

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

TOWN OF FALLSBURG ARCHITECTURAL REVIEW BOARD MEETING

November 1st, 2018

Brian Manown, Chairman, Scott Lederman, Mark Hurwitz, Board Members, George Sarvis, Code Enforcement

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

NEW BUSINESS:

1. WEST PARK – SBL# 28-1-41.2 – Requests approvals for a new sign for an existing development. Zone: R. Location: 458 Riverside Dr., Fallsburg.
 - Maya Farkas represented.
 - Maya Farkas: They want to do a sign on Old Falls Road toward Riverside with the corner between Old Falls and Riverside guiding them toward West Park.
 - Brian Manown: So it will help guide them to Riverside Drive and the entrances.
 - Maya Farkas: Correct. It can be confusing because from Old Falls Road you can see the development but the entrance is not on Old Falls it is on Riverside. There should be a sign with an arrow the same sign matching the existing one they have guiding them in that direction.
 - Brian Manown: 2 sided?
 - Maya Farkas: 2 sided so coming from either side you can see it.
 - Scott Lederman: Where would you put that sign?
 - Maya Farkas: At the corner. Probably 10 feet off the road. There is a fence there. There is like 15 or 20 feet.
 - Gregg Pitula: We are going to check the setbacks of course and the right of ways for the state. It is a county road so you may have to check with the county for visibility and setbacks. They are here to approve the design of the sign.
 - Maya Farkas: It will be reflective so we don't have to do any lights and at night you can see it.
 - Brian Manown: Reflective lettering?
 - Maya Farkas: Lettering.
 - Scott Lederman: You're basically replicated this directional sign like your

entrance signs.

- Maya Farkas: Same exact thing except with the arrow.
- Brian Manown: We have had many similar signs of this nature for developments come before us. We have wanted to encourage people to do a monument type sign.
- Maya Farkas: Like Willow Woods did?
- Brian Manown: Yes. It is more substantial and it is aesthetically it is more in character with the look we like to have in the town.
- Maya Farkas: That sign is much nicer. First of all most board members don't like it, it is a way too much money. At first they do it cheap and then in 2 years then I can push them to do a more expensive sign. It will be a difference of thousands of dollars. It will go reflective with the vinyl and all that. If I push them to do that they will go with a cheaper nicer one. Especially with West Park they have existing signs. I see what you are saying for new developments. I want people to see the signs with the arrow then they see the entrance and it all comes together.
- Scott Lederman: We're not disputing the sign itself. That's fine. How you are posting it that's where the monument concept comes in. Where you have either brick or stone you are building up and you put it on there. Situating in a direction so people can see it driving from both sides. Instead of having it at 8 feet high, which we wouldn't allow anyway, given the fact that we've allowed signage a little bigger on River Road for an entrance way. That is a major road, Falls Road. I take it all the time. We would like to see something a little more. I don't think it is a substantial amount of money more.
- Maya Farkas: That makes sense.
- Scott Lederman: The sign is fine.
- Maya Farkas: Basically the vinyl sign should be somehow brought into the stone. Let's say the side is 2 big pillars.
- Scott Lederman: You're saying vinyl. Those other signs aren't vinyl. Those are wood. The vinyl will be a problem. You're talking it being laid on a board or something.
- Maya Farkas: Usually when I do vinyl it is actually wood covered in vinyl. I don't do a whole vinyl sign because it is not strong enough. I do wood then cover it with a sheet of vinyl.
- Brian Manown: Is it permanent? Is it adhered?
- Maya Farkas: It is for structural purposes. It has a piece of wood inside. Plywood.
- Brian Manown: Is this how this was going to be made?
- Maya Farkas: This used to be made like the old West Park signs. I used a different company that did it. They did plywood and on top they did just a plastic. Not like a thick vinyl. Then they would cut out the letters.
- Brian Manown: Almost like a laminate.
- Maya Farkas: Yeah and you can see even after the wood is covered it starts coating.
- Scott Lederman: I don't think you can do vinyl. I am trying to look.

