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

TOWN OF FALLSBURG ARCHITECTURAL REVIEW BOARD MEETING

September 1st, 2016

Brian Manown, Chairman, Marc Hurwitz, Scott Lederman, Bernie Deutsch, Board Members, Gregg Pitula, Code Enforcement

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

NEW BUSINESS:

1. CUTLER'S COTTAGES – SBL# 60-1-2 – Requests approval to install an entrance sign. Zone: REC-1. Location: 117 LaVista Dr., So. Fallsburg.

- Ben Knopf represented.
- Ben Knopf: Cutler's is an old bungalow colony. Longer than all of us. As Gregg knows, we tried to upgrade as we can. One of the things we want to do is beautify from the outside. Mollie wanted to make sure it looked good from the road. We are doing that. The first place that we know, and we trim, is on the road. I have the guys clean the road if there is garbage. We are up to the signs. The signs we have are 25 years old. We want to update it. There are certain spots for the fire trucks to see. We want to move it so you are able to see it from both sides.
- Brian Manown: So it is 1 sign?
- Ben Knopf: I think it is 1 per entrance. We have more than 3 entrances, we are putting it only on 3 because 1 we don't want to use as an entrance.
- Brian Manown: How many exist now?
- Ben Knopf: 2 for sure. We might have 2.
- Scott Lederman: So you want the 3 signs and they're double sided?
- Ben Knopf: I believe they are double sided. I haven't seen a final sketch.
- Brian Manown: Will they be perpendicular?
- Ben Knopf: Either double sided, I don't know what he decided. Or it will be placed in a position to be seen both sides. Angled. Does it say on it?
- Brian Manown: If you're not sure, we won't know what we can do. You have to tell us exactly what you are going to do.
- Ben Knopf: What does it say on the paper?

- Gregg Pitula: To hang up sign.
- Marc Hurwitz: On this one it did say double sided. It says double sided, 30 by 40 by half inch. 4 by 10 pressure treated.
- Bernie Deutsch: The wood sign is pressure treated.
- Marc Hurwitz: The post. Primed and painted, pressure treated. 10 foot long. It says double sided on the sign.
- Scott Lederman: And then you're hanging it with this metal bracket.
- Bernie Deutsch: How is the bracket attached to that 4 by 4. I am guessing bolted?
- Gregg Pitula: Bolted.
- Brian Manown: So there will be 3 of these, double sided, and perpendicular to the road so it can be seen from any direction.
- Bernie Deutsch: You're going to define like we were talking earlier, entrance 1 and entrance 2.
- Ben Knopf: It will be main entrance, entrance 1 and 2.
- Bernie Deutsch: That will be on the sign or hanging down?
- Ben Knopf: I think it is on the sign.
- Gregg Pitula: Do these guys have the same drawing on there?
- Scott Lederman: You're going to have the double sign, where 1 sign will indicate the main entrance, then entrance number 1 and number 2. The same way this main entrance is being done?
- Ben Knopf: Correct.
- Scott Lederman: What is this bracket made of?
- Ben Knopf: Wrought iron.
- Scott Lederman: The weight of the bracket will support the weight of the sign?
- Marc Hurwitz: How does the sign attach to that bracket?
- Scott Lederman: There are 2 circles here, it is going to be hung that will hold the sign. Unless you are screwing it directly on.
- Ben Knopf: It will be hanging, you see the design on top.
- Brian Manown: It will sway.
- Scott Lederman: I have concern about that. I don't know how strong these 2 little circles are. I get the wrought iron, I get the strength of that as opposed to being directly attached, you just have the soddered there. Conceivably it can break.
- Ben Knopf: I think who designed it has done thousands of signs, if this is what goes this is what goes. If you have any opposition to it, bring it up now.
- Brian Manown: I don't question the structural integrity of the sign. Does the Building Department…is there anything in the sign code that speaks to this motion?
- Gregg Pitula: They're not supposed to have flowing, waving signs. The sign is made out of wood, it is sign board double sided. The sign is pretty heavy, a big hefty wind could…
- Brian Manown: I am okay if it is going to swing back and forth.
- Scott Lederman: You're talking about chains that will hang from the brackets…
- Brian Manown: We can presume that.
- Scott Lederman: I have other signs that look like they are hanging freely, but it is not they are connected in such a way directly that it is not able to sway. If it breaks,

it will just hang there. If it breaks in December, we have to wait until May. Then it breaks the sign and that is more money for you. I would like to make the recommendation of having a different way to connect that sign to the post. Where it is solid.

