

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

TOWN OF FALLSBURG ARCHITECTURAL REVIEW BOARD MEETING

July 5th, 2018

Joseph Lucchese, Chairman, Brian Manown, Menachem Fruchter, Mark Hurwitz, Board Members, Gregg Pitula, Code Enforcement

- Joseph Lucchese called the meeting to order.
- May and June 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.
 - Applicant was not heard.
2. NHI MUNDY (BA & ME) – SBL# 46-4-23– Requests approvals for an improved store front with outdoor seating. Renaissance Grant has been approved. Zone: MX. Location: 58 Main St., Mountaindale.
 - Nhi Mundy and Michael Mundy represented.
 - Nhi Mundy: I have somethings to hand out. Some pictures for you. So we're opening up a Vietnamese restaurant on Main Street in Mountaindale and we are hoping to open by July 20th. I believe this meeting is for the renovations for the exterior correct?
 - Joseph Lucchese: Yes the sign and awning.
 - Nhi Mundy: So the things we want to do are very minor. We want to put a retractable red awning on the side of the building.
 - Joseph Lucchese: On the side? Not across the face?
 - Nhi Mundy: I'd like to do that later on I think but I just don't have the funds right now. Just on the side because we want to put tables and chairs outside.
 - Joseph Lucchese: And that's where the pavers will go.
 - Nhi Mundy: Right. Right now it is not hindering any walkway on the sidewalk. We also want to put a sign up on the side of the building.
 - Joseph Lucchese: Nothing on the face?
 - Nhi Mundy: On the face we are going to have hand painted lettering in the

windows for now. It's just a cost effective way for us to do that. I know Mollie said it would be a certain percentage of the overall windows so we will make sure we follow that. The sign is really important because we have 2 other restaurants. One in Calichoon and one in Honesdale.

- Joseph Lucchese: So this is where the sign is going?
- Nhi Mundy: Right.
- Brian Manown: Where?
- Joseph Lucchese: Right in the top right corner. Above the white. Bottom corner of the brick.
- Brian Manown: So it's a sign that is perpendicular off the wall but mounted on the side?
- Michael Mundy: Yes.
- Brian Manown: Is that the existing wall finish?
- Nhi Mundy: It is.
- Joseph Lucchese: The sign is double sided?
- Nhi Mundy: It is. That's where it is currently placed in our Calichoon location is on the side of the building. We are known for our outside seating and we usually have access to the alleyway. Both Calichoon and Mountaindale will reflect that look.
- Brian Manown: Does the retractable awning go below the sign?
- Nhi Mundy: Behind the sign.
- Gregg Pitula: This is just a walkway between the 2 buildings? That's not an active driveway?
- Nhi Mundy: No it's just a walkway.
- Joseph Lucchese: So the pavers are blue stone pavers with gravel?
- Nhi Mundy: Funny enough Butch and Billy have already went ahead and did something I didn't want. They just put brick in there.
- Joseph Lucchese: So it is brick.
- Brian Manown: They removed all of the plantings and some of the asphalt?
- Nhi Mundy: It's up until I believe 15 feet. The plants that aren't there now they moved it in front of the trash cover. So you have the trash bin then you have the plants, then the pavers.
- Joseph Lucchese: How large is the seating area?
- Nhi Mundy: We have 2 benches that are 6 or 8 feet each then we have café tables. It's small. I took a picture of it recently. It is a cute set up. This is kind of what it will look like.
- Joseph Lucchese: Very nice.
- Brian Manown: When you say it is kind of like that, why is it not like that?
- Nhi Mundy: Because we are missing 1 more table and the awning. This is the basic set up.
- Brian Manown: And you are adding the awning. And the sign.
- Nhi Mundy: I'd like to put the little lights from the awning.
- Joseph Lucchese: Like B lights?
- Nhi Mundy: String lights. It will be very cute and romantic, you can do dates

there.