- Brian Manown: You mean as an acceptable material?
- Scott Lederman: Right.
- Brian Manown: I think what he is talking about is we have had trouble with these temporary vinyl signs that are just stretched over a plywood. If it is part of a composite or an integral composite board of some kind and it all turns out to be one piece.
- Maya Farkas: I don't know if it is called vinyl. It is a little bit of a thicker plastic.
- Brian Manown: I am thinking of something like plastic laminate or Formica.
- Maya Farkas: Plastic laminate is what they used to do. That doesn't hold up too long. It is a thick plastic.
- Brian Manown: It is rigid itself.
- Maya Farkas: Yes.
- Scott Lederman: Okay.
- Brian Manown: What are your thoughts about doing a monument sign?
- Maya Farkas: My first thought who is doing it around there. We would have to find out who is doing it, then come up with a design and see how much it is. That's the biggest issue. Of course it is much easier to do that. Sticking 2 posts in the ground is much easier.
- Brian Manown: Yeah we don't want to 2 posts in the ground.
- Gregg Pitula: What brought on the need for this sign?
- Maya Farkas: People didn't know where West Park is.
- Gregg Pitula: Which people don't know where West Park is? Because it is a residential community. The people living there are residents. Do you have a street sign at the end of your street telling you how to get to your house?
- Maya Farkas: No it is a little bit different.
- Gregg Pitula: It's not like you are inviting the public to your place. We don't want to clutter the town with signs either. If you live somewhere, why do you need a sign at the corner of your street to dictate where your house is? I am wondering what brought on the need.
- Maya Farkas: You can't compare it to your house, you live on your own property. It is a condominium. All condominiums have signs. It is sort of like a gated community. That's the idea of it. That's what they are trying to create.
- Scott Lederman: You're promoting the name?
- Maya Farkas: Basically there is a big problem with unit numbers. When you say you live at West Park, say your brother wants to come over on Sunday. He drives by and has to make a U-turn, it is not safe. They don't put the address into Google Maps.
- Brian Manown: So the people who live there and own, they know. But they have a lot of visitors.
- Maya Farkas: Yeah basically. The nature of people is they don't give the legal address. They say West Park Unit B2.
- Scott Lederman: Which is why we allow that number of signs for entrances, for the sake of safety. I don't have a problem with the sign. It's fine. I do want it lowered and I would like to see it in a nice monument with maybe a nice floral

arrangement. Especially since you're not dealing with any electrical issues that will save.

- Maya Farkas: If we are doing a monument...
- Mark Hurwitz: It's not that difficult and not that expensive. It's a monument with dirt in it.
- Scott Lederman: Yeah we're not asking for cultured stone.
- Maya Farkas: Stucco or something like that.
- Scott Lederman: Yeah a brick or a connecting stone that has a nice finish to it. So it is an established situation.
- Maya Farkas: Makes sense.
- Brian Manown: If we all agree that is the way we're going then we need to see another rendition of this.
- Maya Farkas: We can do that. We will try to find someone who can figure something out and go from there.
- Brian Manown: We are good with that?
- Gregg Pitula: I need to contact the county and figure out their setbacks and stuff is for signs since it is right on a corner. That is a very busy intersection.
- Maya Farkas: If that is a problem we can move back the fence. Setbacks shouldn't be a problem.
- Scott Lederman: That might make you reconsideration lighting. If it is one thing if it is close to the road and it is reflecting. If you have to go farther up you might not get that reflection.
- Mark Hurwitz: Depending on the setback.
- Maya Farkas: If you do a monument with flowers you want a bit of lighting. It's a little bit longer around.
- Scott Lederman: Then you can say at that beautiful sign you make your left or right turn.
- Brian Manown: Okay are we in agreement? We're not deciding anything this month. You will come back?
- Maya Farkas: Yes.
- Brian Manown: Alright then we are done. Thank you.
- Gregg Pitula: They don't provide any services there for them to need a sign.
- Scott Lederman: For instance as you are going past River Road there is the colony and they have a big signs.
- Gregg Pitula: When you come to the Four Corners in Fallsburg is there a sign that says Willow Woods this way and Evergreen this way? You give them some directions.
- Scott Lederman: That would almost make more sense.
- Gregg Pitula: I don't have a sign at the end of my road that says Gregg's House. I know where I live. It's not like they are providing a service. This gentleman has a chocolate place. You've never been to the chocolate place so when you come to the corner it will say the chocolate place is this way. Someone who lives in a development should know where they live.
- Mark Hurwitz: I think it is for someone who lives outside the development.

