

“Minutes are not official until approved by their respective board.”

TOWN OF FALLSBURG ARCHITECTURAL REVIEW BOARD MEETING

May 5th, 2016

In attendance: Brian Manown, Chairman, Scott Lederrman, Menachem Fruchter, Board Members, Gregg Pitula, Town Code Enforcement.

- Brian Manown called the meeting to order at 7PM.
- April minutes approved.

OLD BUSINESS:

1. EXXON (VALERO) – SBL# 18-1-3 – Requests approval for a refaced sign and reuse the LED price panels. Reskin the store front and canopy with Exxon Logo. Zone: B-1. Location: 1141 SR 52, Loch Sheldrake.
 - Mark Moorhart represented.
 - Mark Moorhart: Before I start, just an observation. This goes back a little ways, I noticed a little town that my wife was from that is similar to this town. It had a lot of characteristics where it had a lot of vacation homes and cottages. Now it's 35 years later and it is upscale homes. I understand and appreciate what this board is trying to do, I am saying that because I do have a vision that you are trying to have to make your community look clean. I'm not here argue with the board, I am hear to defend the Exxon image. Carolyn who was our contractor, she didn't understand the image. We do this nationally. I'm not here to run you down or anything like that, I think what you are trying to do will pay dividends in the long run. I revised the drawing for what Exxon would accept. The Exxon image and the Mobile image are very similar. They try to do various things that are consistent. At different properties that they do. This is the pylon sign that was the biggest discussion last time. There was some discussion about the large blue panel under the Exxon panel. There probably, I can't speak for Exxon because there is probably somethings on the table they don't know for sure which direction it will go. Their brand standard say if there is going to be something used in the future, but is not used at this time, then there is to be a blank blue field. It can be opaque, it doesn't have to be illuminated. I'm not speaking in terms of the blue field underneath the Exxon, but the actual large blue field. That

could be a Food Mart panel, or a Subway. I really don't know. I don't know what the plans for the property are. It's a placeholder. The other thing is the artist was unaware that when you have red digits, we are trying to utilize the existing LEDs to hold down the cost of the renovation so Exxon can see how it will go, whenever you have red LEDs it is required you have a green background for diesels products. That's the other part of this I have to tell the board about. These bottom 2 panels that are shown blue would be green. To indicate diesel. Otherwise, I think there was some discussion about the canopy and I believe what the board landed is this part of the building would be white. This is an image of the pumps.

- Scott Lederman: I think we agreed to allow the red on the building.
- Gregg Pitula: It was the canopy as presented with white on the building.
- Mark Moorhart: That was my understanding as well.
- Scott Lederman: The issue that I think we were trying to address was the fact that this sign as it stands, where you can see the Valero, it fills the whole piece. I've been to other communities where even Mobile has had signs half this size. We understand and we're not trying to sabotage a business enterprise. But we also have a mandated vision of how we would like to see this community. What was standard 35 years ago, is out of tune now. There's no reason to have this height to advertise a gas station in addition to this banner that will now cover the entire top of it. If we were near a highway, I wouldn't say anything, but we're not. It seems to be a bit much. If anything, if there is a way in which understanding the need for this not changing, is there any way to drop the sign lower? Right above your numbers. If I'm looking for gas, I'm looking for numbers. Granted the blue is a little deeper, that's my opinion that at least if we can drop that sign lower, giving the appearance of it being smaller, then you can cover that space in something neutral, I would opt more for that.
- Mark Moorhart: I did talk those options over with Charles O'Reilly. He did say he wants the Exxon at the top. The other top of this is this is the least expensive form of renovation for that existing MID sign for the time being. I know that sounds like a poor excuse. The people who are backing this property, not the property owner's but the people bringing the Exxon franchise here, have said they don't want to put anymore money to this project. It took quite a bit to get me to fly here tonight. They are at their whitt's end. The budget that I have been given to make the new transition doesn't allow us to do that. They don't have any problem with the blue field being opaque, so it won't light up at night. At night you would only see the Exxon logo and pricing.
- Brian Manown: That's the franchisee of who you are speaking with?
- Mark Moorhart: No I am actually speaking with Sonoco who is branding this as an Exxon.
- Brian Manown: Is there a franchisee?
- Mark Moorhart: Yes but I have not spoken with him at all. I am dealing with

Sonoco and they have said they will put the money to this. Somehow they are linked but it's not like they have a vested interest in one another. Sonoco is doing this an 10 other sites in New York as either Mobile or Exxon. They believe this property can be something. I can't make you a promise that down the road they will change to a whole new image and everything will have more integrity. If things go well, I have seen them do that.

- Scott Lederman: I agree if that is opaque and not lit, that would be a benefit.
- Mark Moorhart: Until it would be used for something.
- Brian Manown: Is this part backlit?
- Mark Moorhart: Yes.
- Brian Manown: At that point you could go to a backlit feature.
- Mark Moorhart: That's correct.
- Brian Manown: Alright.
- Scott Lederman: What I really want is that red gone. I've seen Mobile in other places close by with just clean white with the logo. That I'd rather seen. I'd even give you, if you need that red you could put it across the building, but I'd rather have this part off the road to remain a clean white. The canopy. The canopy would be white, you still have your Exxon. Is that lit?
- Mark Moorhart: Yes. It is channel lettering.
- Scott Lederman: It's channel lettering that will be lit with a white background. Then you have a good representation of red, white, and blue. I think the red is so much, looking at the comprehensive plan, I drive by that place many times. I just find that red is too much for that area. I understand attracting business, I think that would be a reasonable compromise.
- Mark Moorhart: I think what you are saying is right, but after conversations with Steven Rendy, who is our rep from Sonoco, they wanted that. They want the canopy. That is all I know. They are willing to give the building, they wanted replacement bases, Exxon wouldn't let them modify the sign configuration so that things were moved around, we tried to get Chuck to say yes to that. Chuck is the brand police that we have to run designs by. It was a struggle to get these 2 big birds to line up to say yes to everything we were trying to do. I can't promise you that they wouldn't back out of the deal.
- Scott Lederman: I know other communities that are better off economically, New Paltz for instance. There's a Mobile there, it's gigantic, that sign is on a white background on the canopy. I have a hard time believing that one element they would botch the situation for that.
- Mark Moorhart: If Steve were here, I would ask him. What you're saying is very reasonable.
- Brian Manown: The last thing I want is for this to have effect on the operator. He's in the middle of it without say. There's no reason to cause harm. This color palette that is part of the whole character and what not, just rejects these vibrant colors. It's such an outlandish colors.