- Joseph Lucchese: The planters are in front of the building?
 - Nhi Mundy: I've kind of run out of money. Right now everything is on the side, that's where we're focusing on. Once there is more money that's when we'll invest in planters.
 - Joseph Lucchese: The sign in the window is what? I know it is hand painted.
 - Nhi Mundy: It depends on what the artist sees but she specializes in green leaf painting. It's going to have a French feel.
 - Joseph Lucchese: It will be the name of the B&B?
 - Nhi Mundy: It may say something like café or something we offer.
 - Joseph Lucchese: As long you don't cover the entire window.
 - Gregg Pitula: What is the percentage?
 - Michael Mundy: Most likely it will be quite small.
 - Joseph Lucchese: Okay.
 - Brian Manown: Are you painting the door red?
 - Nhi Mundy: I would like to but I understand it has to be a historical Benjamin Moore paint.
 - Joseph Lucchese: Yes so it would be the heritage red.
 - Brian Manown: There should be a collection. Something muted.
 - Michael Mundy: It will be a little punctuation, it is a set back door.
 - Joseph Lucchese: Any other questions?
 - Brian Manown: These look like shadows, these lines across. Architecturally I can't make out what those are.
 - Joseph Lucchese: They may be phone lines. The wires.
 - Michael Mundy: Right now it is clear brick.
 - Brian Manown: When this was repainted it must have been repaired to whatever was necessary. What condition is it in?
 - Joseph Lucchese: It is in excellent condition I can vouch for that.
 - Brian Manown: Okay. No need for any other repair?
 - Joseph Lucchese: No. It was painted a little over a year ago. I don't have any other questions. Anyone?
 - MOTION:
 - Brian Manown motions to approve as described. Joseph Lucchese seconds. All in favor.
3. WOODBOURNE LANDSCAPE SUPPLY – SBL# 54-2-9.1 – Requests approvals for a billboard sign. Zone: I-1. Location: 5022 Main St., South Fallsburg.
- Applicant not heard.
4. LAVISTA DRIVE 19 – SBL# 60-1-18 - Requests approvals for a 3 x 5 entrance sign for an existing development. Zone: Location: 80 Lovers Lane, So. Fallsburg.
- Asher Horowitz represented.

- Asher Horowitz: It is an old place. We just redid a lot of our water and sewer and landscaping by the Town's request. We put like \$200,000.00 to our property because they weren't happy with the water and sewer. We brought in about 500 ton of dirty. Tomorrow the last 40 tons of dirt are coming in. The locations and everything is the same. The last storm we had the small tornado. We used to have a sign that said LaVista Drive Estates. It was an old sign. It was sitting at the same location next to the synagogue. I have to put a new sign because that sign was 40 years old and second it wasn't holding. I am trying to do something very simple. I drew up something. I want to put it in the same location.
- Joseph Lucchese: I am not familiar with the sign location. Is it perpendicular to the road or parallel to the road?
- Asher Horowitz: When you drive up from LaVista onto Lovers Lane, the people who drive through our place will see the sign from the road. It's just made that people should know where we are.
- Joseph Lucchese: It's one sided?
- Asher Horowitz: One sided.
- Brian Manown: It's on Lovers Lane facing Lovers Lane?
- Asher Horowitz: Facing Lovers Lane sitting on our synagogue. Somebody shouldn't miss our place.
- Brian Manown: You have a parking lot on the side of the synagogue?
- Asher Horowitz: It is right before the parking lot.
- Gregg Pitula: This is 42, this is LaVista, this is your place. Where is your sign going to go?
- Asher Horowitz: My synagogue is sitting here. Right here. When you pass here, you see it by the synagogue.
- Gregg Pitula: So you won't see it coming up? You will only see it on Lovers Lane?
- Asher Horowitz: On Lovers Lane. There is a sign now by the intersection of LaVista and Lovers Lane. It is a small sign on a tree that we never took off or replaced. When someone wants to know to drive into our parking lot that's when he will see it.
- Mark Hurwitz: It's behind the synagogue?
- Asher Horowitz: There's a fence here. Here there are some decorative stones. It will be right behind the decorative stones. They asked me if I am doing flowers. I said the only flowers I should do is annual flowers to make the sign look nice.
- Joseph Lucchese: The sign is 3 by 5?
- Asher Horowitz: It is 5 by 3, I figure that is not too big or too small. I figure 5 by 8 is big.
- Joseph Lucchese: The only thing I see is that it is 7 feet high. That is very high. You are talking about from the ground to the top?
- Asher Horowitz: I was asking the company that made the sign in Middletown to tell me how the sign should be coming off the road. He said the sign should exceed 7 feet. As long as cars can see it I don't care how high it is. I can do whatever you want.
- Brian Manown: When you're sitting in your car, your sight is never more than 4