- Gregg Pitula: If you tell me to come to your house you are going to tell me what road you live on.
 - Scott Lederman: I should Google that and see if it comes up.
 - Brian Manown: I think it probably would. One site that would definitely have it is the Hotzalah site.
 - Gregg Pitula: The 911 says everybody's house has a number. What gets me is we start these developments with units numbers. We have 1 through 50 for unit numbers. People always stick with the unit numbers. When they buy their house, they're unit 5. What gets me is 911 takes the site plan and they don't make it common sense stuff. They take the plan and say they started unit 1 and go around the circle, they'll put 1 West Park Circle at unit 50 and work backwards. They can't use unit 1 as 1 West Park Circle. I don't understand that. Every unit is always a unit number and then a 911 address. What gets me is when they get close. You'll have 6 West Park Circle is unit 5 and 8 West Park Circle is unit 3. It gets so confusing the way they do these developments. Every house has 2 numbers posted on them because everybody is still set in their ways of how they want their unit numbers. If it is 9 West Park Circle it says 9 and 5. It'll say West Park Circle 9 which is the 911 then have a 5 under it for the unit number. It is so confusing. Then Tribeca Estates is the last development to get built, people have been living there for a year now and they haven't finished their condo declaration yet. Everybody is living there by unit number. 911 hasn't addressed them specifically because they didn't go condo. It is all one sbl and all one 911 address. Until 911 addresses the development each unit is just by the unit numbers. When we write all of our permits out it is unit 5, unit 6. Then 911 will come in and unit 5 will end up being 6 Tribeca. You try keeping track of all that paperwork.
 - Brian Manown: So 911 won't give Tribeca one number?
 - Gregg Pitula: Right now they are. Once they file the condo doc, everybody has their own unit and their own 911 number.
 - Brian Manown: I want to make my own numbering system, that kind of thing?
 - Gregg Pitula: With emergency services it should bring the ambulance right to the unit door. Not depending on what it says.
2. 441 STATE ROUTE 42, LLC (CAFÉ CHOCOLAT) – SBL# 24-3-2.2 – Requests approvals for a renovated store front. Zone: B. Location: 441 Rt. 52, Woodbourne.
- Gerry Krohn represented.
 - Gerry Krohn: I do circumcisions for a living but I help my son out with the store. I do all the back end stuff for the store. I do the renovations, the book keeping. My son makes the pastries. For the 10 years that we rented from Mr. Rosenbaum we've always kept the store. Every year we do more stuff. Usually after Passover I dedicate all my hours in between my bris. I keep tools on one side of the truck and suits on the other. I come in and at my own pace do the renovations. We set up the store, clean. I remember the Board of Health woman one year told me she

had never seen a store so clean. I am neurotic with that kind of stuff. We finally bought the building. We just closed right before the summer. We didn't have any time to renovate. All the things that we have been wanting to do all the years and haven't been able to do because we needed help to do big renovations. We were able to do safety stuff but we for these renovations we needed to own the building. So what we are talking about now particularly is we want to get our mortgage, we bought the building on a hard money loan. It will run through a number of more months. We want to make the bank happy. The bank doesn't know our nature. They don't know that we are immaculate about what we do. That doesn't give you a mortgage. It is a 100 year old building. Why should anybody want to put money into it? Well we know the building is safe. We are going to do a lot more things toward that safety. Today we are doing pretty stuff. When the building was renovated Mosch had a fellow named Kevin come put a roof on. He did put a corrugated steel roof on. It does tilt to the back. We will be adding, in a different meeting, our gutters. We are going to take all of the rotted wood off. We have been begging to fix that. That's all coming off. New wood will be placed.

- Brian Manown: What all is coming off?
- Gerry Krohn: This is the rendition. All of this junk is coming off. It is not supporting anything it is just covering the gap between the roof and the top of the building. This is all coming off all around. There is only a foot between Mr. Rosenbaum's building and ours. As much as we can get in between this building, all around we will be putting in new gutters. For the front for now, the sign will be the same. But the sign is on a soffit. The soffit will come off and the building will be flat. My son is very artsy. If it is okay with you guys, he would like to preserve the red brick. The 2 big windows are new. We put them in after the vandalism occurred 2 years ago. The ones at the top are coming out. From the floor to the top of the window from the inside and from the top to the roof is staying the same. All we are doing is elongated the windows. These will come out and they will be commercial type windows. Keller does out windows for us. This window ends up at about the middle of the front door. This will be closed and pushed over so that the windows match the edge of the windows.
- Brian Manown: So they will end up being symmetric.
- Gerry Krohn: Correct. Symmetric and beautiful. One of the construction guys told us that we may not want to have all the weight on this so we will move it back slightly so it is not on top of the door. There's nothing going in there that is heavier than what's coming out. This will be edged here and edged here. The sign will stay the same but it will be flat. They are going to repair the wood behind it so that old junky soffit will come off. Now that we own the building, our sign came to here. It probably will stay right like that because there is no purpose in having signage over the door.
- Scott Lederman: That is a door.