- Mark Moorhart: It is bold coloring. I don't want to say garish. It's there so it attracts business. It is in a neighborhood also. Would you find it palatable to have the red band not be the illuminated? Would that fly?
- Scott Lederman: I had no idea it would be illuminated. That is overkill. That is absurd. I understand if it was a strip mall or highway, this is a 2 lane road. It boggles my mind.
- Mark Moorhart: If I may, this drawing is showing the flat, non-illuminated version. Maybe I am misspeaking. I deal with multiple sites. This is non-illuminated.
- Scott Lederman: There is no way I am approving illuminated.
- Mark Moorhart: It is non-illuminated. If it were, it would have a bump out here that would be about a foot deep.
- Scott Lederman: The Exxon sign itself is illuminated?
- Mark Moorhart: Correct.
- Brian Manown: That bumps out?
- Mark Moorhart: About 6 to 8 inches. Whatever the depth of the letters is. Whatever you gentleman vote to approve together, I would like it to be a consensus to vote on, I'll take it back to them. That's all I can say and see what they will say. What you are saying is reasonable, but this is what they told me we have to have.
- Brian Manown: Let's clarify everything. You're asking for approval of the posted sign as is, no change. Except that the blue would be opaque.
- Scott Lederman: Until there is a reason to light it.
- Brian Manown: No alteration in height or anything like that. The building itself would be just white with no signage or no red stripe.
- Mark Moorhart: The franchisee may come back and want lettering that he or she would put on.
- Scott Lederman: That would be a separate issue.
- Brian Manown: The blue Valero band would be removed, would be painted white. Or a white overlay. That is what Carolyn said. That's the second piece. The third piece is the canopy, which they are asking for it to be red but not illuminated. That is three sides or four?
- Mark Moorhart: I don't know what they have considered for the back side.
- Brian Manown: Are there any other requests for modification or any other changes to what is on the table?
- Scott Lederman: I don't want to jeopardize someone's business, but I feel we have to take a stand and get rid of the red on the canopy. I will make a motion.
- Brian Manown: I would make the motion to approve what he has proposed. That would allow you the chance to opt out. 3 is the minimum.
- Mark Moorhart: I'd rather you agree on what is here. I have almost \$1,000.00 in travels coming here. I would like the 3 of you decide on a consensus whatever it is.

- Scott Lederman: I will live with that.
- Menachem Fruchter: I'll go along with what you said, Brian.
- Scott Lederman: I'll make a motion to accept the canopy as red, the building white overlay, the sign opaque with the Exxon logo lit with the appropriate colors lit.
 - MOTION:
 - Scott Lederman makes a motion to approve the canopy as red, the store front as white with overlay, and the opaque sign. Menachem Fruchter seconds. All in favor.
- Gregg Pitula: This is kind of like as is deal?
- Mark Moorhart: Yeah that's what they told me. We should be good to go.
- Gregg Pitula: Get in touch with our office.

NEW BUSINESS:

1. BROOKSIDE COTTAGES – SBL# 49-2-19 – Requests approval for elevations and colors for the replacement units in an existing development. Zone: HR-1. Location: 67 Laurel Ave., So. Fallsburg.
 - Ben Halberstam represented
 - Ben Halberstam: This is located on Laurel Avenue. This is an addition, we are taking over Angela's Apartments. This is Laurel. Right across is existing bungalow colony. Currently what's over there....this is what's there currently. This is Angela's Apartments. This is a side picture. We want to knock them down and replace them with this 2 duplexes. On one side, the other side is driveway. The single units, these are the 2 single units. That's one in the back. This over here, is 2 doubles and 3 singles. It's divided out the driveway in the back.
 - Gregg Pitula: You won't see the one in the back.
 - Ben Halberstam: No you won't see it. This is what we're looking to replace it in the front with. It's a porch, screen doors and vinyl siding. A 6 pane window door.
 - Jacob Friedman: The plan is bring in homes like these.
 - Brian Manown: What we received did not show the raised basements. All of these units will have raised basements?
 - Jacob Friedman: Yes.
 - Brian Manown: The rendering here shows stone. Whereas....
 - Jacob Friedman: It will be concrete, and maybe stucco.
 - Brian Manown: A cultured or a artificial over the concrete? You understand over 8 inches of exposed concrete is not allowed.
 - Ben Halberstam: Whatever we have to do. What we can do is come down with the 1 by 3s.

- Brian Manown: You don't know?
- Ben Halberstam: No, no. We're not going to put the stone, the siding to the bottom. We will go down with the siding all the way to grade. Well 8 inches.
- Brian Manown: You are going to do it that way?
- Ben Halberstam: Yes.
- Brian Manown: Okay so it is all siding. The one double and single on Laurel will not have a façade facing the street?
- Ben Halberstam: No just the side.
- Scott Lederman: Where is the entrance?
- Jacob Friedman: Both lots are facing each other, parking in the center.
- Brian Manown: There is no particular feature when facing the street provides any interest on the street?
- Jacob Friedman: Not at all. Just a clean looking building. Nothing.
- Gregg Pitula: These pictures are representative with 4 inch brick mold around the windows and doors? You don't generally order them that way. Is the picture representative of what you're ordering? Usually the flanges around the windows are about an inch wide, this is showing the extended brick mold around the windows. When you don't have shutters on your house, they make the wide 4 inch trim around the windows. The trim lines around the windows and door are going to be narrower in real life.
- Jacob Friedman: The siding here is about 4 inches.
- Gregg Pitula; That's what I am saying. I don't know what they call that, they call that a vinyl brick mold. Lineal. That's it. The drawing that he has here shows 4 inch lineals.
- Scott Lederman: That's not the case.
- Gregg Pitula: You can order those houses with the lineals.
- Brian Manown: I need to take a time out.
- Scott Lederman: You're saying that is a rendering. This doesn't represent what you're putting on.
- Jacob Friedman: This is 99% what we're putting on.
- Brian Manown: In terms of the lineals, what is different in reality?
- Jacob Friedman: I think it is real, this shows about 2 inch.
- Brian Manown: So you think about 2 inches. I need to take a time out. I need to clarify something. Is this being presented to us as a recommendation of the Planning Board or are we giving an up or down approval.
- Gregg Pitula: Next month you'll be approving for the site plan?
- Ben Halberstam: We got approval.
- Gregg Pitula: The houses, the positions of the houses, the duplexes, where they are, has been approved.
- Brian Manown: Is the Planning Board waiting for our recommendation?
- Gregg Pitula: No it is the architectural review of what they want there.

