brian Manown: These are retention ponds here?
- Abe Berkovic: The property goes up now over there. We're not taking that down. We're just digging down on the other side of it and leaving those berms in place.
- Brian Manown: So you have the retention ponds between the road and the wall. It has the medieval moat quality to it.
- Gregg Pitula: I have a question. The top row of block you have spaced at every 24 feet. You're saying the railing is 44 inches high but the block is only 24. How does that work out?
- Abe Berkovic: 2 row of blocks is 48.
- Gregg Pitula: So that single row of blocks on the top is 2 blocks? This top row of blocks. If that block is only 24 inches high...
- Abe Berkovic: This is one. This is the second. This is where the railing is.
- Gregg Pitula: Is the railing tucked in behind the wall or on top of the wall?
- Abe Berkovic: It will be anchored on top of the wood.
- Gregg Pitula: But the railing you are only seeing 2 feet of wood at the top?
- Abe Berkovic: Yes.
- Gregg Pitula: The wall will be 44 or 48 inches from the ground but you will only see 2 feet of railing?
- Abe Berkovic: Yes.
- Gregg Pitula: Do you guys all understand what he was saying? The wood you will see is only 2 feet high. The road level behind it will be down. I didn't get to see that. I just wanted to make sure you are aware.
- Brian Manown: I think that's fine, I like that design. You have 1 block then you have the fence about every 24 feet. I love the way it is broken up.
- Gregg Pitula: I was just making sure. I didn't see you draw that.
- Abe Berkovic: The other choice is a long chain link fence. This gives it character. I don't think anybody in the Town has anything like this. It is unique.
- Brian Manown: I am very happy with the way this looks. It is not going to be just a minimal kind of thing. I wouldn't mind knowing and having for the record how you plan to build the fence.
- Abe Berkovic: I was thinking of pressure treating. I am going to take either a 4 by 4 or a 6 by 6 post that will be 24 inches high. On a 24 foot section I will put 2 of the posts and maybe 2 of them. I don't know if I will be able to anchor into the block. Then I will put a base. Then I will 2 rows of the 2 by 6 or the 4 by 6 that is 8 foot

long. Like a horse farm, same type of idea. Instead of doing it 48 inches high we will do 24 inches.

- Brian Manown: Just to get standard 2 by 6 I don't think will look good. The depth of the 2 by 6 makes it look like..
- Abe Berkovic: The question is the steps. We're used to having a 5 quarter where we are working on it and after 6 to 8 inches there is a joy stopper. Here you are putting in a 5 quarter on a 8 foot section. Somebody leans on it and I don't know if the 5 quarter is designed for that.
- Brian Manown: I'd like to see a good quality fence. Not just pressure treated 2 by materials. That makes it look like it was a backyard project.
- Abe Berkovic: At the same time I have to make sure it is sturdy enough. I don't think 5 quarter is designed to be on a vertical section of 8 feet with no support in between. We are using 5 quarter on every 16 inches and we are walking on it. I was thinking if you put it this way with posts in between, I just think it will have too much to give.
- Joseph Lucchese: So to backtrack, this is not like a fence at a horse farm. This is 2 by 6 or 2 by 4?
- Abe Berkovic: It's not post to rail. It's post to rail that we are building on site. You're thinking the one that has the hole in between?
- Joseph Lucchese: Like you would see at a typical horse farm.
- Abe Berkovic: I've seen a typical horse farm in Pine Bush where it was built post to rail. They put a 6 by 6. This is this.
- Joseph Lucchese: Okay.
- Brian Manown: I'm just saying that because of its presence in the public, it is right on a public street and it is an imposing wall, it should look as nice as possible. You wouldn't consider a composite?
- Abe Berkovic: Too expensive.
- Brian Manown: It'll be there for years. It's less maintenance.
- Abe Berkovic: It fades, the sun beats on it
- Brian Manown: With a horse fence you are going to be constantly replacing boards, constantly. Every year after the winters we have. Every 2 years it will need coats of paint or stain or whatever you have. We can't control that but that's why I am saying if in 2 or 3 years it is looking shabby then it was for nothing.
- Abe Berkovic: I'll make sure they put some thought into that. I'm not at liberty to commit to something like that.
- Brian Manown: Could we ask that when you do make your decisions to submit a detail for the fencing?
- Abe Berkovic: I need the wall approved.
- Joseph Lucchese: We can't approve anything.
- Abe Berkovic: When you have a quorum at least get the wall approved. I'll have to come back for the fence detail. I can live with that. The wall is important for the site

work. The fence is important for the finish work.

- Brian Manown: When do you start the site work?
- Abe Berkovic: We want to start. This is one of the last pieces that is missing.
- Brian Manown: Is this the first thing that will be done?
- Abe Berkovic: We want to get the front in shape and the pond in shape.
- Brian Manown: Will you put the wall in before you build any houses?
- Abe Berkovic: Yes. We want to get the trees to mature in the front. Nobody is driving through there anymore. Once we build that, the way this is situated there is an entrance on either side. We can build this wall, put the top row of blocks so nobody falls over. Then the site work will be whatever it is. The rest of the houses will be whatever it is. At least we can plant everything in front and get everything in shape. From my perspective it will help aesthetic. It will help insure the most important aspect of keeping the aesthetic nice. If we can get that stabilized all over the place and everything goes according to plan, this should look very nice.
- Joseph Lucchese: Are these existing or are you planting these?
- Abe Berkovic: I believe these are new plantings. That might take 6 years before it looks that way. I don't know.
- Joseph Lucchese: Are you planting something this tall or something this tall?
- Abe Berkovic: That tall yes. I am going to have caliper red maple. Red maple is taller. In Pine Bush they make you put red maple or American oak every 40 feet. You can do variety it is your choice. I go to Manza or Jack Jackson in Florida. This particular project I went to Jackson and we planted in spring of last year if I think. They were all 2 and a half cal. I was there today and each one of them is 12 feet high. They were not expensive. I paid \$125. If I have to plant 50 or 40 trees like this it won't break bank.
- Brian Manown: The person who did the rendering probably left some trees out of here so we can see the wall.
- Abe Berkovic: I'm not sure.
- Brian Manown: But the landscape shows where the trees are.
- Abe Berkovic: Specifically. The landscape plan is part of the site plan. When the Town goes out for inspections that is part of it.
- Brian Manown: The Planning Board hasn't asked for our recommendations for the landscaping.
- Abe Berkovic: They reviewed the plan.
- Brian Manown: Every now and again they will ask us to review a landscaping plan.
- Abe Berkovic: The houses reflect the nature that they are not the same color. They're not supposed to be the same color.
- Brian Manown: We have our decision on that as part of the application. We are reminded of what we approved. I am okay with letting this go through the rest of the process with the stipulation that we get a chance to review the fence detail.
- Abe Berkovic: The fence detail, not the wall. The wall is acceptable, the top fence

section.

- Brian Manown: I would say I approve the look of this fence. I think we have to have the detail in the record.
- Gregg Pitula: We are going to have to email it to a third member for his approval.
- Joseph Lucchese: Wooden fence. 3 8 feet sections totaling 24 feet with 18 block in between, 42 high. 8 feet high on street side.
- Abe Berkovic: 24 inch block. 24 by 48.
- Joseph Lucchese: So it's not 8 feet on street side then? It is more then?
- Abe Berkovic: With the fence, some sections are as high as 12.
- Brian Manown: 11 and a half.
- Gregg Pitula: Denise will send it out.
- Abe Berkovic: Thank you.

Brian Manown motions to adjourn. Joseph Lucchese seconds. All in favor.