- Gerry Krohn: Right. We're putting in a new door.
- Brian Manown: However, this piece would be coming out and whatever this is is going to be one material now.
- Gerry Krohn: Correct. So that door will come out and we will put a new door in. He would like to keep the motif. The air conditioner is coming out. The only real change besides beautifying the front is the windows. That's pretty much it. There will be no air conditioner. This old stucco will be restuccoed.
- Scott Lederman: So the top will be stucco, you are going to maintain the brick, and then paint it grey.
- Gerry Krohn: We would like to.
- Scott Lederman: Your rendition shows brick and that's not...
- Gerry Krohn: My son sent this to me.
- Scott Lederman: We get that all the time.
- Gerry Krohn: He came up on Sunday and I told him he had to show me exactly what he wants, line for line. He said he really likes that brick. If they will allow, let's clean up the brick and make it pointed.
- Scott Lederman: So point it and leave it as a red brick.
- Gerry Krohn: We would like to preserve that mountain type feeling.
- Scott Lederman: You said the building is 100 years old?
- Gerry Krohn: I believe the title of the building goes back to 1904. I believe that is as far as they go.
- Scott Lederman: Do you know any history of the building? The only reason I am saying is because there is money in historical sites. You'd be surprised, I just went to a workshop in historical sites. It might be something to look into if you are looking for money or grants.
- Gerry Krohn: I don't think we would be at this point only because nobody has any time to obtain it. Maybe at a later point. If we restucco the building does that void the ability to be involved in historical sites?
- Scott Lederman: No not necessarily. There are 4 or 5 criteria to that and given that this building was original or built certainly before the movie theater.
- Gerry Krohn: We almost bought the movie theater.
- Scott Lederman: And Woodbourne is a town.
- Gerry Krohn: My children are musicians. When I read the background of the movie theater it really resonated. They play all kinds of music. We really liked the fact. The movie theater is a very big project and a million dollars is not money we could come up with.
- Scott Lederman: So his rendition because he is trying to fix this thing, that's not even going to be here? Once you get rid of that are you going to do some sort of orange on the top?
- Gerry Krohn: He would like it to be orange on the top. We have 3 stores. One in Cederhurst. One that is coming up in Woodmere. Our chocolate boxes are orange on the bottom and brown in the middle. This is their color. If it is okay we

would like to put the orange at the top. The stucco would determine how it is affected in real life. We know the town likes the Williamsburg palette. So he has the Tucker grey and he is cool with that. I guess all the stucco area would be grey. There's not a lot of exposure. This is mostly the exposure up here. You can see that when we painted 2 years ago it didn't look nice. I brought in my own painter and then I extracted the money from my landlord. We scraped and primed a few times. Painted a few times. This side is rather preserved. Depending on the price of what this fellow gives us will determine if we stucco the whole side. This stucco is in pretty good shape. What we would do is remove all the wiring. There are wires coming to this building that don't belong to this building. Why are Verizon wires from the building next door connected to our building? This year Jeff Clanstein put in a new 220 3 phase line. A beautiful line. We have 2 meters there that we will preserve. Whatever happened through the course of the many years here, they patched up window with plywood. We want all that removed. It should be flat and it should be pretty. Even though it is in the back of the building and no one goes back there. It belongs to Mr. Waldman. It looks like destruction. It was interesting when Frank came to do the checking of the building, he asked me in the back if we would clean it up. I said if it makes you happy I will clean it up. I said it's not really my property. He said he would help out. He brought back the truck. Together we threw out all the old junk back there. Part of our purchase of the deed we obtained from Mr. Rosenbaum permission to put our cooler. We get a permit every year. It is only 3 years we've been doing it. It's a 20 foot cooler. It sits in the back. That's our refrigeration. We file for our permit every year. Mr. Gladstein comes and his permit for the electric. To affect the space for that, we got permission to clean that area. Behind that we also have an easement. It was a temporary easement for the cooler which we are hoping he will renew for us this year just as a good faith kind of thing. Behind that he gave us a permanent easement. Somewhere on his property we are permitted to have our garbage dumps.

- Brian Manown: We don't need to know so much about that. Let's get back to the matter at hand. The façade. We can talk about what you are going to do and it can be verbally explained. I can't write fast enough to record it. We do have a recording device. That's not sufficient either. Let me state for the record that the recording is not sufficient for this review process. We need something that documents all of the existing conditions, the changes that will be made, and what materials you will be using.
- Gerry Krohn: Stucco.
- Brian Manown: Right but how are you going to match the brick once you remove the AC? This is an example of a question that needs to be documented on a drawing.
- Gerry Krohn: Isn't this all part of the stucco?
- Brian Manown: I don't know. It's not described. This is stucco now. How are you going to change it into brick?
- Gerry Krohn: The only brick we are speaking about is to preserve the brick that's already there.