- Brian Manown: Okay so we are making the decisions. There's that. The trim might be narrower.
- Jacob Friedman: To me it looks exactly how they are. It's 2 inches here and it's 2 inches that I know.
- Scott Lederman: The trim is narrower, there's no brick, it's going to be the same siding all the way to the bottom. With the renditions of the windows as they are there. A semi wrap-around porch, with some sort of floral arrangement around it?
- Jacob Friedman: Eventually, most likely, people will do that. Usually a builder does not do that.
- Brian Manown: Something else doesn't make sense. The orientation on the site plan states the long side of the house is facing the long side of the street. And the stairs are on the long side of the street. So on the street if I am looking at the house, the long side, not the gable in either instance. But you are saying the entrances will be on the gable.
- Jacob Friedman: There is a side door here, this is the entrance that most likely....
- Brian Manown: I go back to my point that when you're looking at the side of the house, there's no feature that gives it any character or interest...
- Jacob Friedman: This is what you see.
- Brian Manown: Now if we were giving recommendation to the Planning Board, we would not be able to. They want to know if it meets their regulations. In this case it doesn't. We have to decide that for ourselves tonight, whether that is acceptable. There are only 2 of them facing the street. I'll grant that.
- Ben Halberstam: If you turn them around the other way, it doesn't work.
- Brian Manown: Because of the setbacks?
- Ben Halberstam: It is even worse.
- Scott Lederman: That rendering you just showed, that second picture, that's not facing the street?
- Ben Halberstam: This one is, this one is not. This is facing the street. The only reason I am here today, just with the outside, the inside was ten times worse. The people living there, it was terrible. We should make some place that would be able to, it's 11 units that we need to knock down to the ground.
- Menachem Fruchter: What's not legal?
- Brian Manown: I'm not saying it's a legal issue. If it were a duplex development and we were reviewing it for the Planning Board...
- Menachem Fruchter: But we're not.
- Brian Manown: But we're not. It's the same exact same type of building.
- Gregg Pitula: They're not a duplex community.
- Brian Manown: They're not subject to the duplex law.
- Gregg Pitula: They're not gated as a duplex community.
- Brian Manown: Regardless of the duplex law, I agree with the stipulation of the duplex law, as sitting on this board, I would want to see something a little more

interesting with more character when it is being built on a main village street. Just to suggest a dormer, couple of dormers. Or what other kind of feature could we think of? Just to add some character. That seems artificial just to throw up dormers, it comes from the idea that older houses that the form and style were important. This has no style. It's just a box.

- Ben Halberstam: Maybe I can give recommendation? On the units facing Laurel Avenue, I can insist they put the window shutters facing Laurel Avenue, those needs to be required. To give it character. Whatever is facing Laurel Avenue.
- Brian Manown: Here is one thing I am thinking, only on the 2 facing the street. The door is off center. That door will be in the street, just at the door, a gable. That does 2 things, it adds more interest to the house with the shutters, but it diverts the water away from the entry.
- Ben Halberstam: I could make a post, a hood.
- Scott Lederman: Something like this.
- Brian Manown: To protrude?
- Ben Halberstam: Calling it a gable, I don't know about that. I'd rather go with those hoods. The 2 pillars with it.
- Brian Manown: A canopy. You would make it much smaller.
- Audience: You don't need pillars, just 18 inches for some characters.
- Brian Manown: if you want that weather protection at the door, do it both ways. Do this all the way up to this peak, the secondary gable centered, maybe smaller. This would be smaller. If you had wanted brackets. Corbels. I would rather see the entire roof form be addressed rather than tacking on the little canopy. It's functional, but this breaks up the plain roof. It could be over framed. You'd only be doing it on 2 units.
- Scott Lederman: The stairway would be on Laurel Avenue coming up?
- Ben Halberstam: We'll probably have to add another staircase.
- Scott Lederman: So 2 staircases?
- Ben Halberstam: Probably not, just looking now at this situation.
- Scott Lederman: Because of how the building is now, you have the 1 stairway and that is the door. One of the issue is in every residential place, the doors are facing outward. It is only in these types of communities that everything is inward. So it looks like barracks. I understand the uniformity issue, but at the same time there is no style.
- Jacob Friedman: These are units that whenever you have enough room between the 2 buildings, whatever direction you come from you see a nice....you can see from the side when you pass. The only problem is when you facing right across it, you see the side. When you pass by, you always see the front or the back, which has character. If you stop in front of the house, and you look at the side, that is the only issue. Whoever passes this way, see the front of the house, sees the same thing. These are nice houses.
- Brian Manown: I still think the formality of facing the street needs to be paid

attention to. I agree that from all these different angles you will see many different perspectives.