- feet unless you are in a pickup.
- Asher Horowitz: The 7 feet I took from him.
 - Brian Manown: If you did 6 feet to the top you could have the planter and you'd be 3 feet to the bottom of the sign and 3 more to the top.
 - Asher Horowitz: So I should make the top of the sign 6 feet?
 - Brian Manown: I am thinking that.
 - Asher Horowitz: Fine by me. So the sign is 5 feet wide. Another 3 feet coming down below the sign.
 - Brian Manown: For your planter.
 - Asher Horowitz: I think if it is lower you can see it better.
 - Gregg Pitula: Did you give this to the Denise after she sent it out to the Board Members?
 - Asher Horowitz: No she got this first. Then she said what colors? I said this guy just sent this to me so whatever annuals are available. No mulch just 3 big stones sitting there already.
 - Brian Manown: Are you building any kind of planter box for the flowers?
 - Asher Horowitz: There's no real place for it. It's ground and there are 3 big stones sitting around it. They are decorative. Around that I will put annuals and mulch every year. It is a very small area.
 - Brian Manown: What is this made out of?
 - Joseph Lucchese: Durabond.
 - Brian Manown: What is this constructed out of? PVC?
 - Asher Horowitz: You talking about the wood or the sign?
 - Joseph Lucchese: The sign itself. It says durabond. Freestanding durabond.
 - Brian Manown: This border is just part of the paint?
 - Asher Horowitz: It is all part of the design. Nothing is stuck on. It is just one piece.
 - Brian Manown: It's nice to see a frame around something.
 - Asher Horowitz: I'll tell you the truth. The sign is done already because before I knew I needed a permit I did it. I found out afterward I needed a permit. After I got it, I met in the office and was told I need a permit.
 - Mark Hurwitz: It's made to look like a border by color.
 - Joseph Lucchese: Yeah that's fine.
 - Asher Horowitz: It's very simple standard.
 - Joseph Lucchese: Just bring it down. Personally I would like to see some permanent things planted.
 - Asher Horowitz: I could do that. The problem is I have so much stone and rock there. It's a piece of rock the place.
 - Mark Hurwitz: Unless he puts it in planters.
 - Joseph Lucchese: Sitting in planters won't work in the winter.
 - Asher Horowitz: When you say 6 feet but I decide 5 feet is better, is that acceptable? 6 being the max?
 - Joseph Lucchese: Absolutely. I'll put that on here.
 - Asher Horowitz: What I will do is put the wood and cut it afterward. I'll put the