- Brian Manown: What is this material then?
- Gerry Krohn: This is old stucco up there.
- Brian Manown: Why does it look exactly like that?
- Gerry Krohn: I don't know. I don't know why they did that.
- Brian Manown: That's why this is not sufficient.
- Scott Lederman: If you look at the application it says please provide plans, elevations, and/or sketches. Include samples of all exterior finish material. I get the rendition but that's unacceptable. You are going to need an actual plan that shows exactly and materials to show exactly what we are talking about. If you are cleaning up the brick and you are going to repaint that then that is different because it already exists.
- Brian Manown: Another example is that you said that your contractor is going to decide what's up here in the end.
- Gerry Krohn: The color.
- Brian Manown: Not the material?
- Gerry Krohn: The material also.
- Brian Manown: So we can't give you an approval if we don't know what that is going to be.
- Gerry Krohn: My presumption was that they were going to stucco everything that's not glass and the sign. My son added to that if we could just preserve the brick columns wherever there is brick in the front.
- Brian Manown: We don't need a detailed contract document but we need much more information.
- Scott Lederman: If you have a contractor, your contractor should be able to draw up what they are doing and indicate exactly what he would do. For instance in terms of the roofing and the gap, what is he doing with that?
- Gerry Krohn: I get it. He will cover that. I understand.
- Scott Lederman: So he is covering it. What is he covering it with? Then it becomes an issue of the color and how that will be painted. Those things need to be delineated in written form.
- Gerry Krohn: Can we preserve the orange color at the top? Let's say for example he were to use a metallic aluminum.
- Scott Lederman: You mean an orange aluminum as a façade across that?
- Gerry Krohn: I don't know what is used to preserve that wood. New wood will have to go up. I have a suspicion that after he puts up his furring strips that they will match the 3/4 inch ply wood at the top. Behind where that ridge comes up, the furring strips will be equal. Over all of that will be the foam they use, the EIFS I believe. That will cover to the roof. That's what I imagine. I did not get the finality of it yet.
- Scott Lederman: That's the stuff that we need.
- Brian Manown: You need to make all the final decisions, you and your son. Have the contractor or whoever is designing this provide all of that information. Then we will know and then we can review it. It is certainly a wonderful improvement to the building. There's no question about that. Are we going to be looking strictly for a historical color from the historical palette? Yours is kind of a proprietary

- color.
- Gerry Krohn: That is our thing.
 - Brian Manown: That is something we will have to consider. Ultimately I can't tell what kind of frames you've used.
 - Gerry Krohn: The frames were existing. They were thin aluminum.
 - Brian Manown: Aluminum frames are technically prohibited.
 - Gerry Krohn: What do they use in this new generation?
 - Brian Manown: Were you informed that there are architectural guidelines?
 - Gerry Krohn: Not from the glass guy.
 - Brian Manown: By the Code Enforcement office?
 - Gerry Krohn: Not as of yet. All they asked was for some information. All I said was stucco and redo the windows.
 - Brian Manown: The only reason we exist is because they created architectural guidelines. We are supposed to enforce them.
 - Scott Lederman: You want to get a copy of this. You are looking at the design guidelines. That will help you understand what we are talking about.
 - Brian Manown: A lot of this pertains to if it was a new building. There are certain parts that would pertain to you.
 - Gerry Krohn: Wouldn't it be sensible that the windows framing, that which is exposed to the outside, the stucco would come up to here? That the edge would be same frame as downstairs?
 - Brian Manown: That is a good point. The architectural design guidelines were created to preserve the rural character of the community. In those guidelines the only type of frame that is permitted is a wood frame. Everybody knows that wood is the hardest to maintain. We have made exceptions and maybe somebody will rewrite the design guidelines as some point. For the maintenance reason and for the reason you just mentioned, I would probably look the other way.
 - Scott Lederman: However, if you really look at this close, this needs to be improved.
 - Gerry Krohn: This wood is being removed.
 - Scott Lederman: You see the outside aluminum showing in silver color? That would be the kind of thing we want to see changed.
 - Gerry Krohn: Can that physically be changed? That's the frame that holds the glass.
 - Brian Manown: Is that trim or part of the frame?
 - Gerry Krohn: I believe it is part of the frame itself.
 - Brian Manown: That could be break metal.
 - Gerry Krohn: That's the bottom of the soffit.
 - Scott Lederman: Then you have these side pieces.
 - Brian Manown: What is that grey material?
 - Gerry Krohn: That is cement board which was existing.
 - Scott Lederman: To put these new windows in they would have to create a reframing of it. What they did was they used the easy way out by putting up the concrete board.