- Menachem Fruchter: Will there be a gate around it?
- Ben Halberstam: Yes.
- Menachem Fruchter: Maybe they could get a decorated gate around it.
- Brian Manown: I'm just trying to figure out the roof problem.
- Menachem Fruchter: If you have a decorated gate blocking the side of the building that is showing, that would be nice.
- Scott Lederman: The fence won't be high enough to cover the roof. It needs to have some character when you're driving by that you're seeing a change in that.
- Brian Manown: You're breaking up that reform. I'd be okay with a single gable.
- Gregg Pitula: It could be that little dormer, little panels, and put it right on there.
- Brian Manown: It could be stick frames.
- Jacob Friedman: If that's what we need and what we can agree on.
- Brian Manown: Would you consider taking those double duplexes and offsetting them?
- Ben Halberstam: I can't do that. It just fits in.
- Brian Manown: You're okay with those gables?
- Jacob Friedman: Yeah it gives it some design. Whatever we have to do, just tell me.
- Brian Manown: They help with shedding the water away. Anyone want to make a motion? I move to approve this design with the exception the double and single units facing the street have a gable added at the doorway, also only those 2 walls facing the street, you add shutters to the windows, and approve as that.
 - MOTION:
 - Brian Manown motions to approve the design with additions listed above. Scott Lederman seconds. All in favor.

2. RACHVES – SBL# - Requests approval for elevations and colors for a proposed duplex development. Zone: R-1. Acres: 45.5. Location: 6279 SR 42, Woodbourne.

- Kirk Rother represented.
- Kirk Rother: I am at many of these Planning Board meetings and I hear a lot of the architectural styles trying to be accomplished by this board and what the developers are hamstrung into with these modular units. I advised my client that some variety is going to be key. So I suggest we try to work that out before I came here. They met with the modular company, they came up with 3 alternatives, we have 3 color palettes, 2 different sized buildings. The widths all the same, the lengths are what vary. In addition to color changes, they tried to add varying architectural features. I was given these 9 drawings by the modular company, my client gave me the color samples. Our colors here are the best

attempts at matching those samples. I know you spoke about dormers, we suggested something at the gable end or a patio roof over the doorway, they added them on 2 models here. This model has shutters, the others don't. They proposed cedar shake on a couple of the gables. They also proposed backing on a couple of the gables. You may see on some of the renderings, this small stone finish. I wasn't given a sample of that but I found something similar on my phone. I can show you. It's actually more vinyl, it's a panel. It clicks in with the rest of it. Where these various things are placed was given to me by the modular company and the applicant. For example, they have that stone on the gable end of these dormers. I don't know if that's a great idea. You may want something lighter up there. We may want to switch those out. They have the stone around these 2 windows, I am thinking that stump should go over there onto the ground. This is just outside of Woodbourne on NY State Route 42. This is Hartman Property next to the Neversink River, it's approximately 50 acres in size, 30 of it is in the flood plain. That's really establishing this boundary. The 175 front yard setback. It is sparsely wooded, we are trying to retain that. There is a powerline that runs through it, that's the green. They proposed a landscape, this area here. This is buffer landscape for the neighbors. As we move forward we will have a landscape plan, northern and southern exposure plans. The elevations you see here are the elevations you will see facing Route 42.

- Scott Lederman: So the front door will be facing Route 42?
- Kirk Rother: Yes. Those units, these units. This is what you see here, this is what you will pull up to. The backside of this is a patio with patio doors.
- Brian Manown: That is interesting because that is an area of concern.
- Kirk Rother: You're not looking at the back of the house from the street. I have on my site plan these little steps of the side of the building, that's a prior plan. The doorways are in front, patios in the back. I imagine there will be a sign, we haven't gotten to that yet. If we do, we will be back.
- Scott Lederman: When we're talking about air conditioning compressors, are we talking about air conditioners in the wall or are we talking about an air conditioner doing each unit?
- Kirk Rother: I would imagine these have central air.
- Gregg Pitula: The split units, the compressor unit is on the side, under the side deck under the stairs.
- Brian Manown: They're on the ground, not through the wall?
- Kirk Rother: Yes.
- Gregg Pitula: Are these with foundations, without foundations?
- Kirk Rother: With foundations. There is a full basement, not sticking 8 feet out of the ground.
- Brian Manown: It wouldn't be a basement 8 feet out of the ground.
- Gregg Pitula: Most basement stick out 5 feet, egress with those. They have to stand under 6 foot so they don't count as another story.

- Kirk Rother: Here the topography slopes down from the road to the river. So on some of these units we'd only be a foot or 2 out of the ground in the front then the land would slope down. Then in the back it is feasible to have a walk out basement. If we can accomplish that with the grading, we would try to do that. As far as the visual impact from Route 42, you won't see it.
- Brian Manown: As you come around the bend toward town, you will be looking at the side of a lot of the houses in that lower section. As you come around that sweeping bend, or on 42. This development, assuming, this will be very visible from 42.
- Kirk Rother: It is the nature of the beast. It is lightly wooded at this moment.
- Brian Manown: So if these are elevated and have full basements, you're going to see part of that foundation will be exposed, and what are you going to cover it with?
- Kirk Rother: It wasn't until 5 minutes ago that only 8 inches of concrete is allowed to be exposed.
- Brian Manown: We have to draw the line somewhere, If it was 12 inches that is one thing, but we are getting 4 feet that is not finished. It is not presentable. I have talked to a lot of people who are concerned about the appearance.
- Kirk Rother: I think their choices are they would have to put a façade on that or extend the vinyl.
- Brian Manown: Or a stucco parch, that could be painted. We need to have some kind of agreement that it will be finished with an acceptable finished material. You can't say what it is. Just for clarification, we are not approving or disapproving, we are making a recommendation to the Planning Board. That would have to be addressed. I like the mixture of materials, the combinations and composition, I was going to say that having stone elevated is not logical to the mind or the aesthetic. I like the idea where stone is used it should go to grade or if it is faux stone, vinyl stone, it should just go down to where the normal finishes would be. The other thing that has come up is the roof form. The double roof...I don't like the double roof form. I would rather see one roof form for the whole structure. I know they're duplexes and so there is kind of an implication that a dual form is intrinsic to the nature of the building. I would rather see a hip roof over the whole structure, or some other decorative features that break up the roof style. The giant cricket that drains the valley, can be problematic as well. You have all that water coming down, we've seen instances where somebody wasn't thinking about it, but they put all the services at the bottom of the valley, and then you have water pouring down on the electrical panel.
- Gregg Pitula: The first development that was started was Kaplan, for cost reasons they put meters directly below that drainage point so they could speed the services into each duplex individually without running any conduit or extra wiring. When the gutters back up, the water drips right into the meters. We've been slowly getting them to move them out of the way.