- sign and then see what looks the best.
- Joseph Lucchese: This is not lit in anyway?
 - Asher Horowitz: No.
 - Joseph Lucchese: We have the sign at a 6 foot maximum height and you will plant below the signs.
 - MOTION:
 - Menachem Fruchter motions to approve the sign as stated. Mark Hurwitz seconds. All in favor.
 - Gregg Pitula: So you put in your application for the ARB. Did you get your actual sign permit application from Denise? There's 2.
 - Asher Horowitz: I can go up tomorrow morning.
 - Gregg Pitula: Okay.
5. FALLSBURG FOOD CORP. – SBL# 51-1-16 – Requests approvals for a remodeled store front and new sign for an existing gas station. Zone: B-1. Location: 5239 Main St., So. Fallsburg.
- James Johnson represented.
 - James Johnson: He just wants to refresh and recolor everything. Here is the before and after.
 - Joseph Lucchese: Are you painting the building itself?
 - James Johnson: Just the skins and everything. If the outside needs refreshing we will clean up the whole outside area.
 - Mark Hurwitz: New pumps?
 - James Johnson: Yes.
 - Gregg Pitula: Canopy staying the same?
 - James Johnson: Just changing the colors.
 - Joseph Lucchese: Just all new skins. And obviously a new sign up there.
 - Brian Manown: It is obviously corporate logos. I think it would be wonderful to remove the popsicle sign entirely. Your signage on the canopy for a little village is completely sufficient. The popsicle sign is clutter in my mind. I know you are planning to post your prices on the main post. Is there any other way you would be able to post those prices?
 - James Johnson: Not really no. There's not much room to get around there as is.
 - Brian Manown: It is pretty tight. Could you eliminate the sign on top and just do your prices?
 - James Johnson: There is a little triangle piece up in the corner. I don't know if that is back far enough from the road for the sign to be. Up in this corner is a little triangle piece you could probably put it over in that area.
 - Discussion.
 - Brian Manown: If you kept the post but cut it off right here. Then have your prices. This is redundant. It gets to be clutter in a small village. We are trying to scale back the postage. This should be very visible without that.

- Joseph Lucchese: I think that will look odd. Just a cut off post with pricing will be very strange. Is there any way that the pricing could be put on one of these uprights? If it were up high?
- Brian Manown: But if a truck comes through there.
- James Johnson: We're worried about somebody hitting it.
- Joseph Lucchese: It just looks weird. That's my own opinion. It would need some kind of cap on it or something. You can't just cut it off like that. This is not existing?
- James Johnson: It's there.
- Brian Manown: Where do you post your prices now?
- Raj Patel: It has one of those number things but it is on the same post right there.
- Brian Manown: Will this be digital?
- Raj Patel: Yes it will.
- Brian Manown: I always prefer the monument type of sign where you do something like that put your prices on top of it like that. This could be stone or something like that. But that is a whole new thing.
- James Johnson: But we have the fire hydrant and everything.
- Brian Manown: We keep things low.
- James Johnson: We have the fire hydrant. The water main. Everything is right there in that corner.
- Joseph Lucchese: That's a tight squeeze as it is.
- James Johnson: One little piece around the fire hydrant and you hit. We've gotten it good already.
- Brian Manown: I just think it is a missed opportunity if we don't clean things up as we go along. It is a challenge but I think it is something we should have high priority on. We only have rare occasions when we can do it.
- Joseph Lucchese: I just don't see. You can't relocate it because it is existing there. You can't set it back on the other side because you won't see it from the road.
- Brian Manown: It has a little cap. This little piece right here. There's a joint that and it is a little bit of a cap. I don't get that it would like odd but I understand that you do. I was accept the oddness over having the second sign.
- Mark Hurwitz: I don't think you need the 2 signs. It can be capped off nicely.
- Brian Manown: At that joint it does have a plate?
- James Johnson: Yeah 4 bolts there joined together.
- Raj Patel: So you are saying take the top part off?
- Joseph Lucchese: Get rid of the sign there. Okay I am good with that. Any input?
- Menachem Fruchter: I agree less would be better.
- Joseph Lucchese: So we are going to remove the Gulf sign from top of free standing post and leave the digital pricing sign. Okay. Motion?
 - MOTION:

- Brian Manown motions to approve as stated. Mark Hurwitz seconds. All in favor.

Brian Manown motions to adjourn at 7:39. Mark Hurwitz seconds. All in favor.