- Gerry Krohn: That concrete board is hard to deal with.
- Brian Manown: With this we would have to know if you plan to keep that concrete board.
- Gerry Krohn: We do not. It will not be removed but you will not see it. It will be covered.
- Scott Lederman: Do you know what is under the cement board?
- Gerry Krohn: I am afraid to find out.
- Scott Lederman: It could be brick or it could not.
- Gerry Krohn: My son suggested that we remove it in order to make sure it is brick. If it is he would like to preserve it. I have a suspicion that if they covered it that it was something somebody would want to see. The wood 2 by 4s I painted grey, those are nothing more than preservation material. What happened after the vandalism is I put up plywood. The Town wasn't happy. I said listen we know exactly who broke the windows. We know their addresses. They are friends of one the boys who work for us. They are 15 year olds. All that can be done is bring them into Town. They don't even fingerprint them. The police told us. They police come to us all 10 weeks. They come in and we give them free drinks. We think it is good to do so the kids who work with us can see. I know they are not crazy about me covering the windows but they are 2 and a half thousand dollar windows.
- Brian Manown: You cover them for the winter?
- Gerry Krohn: I didn't cover them now because we are going to do construction. I would like to cover them. I would like to do something. I can't afford to put those things from the city. They also look terrible.
- Scott Lederman: It is way too ghetto.
- Gerry Krohn: They said all they can do when they bring these kids in is tell them to be a good boy and let them go home. They said we have to go to family court. I said at least make them pay for what they did.
- Scott Lederman: You have to sue them.
- Gerry Krohn: Who has time and money to sue for a \$3,000.00 window?
- Scott Lederman: I understand.
- Gerry Krohn: That's why I am trying to protect our property because the Town doesn't have the ability to do it from their laws.
- Brian Manown: You are highly exposed there.
- Gerry Krohn: They broke all the windows on the strip. I had mine replaced and hope for the best. We hire a lot of these kids to work for us. You would think that they would love our store, and they do. They wait for us, wash dishes, and they do the counter. We treat them equally. It doesn't seem to register. We believe a lot in the Town thing. That's the kind of store we want. We don't want one of those commercial boxes. It should feel inside like the mountains.
- Brian Manown: This part of the reason that we need to be sure of what you are doing. You are raising the standard and if we raise the standard, there will be more pride in the community.
- Gerry Krohn: We feel our store has raised the standard. We watched what has occurred around us.

- Scott Lederman: So you also know you are going to have to do something completely different with that entranceway.
- Brian Manown: I assume you are taking that little stair out.
- Gerry Krohn: This little edifice there is because the building is raised off the cement. When we first rented the building there was a broken piece of cement that you stepped upon to come into the store.
- Brian Manown: Let's bring Gregg into this for a moment. The steps and the little handrail that goes into the entrance. That's code I suppose. They are still going to have something there at the entrance.
- Gregg Pitula: If he is renovating the store he is going to have to bring it up to new code.
- Gerry Krohn: What is new code?
- Brian Manown: You'll have to check that with the Town. We are not code.
- Gerry Krohn: Let me tell you a second of history that went behind that. Allan Frishman came to us when he was still in command here. He gave me permission to build a ramp between the end of the curb and the thing. We had to take it down because our landlord wasn't happy with it. It was built according to the law. He looked at it and measured it and it was fine. Then we had to literally saw it off. That was what morphed into those steps.
- Brian Manown: Maybe you should check with Code Enforcement to see what is going to be required. Include that in your final rendering so we can see it.
- Gerry Krohn: We also plan to redo the sidewalk which is a very big problem with the Town. Nobody seems to be able to tell us who fixes the sidewalks.
- Brian Manown: Anything to help us understand. Let's say this is the front of your building and your entrance is here. I don't know if your entrance door opens in. The street curb is out here, sometimes it is good for us to have a partial plan view of this so we know what you're doing out here.
- Gerry Krohn: We're not planning on changing that.
- Brian Manown: You want to keep exactly what is there?
- Gerry Krohn: We would like to. We may fix one of the rails that cracked. Every year I sand it down and repoly it so it gives you that wood feel.
- Brian Manown: I take back what I said then. If it is existing and if Code Enforcement is okay.
- Gregg Pitula: That's how much he plans to renovating the place. There are certain triggers once you renovate over a certain amount of square footage of the building. If you go over 50% of renovating the building there is all different things that kick in.
- Gerry Krohn: We're way behind 50% of renovating.
- Brian Manown: You're just doing the façade.
- Gerry Krohn: Eventually we want to do things inside as well. Outside we just want to do redo the sidewalk.
- Gregg Pitula: I am just saying there are triggers for the code that certain things you are renovating then you have to bring things into compliance. Right now he is doing a cosmetic renovation.
- Scott Lederman: But he is doing more because you are moving windows.