- Kirk Rother: I understand your concern with the roof, I just don't know how to solve it. With it being a modular. I heard you saying before the meeting started, these things come in, the 1 roof is flipped over, they lift it up and fold it down, in a few hours you have an enclosed structures.
- Gregg Pitula: It's cleaned up panels. It looks like 2 ranches stuck together and said now what are we going to do? We haven't really tested from people living in these houses in the winter. When the heat is on, they keep it on 50 at bare minimum, no one is staying in them during the winter. I think when more and more start staying in these houses during the winter. Do you see these houses becoming year round?
- Kirk Rother: No.
- Gregg Pitula: If they do stay there year round, that will be a huge ice damming issue.
- Scott Lederman: What kind of heat?
- Gregg Pitula: Mostly gas.
- Brian Manown: Does the cricket extend to the base of the wall?
- Kirk Rother: Some of them I have seen where they didn't fill in between the 2. They stuck 2 buildings together.
- Gregg Pitula: Right up here at Skopps. This design with the 4 pieces with 2 ranches and they filled the cricket in, over here in the development, instead of the roofs hinged from the side they did it from the end. Every box has a roof that after they get back together, they have to be bolted together straight in a line and then finished. It gives the appearance of 1 roof line.
- Kirk Rother: I don't see why this filler can come to the front.
- Gregg Pitula: It does, it comes point to point to point.
- Kirk Rother: So you wouldn't have a valley.
- Brian Manown: It just depends on whether you get enough slope that there should be to get 3 on 12 to clear out to the overhang so the water runs all the way out. That's a construction issue, and we're not here that. We want to stick with the form, style, and aesthetic.
- Scott Lederman: We appreciate the somewhat of diversity in terms of materials and colors, but again it's the same thing. We appreciate the entrances are facing 42. Again, making that community expanding to how every other house is built. In keeping with up with more diversity, is looking at not every buildings but some of them, breaking up that monotony. For instance, you have the little gables on the green, maybe for the tans you do a different kind of roofing. Again, are whole sections a 1 type, or are they mixed?
- Kirk Rother: I told my client that I was certain this board would want this mixed.
- Scott Lederman: Definitely. In getting that roof at least on the tan houses...
- Kirk Rother: Are you talking about changing the color of the shingle or the structure?
- Scott Lederman: I'm talking about changing the roof line to make it 1 roof.

- Audience: It's not hard to make.
- Scott Lederman: The question is if we don't ask that question, and look to see alternatives, we're going to constantly get these prefab boxes.
- Audience: Have you ever gone to these developments during the season? When you travel around in the circle of these developments, you are not seeing the roofs of these houses. You're seeing beautiful homes with beautiful porches with nice shrubs, it doesn't look boring to me. They look like very nice developments.
- Scott Lederman: In that situation where you have the people and community, that is. Half the year, it is. The other half, not so much. You don't have the people, you have these buildings. Is there a landscaping plan that comes with this building?
- Brian Manown: That's usually Planning Board questions.
- Kirk Rother: The current duplex law requires that there be a landscape plan be done by a licensed landscape architect. So it is a robust plan.
- Brian Manown: Back to the roof forming, the overall form of the house. We're just making recommendation to the Planning Board, I've had discussions with some of the other board members, as I have said I don't like the double roof form, I'd like to recommend to the Planning Board that the developer offer up another idea for the roof form. All of the roof forms. It's a standard production unit, I'm not going to ask they mix up their roof forms. There are so many of these double roofs in duplexes that have been built, we can see what they do like, it looks like married 2 buildings together and called it a day. It doesn't reflect any style or any effort to make the building interest. That is what I would recommend to the Planning Board, that the applicant provide a different roof form. I don't know if we need to reach consensus on these recommendations, but I can make a note as to how many do want that recommendation and how many don't.
- Scott Lederman: Absolutely.
- Brian Manown: Shall we do it that way? Do you want it that way?
- Scott Lederman: Yeah I would make the recommendation.
- Brian Manown: Do we all agree that we need to make that recommendation or do you not?
- Menachem Fruchter: I'm personally okay with it.
- Brian Manown: I'll say 2 people recommended change in the roof form and 1 person said it was fine. We don't want to be here all night but we want to take care of the whole thing. Does anyone have any questions about the landscaping. The fact that the licensed architect is going to provide a plan is great but...how is this oriented?
- Gregg Pitula: Straight ahead is Woodbourne.
- Brian Manown: People in the south are concerned about the screen.
- Scott Lederman: They're getting sugar maples.
- Brian Manown: Is there any special consideration for landscaping on that area?
- Kirk Rother: We proposed to landscape that whole area, most likely with an

evergreen.

- Brian Manown: Along the road.
- Scott Lederland: The plan says sugar maples. The same thing in the front, nothing inside or around the house.
- Kirk Rother: This is our doing, we're good at making water flow downhill. Once the landscape architect gets his hands on it. What this board is not aware of, in response to concerns of these folks in regards to visual impact, this has been shifted over. This originally came over, this came through this. That had a trickle effect on the entire development to try to accommodate some of their concerns. In addition to that, we will propose buffer landscaping.
- Brian Manown: I would make the same recommendation that the Planning Board pay special consideration to the landscaping on the south side. Anything else on landscaping. Okay, in terms of lighting, you'll have a lighting plan right?
- Kirk Rother: Yes. There is a draft plan, street lights are proposed, 12 foot high poles and shoe box straight down. Just a square light straight down.
- Brian Manown: That's fairly typical. For street lighting, for internal lighting I might consider something a bit more sophisticated. Something that has a little more character than the shoebox.
- Kirk Rother: Roads or sidewalks?
- Brian Manown: Sidewalks...
- Kirk Rother: At this point we're not proposing internal lighting except on the buildings.
- Brian Manown: Something like this, something that has a shade over the top.
- Kirk Rother: That's about this high up.
- Brian Manown, No that could be 8 feet at least. For street lighting, 8 feet wouldn't sufficient.
- Kirk Rother: Probably at least 12.
- Brian Manown: Are the shoe boxes standard items you get?
- Kirk Rother: Typical shoe box now is the most economical, that's ground zero. When you get into those types of lamps, it's a touch more. When you get into period type stuff, it can triple the cost. The lower you go, the more you have to have to get the same light level.
- Brian Manown: Is the shoe box particularly effective in terms of light dispersion?
- Kirk Rother: I am going to guess they are fairly similar.
- Brian Manown: You may ask them to consider an upgrade. The shoe box will be on a steel pole, painted?
- Kirk Rother: Black, aluminum pole. It's an 8 inch high box, 18 inches give or take. It might be 3 inches high.
- Brian Manown: I don't think we're making a motion for anything, we will just report our recommendation to the Planning Board. What I have noted was the only recommendation we made about materials that we would make is where

they do use stone is that it come down to grade. The roof form, we understand that recommendation. The only other recommendation has to do with landscaping and that is to pay special attention to the south side.

