

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

## TOWN OF FALLSBURG ARCHITECTURAL REVIEW BOARD MEETING

August 2<sup>nd</sup>, 2018

Brian Manown, Chairman, Menachem Fruchter, Gerald Skoda, Board Members,  
George Sarvis, Code Enforcement

- Joseph Lucchese called the meeting to order.
- July 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 did not appear.
2. WOODBOURNE LANDSCAPE SUPPLY – SBL# 54-2-9.1 – Requests approvals for a billboard sign. Zone: I-1. Location: 5022 Main St., South Fallsburg.
  - Applicant did not appear.
3. CENTER FOR DISCOVERY – SBL# 34-9-12 - Requests approvals for elevations and colors for a mixed use three story building. Zone: MX. Location: 234 Main St., Hurleyville.
  - David Fanslau represented.
  - David Fanslau: You have the application specific to this but I brought Glenn Smith's site plan which has been worked on by the Planning Board and has received the County's 239 review and made changes to it from that. With input from the Town Engineer, the consorting engineer and the Town staff. What you have before you is pretty much the final site plan that is on the Planning Board agenda next week for final approval pending tonight's meeting. The County's comments were this property connects to the Rail Trail which is now paved. They wanted this 10 foot wide walking connecting path to the Rail Trail to the parking which we agreed to. It is done. Just to orient you, this is Cole Street which is the side street to our the Hurleyville Markets. What we are proposing is an info

building which is consistent with the Town's comprehensive plan and the MX zone. All of these properties are going to become one parcel as a result of this building. The parcel back here is the old Thorner property. There was a house here that we razed 5 years ago. We are going to be building a drive in here. We are going to get a County driveway permit and putting parking down here which will add 30 spaces that will accommodate the retail aspect of this building. This is going to have 3 retail locations on the first floor with 2 levels of apartments on the second and third floor and the parking behind the building will be dedicated to the residents of the apartments. The public parking would go here. There is a connector to the Rail Trail. This other end is the Pickled Owl. Then of course there is municipal parking that the Center built for the Town here in front of these recreation courts. It is pickleball and basketball. Then we have a playground under construction here for the Town as well.

- Gerald Skoda: How are you going to control the tenant parking versus the retail?
- David Fanslau: There will be signage.
- Gerald Skoda: Not a gate or something?
- David Fanslau: By permit only or something. We think because of how you get to that is this very little used side street that it won't be a problem. If it becomes a problem we can certainly put a gate in.
- Gerald Skoda: It's such a long hike down there to the other parking.
- Brian Manown: But your main access is here?
- David Fanslau: Yeah. The main access is here. Even this parking lot is within the Town allowed code for municipal parking. We could have gotten an exemption for all of this parking by using that parking because it is within 500 feet. Knowing that people like to close to where they are going to shop we wanted to put this parking in to help that out. This is sort of a color index. I only have an 8 and a half by 11. The roof will be an EPDM flat roof. The architectural will be consistent with the other buildings in Town. The finish will be cement fiber board. Then we are going to use Benjamin Moore historical colors. There is a code there as to what they are. Basically whipple blue with Windham cream trim and Woodland blue trim. The main section will be a Georgian green with Windham cream trim and Woodbury cream trim. The last is Woodbury cream and Windham cream trim and down in this lower feature is Georgian brick. It differentiates the different aspects of the building and bring some more character out but stays within the historical color palette the Comprehensive plan suggests. The landscaping plan has some red maple trees planted at the beginning on either side of the parking entrance. I think that's what the code requires. I don't see a lot of landscaping around here, it is kind of tight. There will probably be some hedges around this walkway. The building itself has 2 egress points and there are 2 sets of stairs at either end of the building. It will also have an elevator. It will be fully sprinkled. All the stuff that the Planning Board expects and the Town Building Department.
- Brian Manown: It is not for us review but I am curious. You said there are 2 sets of stairs?
- David Fanslau: I think my CAD operator printed out the wrong floor plan. Originally we went to the Zoning Board for a variance for this particular apartment

which was less 1,000 square feet. They didn't care for that too much so the building was elongated to make all the apartments over 1,000 square feet. By doing so it required a separate entrance. You would have the 2 stairwells at the back of the building.

- Brian Manown: Going all the way up?
- David Fanslau: Yes.
- Gerald Skoda: But the elevator is on the opposite side of the building.
- David Fanslau: There is 1 elevator to the south of the building. So there is 1 elevator and 2 sets of stairs for fire egress. And it would be fully sprinkled. Fire risk will be minimum. The sprinkler system will go off, the elevator will shut off and there will be 2 means of egress.
- Gerald Skoda: What types of stores are you anticipating?
- David Fanslau: That's unknown. One of the Center's benefactors, Jeffrey Stephenson, is going financially supporting the development of this project. I know he is looking at a high end wine store as one of the options. What he is looking for is to have purposes on Main Street that will compliment the market and the Pickled Owl and the art center. He doesn't envision something like a bodega or something of that nature. More like a Hallmark card shop. That's to be determined. I don't think he has leased at this point. He'd like to get into the ground by September or October to have it framed in so they can do work during the winter.
- Brian Manown: You want to get this in the ground in October?
- David Fanslau: Yes.
- Brian Manown: Wow.
- David Fanslau: Peter Cerrello is concurrently finishing the construction drawing. As soon as we are done here and finalized next week, hopefully there will be some plans submitted to Mollie's office the end of August for building permit purposes.
- Menachem Fruchter: The building is beautiful. Will you have lighting outside?
- David Fanslau: On the retail stores there will probably be gooseneck lighting. We do know that this Board retains authorization for any signs. Since the businesses aren't known yet, we're not presenting to get permission for signage. Once the building is built and they lease up the stores, we will come back for sign approval and also detail the lighting. What we have done with the market and some other stores we own in Town is all gooseneck lighting. That is what we envision. There will be some lighting consistent with the other lighting in the municipal parking lots in this parking lot. It would have appropriate shielding to help with the neighbors so there aren't complaints.
- Brian Manown: I just had one question about this band right here. I can't tell what that is. I thought it was a roof, a metal roof.
- David Fanslau: It is probably where signage would go. Possibly a retractable awning depending on what stores go in there. For that particular finer detail, we would submit for the record that we would come back if there were any additional changes to what we are requesting now. We would come back for signage, if there was an awning or not.

- Brian Manown: You have indicated here that there could be signage here. That's glass obviously.
- David Fanslau: Again, it's unlikely that it would be a chain type thing. If it were, I know Hallmark for example has their own logo they use that we would want to give them that opportunity if need be.
- Brian Manown: It does say metal roofing in here. It is faint. It could be a little eyebrow roof just for protection right at the building. It would look nice because it is in between the 2 bump outs.
- David Fanslau: Right. Then the garbage for this and the market, according to Glenn's plan, we are putting that out where people park. There will be a dumpster and enclosure so the trash truck can come along Cole Street to pick that up. That was a request of the Planning Board as well.
- Brian Manown: Any other questions? Any serious concerns?
- Gerald Skoda: Looks good.
- Brian Manown: It will be a nice building. Motion?
  - MOTION:
  - Menachem Fruchter motions to approve as proposed. Gerald Skoda seconds. All in favor.

Brian Manown motions to adjourn. Gerald Skoda seconds. All in favor.