- Gregg Pitula: That doesn't trigger. You have to renovate 50% of the building in order to have to change the egress in and out. Sometimes you have to comply to the ADA requirements.
- Scott Lederman: In terms of cutting into the wall...
- Gregg Pitula: You have to look at the structure yes.
- Brian Manown: You are opening up that wall.
- Gregg Pitula: That's a load bearing wall. The roof pitches backwards. Someone is going to have size that.
- Gerry Krohn: We have the engineering report already.
- Scott Lederman: Okay.
- Brian Manown: By the time you get into the changes that are required for these windows, you're probably going to have to take out old lintels and install new ones.
- Gerry Krohn: We are planning on doing that. We have already have a number of construction people look at the inside and tell us how it is done.
- Brian Manown: I want to say I find the window design a little quirky. Did you ever consider just lining these up?
- Gerry Krohn: That is what will end up happening. This design gave us symmetry here. The over the door thing we have been advised not to do because of the weight.
- Brian Manown: I am thinking these should be aligned. The width of this window should match top and bottom.
- Gerry Krohn: I wanted to split it. I wanted to bring it down to about here so that it would cover the brick. It will give that fuller opening on top. So when you are looking at the building it doesn't look as squarish. There is some taste to it. These windows will be a tad longer than these windows. Just above the doorway. Like that.
- Brian Manown: I am saying from an architectural point of view there is a certain amount of order to this.
- Scott Lederman: Are you looking to expand the business upstairs?
- Gerry Krohn: We don't know what we want to use the upstairs for. We only just became owners of the upstairs. Until now we only rented the downstairs. We don't know exactly. Right now we want it to look pretty from the outside. Symmetrical but not too squarish. If it is too squarish you lose the taste of it. It is too boxy. That building is one square box.
- Brian Manown: Again, from an architectural point of view be honest. If it is a box keep it a box.
- Scott Lederman: This is a living space.
- Gerry Krohn: What is a living space?
- Scott Lederman: This is. It still is, it has its own door. I understand you're not going to rent it. Whatever it is it is still that part. You are trying to create the whole building to be Chocolat and it's really not. Unless you are having people come upstairs to sit and eat and be a part of that, it's really the downstairs. To have the business be one dynamic and have the upstairs be very different or keeping it the way it is just improving the look would first save you time and money, and also

because people would look at it and wouldn't see it as weird. It isn't weird because one is a business and the other is a living space.

- Gerry Krohn: But it looks so cruddy.
- Scott Lederman: Cruddy is one thing. I get the crud.
- Brian Manown: It is oddly asymmetric the way it is now.
- Scott Lederman: That's because those windows are in there.
- Brian Manown: The existing windows are very asymmetric.
- Scott Lederman: That's only true because they changed the downstairs.
- Gerry Krohn: When we rented the building the windows were never changed.
- Brian Manown: There's no relationship between the upper windows and the lower windows.
- Mark Hurwitz: When it was Malman's that's the way it was. Way back when.
- Gerry Krohn: Barry told me he remembers when Malman owned the place and Pellinger was his son in law.
- Brian Manown: If you were going to do a loft up here for sitting and what not and maybe open up the back area full height, you would just make this whole thing glass..
- Gerry Krohn: I don't think the building could hold that.
- Brian Manown: I am just kidding. Now we are getting too urban.
- Gerry Krohn: Not too urban. I like the ideas. My son hasn't solidified what he wants to do upstairs. He wants to get that front done to get the mortgage.
- Brian Manown: That's another reason to take a little more time.
- Gerry Krohn: We're against the clock on the mortgage thing.
- Brian Manown: I don't know where you are at on the construction but to think about what that might be in the future might help you resolve what you're doing here and make sure it doesn't conflict later on.
- Gerry Krohn: It won't conflict because even if we just use it for storage for our paper goods. He is very much interested in it looking pretty. Inviting.
- Brian Manown: Consider the window treatment on the interior too. What happens in the winter when businesses close up is it is dark. You have to board yours up. In some of the hamlets that have been revived a little bit like Mountindale and Hurleyville, the store owner's leave lighting on overnight. It's attractive. It really creates a completely different atmosphere.
- Gerry Krohn: Hitherto, I have always shut the electric off. We don't have heat in the building. It's not a heated building.
- Brian Manown: I wouldn't suggest that in the winter for you.
- Gerry Krohn: What I am thinking about eventually..
- Brian Manown: It brings it to life.
- Gerry Krohn: Because Chocolat has become a destination place, they don't even call us by our name they call us by the wrong name. For many years we were Lit Chocolat. Then we bought into our own product. We make our own product now. We are now Café Chocolat. We're not related anymore to the Woodridge who is Lit Chocolat. We were originally a franchise of Lit Chocolat out of Monsey. We have severed our ties with that business. We acquired the name The Chocolate

Store. Quaint is the word we are looking for. We do candles in the evening. As soon as it is dark the baristas light on all the tables. They are hazelnut candles. You come in and you smell cinnamon buns, you smell coffee. We use very high end coffee. It feels like a resort. That's not a bad idea at all to keep some lighting. For lack of a better word, romantic lighting. The problem with Woodbourne is it is a ghost town.