- Kirk Rother: And cover the concrete foundations. Not really related to you guys, I made a note to make sure to put utilities off the drain.
- Brian Manown: I think that's it. We'll make those recommendations and you will get a response from the Planning Board.

3. DOWNTOWN MOUNTAINDALE – SBL# 46-4-23 – Requests approval for building identification signage and commercial tenant signage on the multiple buildings that are associated with this parcel. Zone: MX. Location: Main Street, Mountaindale.

- Bill Resnick and Joe Horowitz represented.
- Bill Resnick: This is going to be a sign that we are going to put on top of each building. These are the names of the people who owned them back in the 50's. The Rothsteins built it, they lived there for 100 years and then we owned it. The Grossman building, his father was there with a law office. This is up on the gables. Then lower on the building, about 30 to 60 inches. The reason for 60 inches, we are opening up a new store in town, a grocery, we're not putting a 30 inch sign, we're putting a 60 inch sign. A lot of the store will have 30 inch to 60 inch depending on the venue of the building. There will be 1 of these names here, there are 30 buildings involved. I want to keep it all uniform. You pull into town and identify the building. We have brought these other businesses to town since we fixed up the town
- Brian Manown: Each building gets one sign?
- Bill Resnick: Yes. There's a gallery in town, a guy who finishes furniture, the bike shop I added onto the building, a 40 by 40 addition. I just rebuilt the whole bike shop, a lady who make tooth soap, a new grocery. The restaurant reopened.
- Menachem Fruchter: The karate place.
- Bill Resnick: Yes.
- Brian Manown: Will they all be the same?
- Bill Resnick: Maybe. I don't know how that will look on the red building. I'll tell you after I have a sample.
- Brian Manown: With a red building I would be okay if you reversed it.
- Bill Resnick: I'm trying to give the a town a uniform look. It's happening.
- Brian Manown: You own all the buildings where these are going?
- Bill Resnick: I own them.
- Gregg Pitula: He's only missing a couple in town.

- Bill Resnick: That's my whole story.
- Brian Manown: I don't know if the application explained that but it is a new kind of animal.
- Bill Resnick: We haven't done anything that looks bad yet. I don't think.
- Brian Manown: I'm just trying to consider how the community would react to a normalization of nomenclature, or of signage. It's more than signage. There's something behind it.
- Bill Resnick: The couple buildings that I don't own, if they let me I would put a sign on there.
- Brian Manown: When you are in Disneyland, you know Disney owns everything. You expect uniformity. There's something about uniformity that is challenging too, to the communal aspect. It brings them together in one aspect, and you are trying to create an identity. I think having these building names is a great idea, it pays respect to the people before us.
- Bill Resnick: I I haven't found anyone who doesn't like what is going on. I'm sure there are some.
- Joe Horowitz: It creates unity around something that doesn't have unity. There's a great disparity between the buildings there. The idea behind that signage is that it knits it together.
- Scott Lederman: So you have 10 buildings.
- Bill Resnick: No that is 10 examples. I will do all the buildings.
- Brian Manown: There will be more.
- Bill Resnick: I'm going to do 30 buildings.
- Scott Lederman: You've given us an application for....signs on buildings.
- Bill Resnick: I want a blank palette.
- Scott Lederman: I do have a problem with that. I do love the idea of buildings and names and history, that's tremendous. All of those signs are going to be the same color. White with black lettering? Okay. What material?
- Bill Resnick: Signboard.
- Scott Lederman: Lit?
- Bill Resnick: No. The buildings are already done, the tenant won't pay for lighting, and then to start to run wires, all the buildings I did are foamed.
- Brian Manown: We're really approving to make this a standard.
- Bill Resnick: I can do this in Mountindale because of the amount of real estate we own. When you drive down the road, on the right hand side of the street, the apartment building is ours, we're missing 4 buildings, then the school is ours, the karate school is ours, then we skip a building, the next 3 are ours, skip 2, the next 5 are ours. Down the road on the left side, coming up this side, there is one on the corner up to the post office I own. Then there are 2 more up on the hill we own, further we just bought. You then come down to the bike shop, the other side of town and down the street, we go from there all the way to the fire house.

- Brian Manown: So some people will come to us with different signage.
- Scott Lederman: Every building you have you are going to identify as particular buildings.
- Bill Resnick: We're only doing this on renovated buildings. If I haven't renovated it yet, no sign. Some were renovated a while ago, they need paint jobs. This summer we are going to paint them and add signs there too.
- Scott Lederman: Is it the original builder or original tenant that you're putting this sign on?
- Bill Resnick: Owner. People that have been there for generations. Anyone that has been in the town for a while, recognizes the families. The Kirston family, the Rothsteins, the Rosenthal, there was once a hotel before it was Rosenthal the 1800's, then it was Rosenthal the 1900's.
- Scott Lederman: You have this understanding and research, that while you are accumulating these buildings, you want to name them.
- Bill Resnick: Right and these signs will go on what is finished now.
- Scott Lederman: At which I am looking at 10 of them.
- Bill Resnick: There is more than 10 of them.
- Scott Lederman: I have a problem with a carte blanc shape. I want to know what it will look like on the building. I get it, I think it's a great idea. White with black lettering? If you look at buildings that are historical or have plaques, that's not the kind of sign you would have. Basically it would be something stamped from a historical society.
- Brian Manown: We could always stipulate that we are approving a batch, then when you have another batch and then we have a chance to reassess it.
- Bill Resnick: I need permission for... 16.
- Gregg Pitula: It is a unique situation here as well, even though there are 20 buildings involved here, they are all on 1 property. Almost the entire town is on one lot. We give signage permission, you are giving him permission for 20 signs but they are all on 2 properties. Only the bike shop is on a separate property. All the rest are on the same parcel.
- Bill Resnick: The bike shop and office.
- Brian Manown: That is interesting, I won't dwell on that too much. I think one of the points you are raising is you are only allowed 1 sign per building.
- Bill Resnick: 1 sign is the name, the building, and who.
- Joe Horowitz: The fact that the owner owns 1 lot, if he was renting out, each tenant would be allowed to have 1 sign.
- Gregg Pitula: The point I was trying to make was you're not really give them carte blanc to go and put 20 signs up, because it's all the same property.
- Brian Manown: I don't want to try to parse that question. It's fine with me. Then as tenants or businesses come in to do business, you'll provide this standard sign. I do think this idea is great, and technically speaking I would grant this sign

without it infringing on the 1 sign rule.

- Bill Resnick: I think this would be 30 inches by something like this. Something with some shape to it. I'm just trying to name the building.
- Scott Lederman: I like the idea of it. You're naming it and giving the address. It does give it great character.
- Brian Manown: I suppose these will go up fairly high?
- Bill Resnick: In the peaks.
- Brian Manown: Otherwise you could do a nice 911 sign. It would be very interesting.
- Scott Lederman: Then you could do a walking tour. Madison Ville Apartments, this is a standing sign?
- Bill Resnick: It will be framed.
- Scott Lederman: Framed and lit?
- Bill Resnick: No.
- Scott Lederman: Not lit. Reflective?
- Bill Resnick: No.
- Scott Lederman: Post? What are the posts?
- Bill Resnick: In the ground.
- Brian Manown: What kind of material and how are they treated?
- Bill Resnick: Pressure treated, painted.
- Brian Manown: Is there anyway you could clad them? Are you going to paint it right away?
- Bill Resnick: Yeah, paint it red.
- Scott Lederman: You're going to paint it the same color as the sign itself?
- Bill Resnick: The same colors all through town.
- Brian Manown: With pressure treated posts for signage, I would really like to see some effort made to articulate the post. I know it's rustic, it's almost too rustic. It's too simple. In other words, again if there was a cap on the top, I know that begins to style of the sign, even if there was something routed, something to articulate, something on top.
- Bill Resnick: I think that gives it just a flat top, this is a shaped top. The shaped top is aesthetically nicer.
- Brian Manown: I'm talking about something like this, where it just routed here and your sign is in here.
- Bill Resnick: Just shape the post a little bit? I have a better one for you, they make a copper cap.
- Scott Lederman: That'd be great. These are on the buildings, not shingles? These?
- Bill Resnick: Yes, on buildings. I'm saying up to 60 inches. The 30 inch sign, 30 by 18 should be these. These should 22, 24 by 60. It's a business.
- Brian Manown: 5 feet.

- Bill Resnick: 5 feet max.
- Brian Manown: And it depends on the business. It is certainly within the limits.
- Joe Horowitz: If you establish a standard, it is applied to other people that come before this board, and you can make a good case that it should. It ties the entire town together.
- Bill Resnick: You can't make individuals...
- Joe Horowitz: Yes you can because you have a color palette.
- Bill Resnick: Exxon was here before...
- Scott Lederman: I understand the desire to be uniform in the buildings you own and you have that right as the owner. I don't think that's a statement as to what the town should do. The question I have is what does that mean for him? His sign is of a different color.
- Brian Manown: Are we establishing an irrevocable precedence?
- Scott Lederman: I would recommend we approve the signs you are bringing to us here, these signs.
- Bill Resnick: That's a sample. I want 16 buildings.
- Scott Lederman: In terms of what we have here and the application process, we approve sign specific to what is brought to us. Not in generality. If you're telling me this is exactly what they will look like.
- Bill Resnick: That is exactly what they're going to look like, I just don't have all the names yet.
- Scott Lederman: These signs you gave us, if they are what you want to put on the existing businesses there now, I have no problem. This is what you're giving us. The issue is I am not giving you carte blanc. I like the application, I would recommend to approve it. I do have a problem with saying whatever you bring us...
- Bill Resnick: That's what I gave you. I have 16 buildings ready this summer. There's another dozen buildings that aren't ready yet and I will come back for that. What I am saying is I want approval on the 16. The businesses are pretty much staying there except for Marty's Palace and the restaurant. There's 2 businesses missing.
- Scott Lederman: The application process is you make an application, put down what you want approved, and we look at it and approve. I would not approve a carte blanc application.
- Bill Resnick: I'm not asking for carte blanc.
- Scott Lederman: I think you are because you are saying every building you own, 16 that are ready, whatever is left over...
- Bill Resnick: I need 2 more businesses, I need 9 business sign plus the apartments. So I need 9 of these, and 16 of these. Those buildings are ready.
- Scott Lederman: What I am saying to you is I think it's the process that says you have just given us specific properties and business, these you want to do.