- Scott Lederman: Maybe you'll start a trend.
- Gerry Krohn: It is very heavy traffic. But there are no stores open. There is no business open during the winter. With all of these new developments coming up we have wanted to take a stab at opening up during the winter. See what happens. The problem is they come up during the holidays. You can't keep coffee machinery during the winter. It freezes. We have to freeze our whole place. We take our meter out and return it to the town. We turn our water lines off. The pipes will burst. The fact that we have it, keeping the electric on is a plus. And I want to keep my cameras alive. 2 years ago when this happens, the electric was off so I didn't have my cameras.
- Gregg Pitula: So how are we going about this tonight?
- Gerry Krohn: I know what I have to do. I have to give you a better picture of the materials.
- Scott Lederman: Samples if you can.
- Brian Manown: The more you can describe what you're doing the better. And also identify the materials.
- Gerry Krohn: Is stucco is a material?
- Brian Manown: Yes.
- Gerry Krohn: Is there different kinds of stucco?
- Brian Manown: No stucco is sufficient. Stucco painted. You may do another color rendering for us.
- Gerry Krohn: It is going to be grey and orange. I wish you would okay the orange at the top.
- Brian Manown: What kind of trim? What kind of window? How does this transition? What is this material compared to this material?
- Gerry Krohn: It's the same. It will be one unit all the way across.
- Scott Lederman: So this is the stucco. This is remaining the red brick.
- Gerry Krohn: Just the sides. Whatever red brick is able to be preserved.
- Scott Lederman: So right there is a huge difference. This is not going to be grey this will maintain the red.
- Gerry Krohn: We would appreciate that.
- Brian Manown: Try to use the word new or existing. As an example, is this a new door or existing to be refurbished?
- Gerry Krohn: It will be a new door.
- Brian Manown: So every detail like that needs to be on there. You may have a picture the same size but to get all the notes and descriptions.
- Gerry Krohn: When shall we get this by? Can we email this to you?
- Brian Manown: I think you'll have to come back.

- Mark Hurwitz: Once you get it done, you can send it to us so we can look at it.
- Gerry Krohn: Where shall I send it? A separate email?
- Gregg Pitula: Send it to Denise and she will send it off to the members.
- Gerry Krohn: I got you. I have Denise's email.
- Brian Manown: The Code Enforcement office is where everything starts.
- Gerry Krohn: Okay very good. I am very pleased that we all think alike. It is very important to me. I have always wanted it to be this kind of store. We do need to get this done ASAP. I am going to get you a picture quickly.
- Brian Manown: You may still have to come back next month.
- Gerry Krohn: When do you folks meet?
- Brian Manown: The first Thursday of the month.
- Gerry Krohn: So the first Thursday of December.
- Brian Manown: You can submit it at any time but we are going to sit for another review.
- Gerry Krohn: If you don't have any questions about it will I have to come back?
- Scott Lederman: Yeah you are going to have to come back.
- Brian Manown: Yes it needs to be a formal review.
- Mark Hurwitz: If you get it done earlier so we can see it and go over it.
- Gerry Krohn: If I get it done earlier will you actually obtain the copies?
- Brian Manown: We got this a week ahead.
- Gerry Krohn: Is it possible for you guys to email comments to me? Or can somehow I have comments so I can update that you may have a question about?
- Brian Manown: I guess we can to sort of expedite things. We should still count on having another meeting.
- Scott Lederman: Especially because you want it clear from Code Enforcement to make sure the amount of construction that you're doing doesn't exceed.
- Gerry Krohn: Any inside construction does that pertain to you folks or just Code?
- Mark Hurwitz: Gregg and company.
- Gerry Krohn: Any of you folks artists?
- Brian Manown: I am a draftsman.
- Scott Lederman: He is an artist, he is being humble.
- Brian Manown: You might need some help like that.
- Gerry Krohn: The first thing I said to my son give me what you want.

Mark Hurwitz motions to adjourn. Scott Lederman seconds. All in favor.