- Bill Resnick: These are examples of what I want.
- Scott Lederman: I want to see the rest of it.
- Menachem Fruchter: They're exactly the same. Nothing different.
- Bill Resnick: Whatever you say.
- Joe Horowitz: If we have to come before 20 or 30 times, I will show you each sign. If that is what I have to do.
- Menachem Fruchter: When a guy puts up a development and he chooses a standard color we have. I believe what Mr. Resnick is showing us, this is what he wants to put on every home. If we like it today, he wants to know we like it.
- Bill Resnick: These are 2 buildings that are almost finished. This is the Grossman building. This is going to get the Grossman building sign. The bicycle building will get the bicycle building sign here. I'm not filling the town up with signage.
- Brian Manown: You have 2 of the historical signs here?
- Bill Resnick: No. One historical here and 1 historical sign here.
- Brian Manown: Historical, historical, bike. I agree with what you're saying, in one sense of color and style of the sign, it is fine. If it's fine, it's fine with us. We're all okay with the signs.
- Bill Resnick: We laid up stone, there's all stone walls under these decks. There's no holes under these decks. The decks are here, the stairs. There's a planter right here, coming out of here is a ramp. We tried to do a nice job. We're blacktopping the whole thing.
- Brian Manown: If you do have some other properties, not all of your buildings are one 1 property. I'm thinking about the restaurant. Is that on a different property than this?
- Bill Resnick: This property and 1 building across the street is on 1 parcel. The whole rest of the town is another parcel. With like 30 properties.
- Brian Manown: All of your buildings are on 1 lot. All I was going to ask, when you do the restaurant, you will use the same signage?
- Bill Resnick: He has a big sign there now but I want to convince him to take it down and put one of these up.
- Brian Manown: Then if there is an exception, to what we're looking at today, that somehow a mechanism that triggers the need for application.
- Menachem Fruchter: All he is asking for is what is before us. If he does anything else, he will be back in.
- Bill Resnick: This building here is going to be a residence only, this doesn't exist and we are building a big deck here. There will be 1 big building on it here.
- Scott Lederman: Whose building is that?
- Bill Resnick: Kayfeld. It used to be a luncheon.
- Scott Lederman: I make a recommendation that we approve the signage of building recognition and business signs in the uniform color and type for the buildings that is presented and for future buildings with the caveat that any

deviation from color and signs, that he has to come back and reapply.

- Brian Manown: You will put numbers on that?
- Bill Resnick: 16 building designations and 10 business designations.
- Brian Manown: It gives us boundaries.
 - Menachem Fruchter motions to approve as presented. Scott Lederman motions to approve the signage with uniform color and type for the buildings presented, with the stipulation that any deviation from the color and type would require reapplication. All in favor.

4. DOWNTOWN MOUNTAINDALE (BIKE SHOP) – SBL# 46-1-2 – Requests approval of renovation of an existing two story apartment building with an addition. Zone: MX. Location: Railroad Plaza, Mountaindale.

- Joe Horowitz represented.
- Joe Horowitz: This is a bike shop. The sign will be going right up here. I have to come back before this board every time we do another building. The sign will be part of the process either way. I showed a square sign when I showed this last week, but it is oval. The colors that you see here are the standard from the palette that the ARB has produce. It's a gable and these are each apartment buildings. They're 1 apartment in each. The color is grey and the color is beige. This is the best reproduction I could get. That's basically it. This is the building across the street. That's the neighborhood.
- Scott Lederman: You have shutters here too, right?
- Joe Horowitz: Are there shutters on these buildings? I don't believe there are.
- Bill Resnick: Yeah there are.
- Scott Lederman: The roof coloring is not red.
- Bill Resnick: It is a dark brown.
- Scott Lederman: I'm glad it's not red.
- Joe Horowitz: One is a chocolate brown, that's 35. They're all standard colors.
- Brian Manown: From the architectural palette?
- Joe Horowitz: Yes.
- Brian Manown: If Mollie has already seen it, we don't have to proof it.
 - MOTION:
 - Menachem Fruchter motions to approve as presented. Scott Lederman seconds. All in favor.

5. DOWNTOWN MOUNTAINDALE – SBL # 46-4-23 – Requests approval for the renovation of a two story two family residence. Zone: MX. Location: 21 Main St., Mountaindale.

- Joe Horowitz represented.
- Scott Lederman: This is this building. This is that?
- Bill Resnick: No.
- Joe Horowitz: That's the grocery store across the street.
- Scott Lederman: Okay.
- Discussion.
- Gregg Pitula: These buildings aren't done yet, right?
- Bill Resnick: These are the 2 we are in the middle of, the roofs went up.
- Gregg Pitula: There's no siding or anything yet.
- Bill Resnick: No siding yet. The red ended up on 35, the green on this roof.
- Scott Lederman: This is a green roof?
- Bill Resnick: I can't change it now.
- Gregg Pitula: Metal?
- Bill Resnick: Metal.
- Scott Lederman: You have on here that you're doing 4 inch vinyl siding, or new hardyboard?
- Bill Resnick: The hardyboard is the front.
- Scott Lederman: So the front is hardyboard and the side will be vinyl.
- Bill Resnick: That's on Main Street.
- Brian Manown: Is all this new glazing, windows?
- Bill Resnick: Always new everywhere, all we need is the new 2 by 4s.
- Brian Manown: That ceiling in the ground level floor allows you have those high transoms.
- Bill Resnick: The only thing that may change, I may convince my sign to put the curves on the scallops.
 - MOTION:
 - Scott Lederman motions to approve with the recommendations of the scallops on the inside of the front which will be hardyboard. Menachem Fruchter seconds. All in favor.
- Bill Resnick: If you let me use the heavy plastic scallops, he will do it.
- Scott Lederman: That's great.
- Brian Manown: I am okay with that. Will this be a business?
- Bill Resnick: No.
- Brian Manown: These will be residences?
- Bill Resnick: I don't see any reason to have these are residences. The transoms have to go. We may be able to keep it in the hallway.
- Brian Manown: The reason I was asking, if it were a business you would keep them. If it's a residence, do whatever you want.

6. DOWNTOWN MOUNTAINDALE – SBL # 46-4-23 – Requests approval for the renovation of a two family residence. Zone: MX. Location: 35 Main St., Mountaindale.
- Joe Horowitz represented.
 - Scott Lederman: Hardyboard in the front, vinyl siding on the side?
 - Bill Resnick: Yes, and I'd like to do the scallop up here. This is gone, this will be a deck. About 18 feet of the side of the building.
 - Scott Lederman: With a possible scallop?
 - Bill Resnick: I don't mean scallop there. Scallop shingles.
 - Scott Lederman: That's good.
 - Menachem Fruchter: Whose house is this?
 - Bill Resnick: This was Kayfeld's. It started in the 30's, and went to the end of the 60's. Early 70's, then disappeared.
 - MOTION:
 - Scott Lederman motions to approve as presented. Menachem Fruchter seconds. All in favor.

Scott Lederman motions to adjourn. Menachem Fruchter seconds. All in favor.