- Marc Hurwitz: With or without that bracket?
- Bernie Deutsch: You can do a bracket underneath, double bracket it.
- Scott Lederman: You could be utilitarian in accomplishing what you want.
- Brian Manown: I would like to remind everyone here that this is an Architectural Review Board, we'll question some of the construction but we are only concerned about the appearance. The way it is mounted would have to be reviewed again if we go…
- Scott Lederman: If we go with a formal recommendation. That's that piece.
- Brian Manown: There is one other thing to this sign. Its proximity to the road. It's an extremely narrow road in places. I'm not sure how your property varies. Is there a distance of which that sign is supposed to be.
- Gregg Pitula: I would like to see the signs at least 10 feet off the road so when you pull them down out of the entrances, you have clear view both ways. Right now you don't have an issue, they're about 15 feet off the road.
- Ben Knopf: The road goes out, it is on a curve. The driveway goes out further.
- Scott Lederman: You would be putting the sign in more or less the same place, so it won't be an obstruction.
- Brian Manown: A minimum of 10 feet.
- Scott Lederman: Also in the winter you don't want to lose the sign. Is this reflective for light at night or are you doing lighting? Will there be any lighting onto the sign?
- Ben Knopf: There won't be lighting on the sign.
- Marc Hurwitz: Will it be reflective?
- Ben Knopf: The colors look like neon. I discussed it when he showed me, he gave me a few choices.
- Scott Lederman: But you don't know.
- Ben Knopf: I don't know if it is the material or just the colors of yellow on green.
- Scott Lederman: If it is in fact that.
- Ben Knopf: Right. I was always wondering why LaVista Road is the first road that has lights. It is a very lit up road.
- Gregg Pitula: If you want street light on your house or property, it is requested. Those street light are requested, or it is a dangerous turn.
- Ben Knopf: We had a place Greenville Park, when I was a kid and it was pitch black. We came here and it was all lit up.
- Brian Manown: Are there any other items to bring up?
- Scott Lederman: Since you're talking about the property and how you have made improvements in terms of lawn care, when you put the sign in are you going to have any landscaping around the sign?
- Ben Knopf: Yes. We don't have anything specific yet but I did speak to the people. I have done landscaping in the past and since this is all rentals, nobody really cares besides us. This is on the road, kids don't really play there. Yes we are planning

on doing something. We want to beautify the road.

- Gregg Pitula: I would like to see the street address, either added to the sign or another sign on a pole, the 911.
- Scott Lederman: That could go right on there. So from either direction you can see that number and it should be reflective, which is standard.
- Brian Manown: We go back to your proposal then.
- Scott Lederman: My proposal is to change the hanging of the sign to be more stationary. That is one of our conditions, so the sign does not freely swing. On top of that, there would be some more specific plan of landscaping around the sign at the entrance, as well as determining if the sign is reflective or not, plus the 911 signs to be posted on each sign entrance.
- Brian Manown: Do they need to be at each entrance?
- Gregg Pitula: I would say any entrance advertising the place.
- Brian Manown: All 3.
- Gregg Pitula: I need to clarify for them which entrances are we talking about. The entrance that goes up the hill in the back. The main entrance is the one that goes up between the 2 houses?
- Ben Knopf: No.
- Gregg Pitula: Your main entrance goes up to the back parking lot?
- Ben Knopf: Right.
- Gregg Pitula: That will be the main entrance. The next entrance is where you always have the gates closed between the 2 houses.
- Ben Knopf: I'm not sure if it will be 1 there or 2.
- Marc Hurwitz: These are things we need to know.
- Scott Lederman: I would recommend when you come back with this design, you come back with specifics.
- Gregg Pitula: We'll consider the main entrance is going to go up the hill to the shul, the grocery, and the big parking lot. The next entrance between the 2 houses will be entrance 2 because it is not a main entrance.
- Ben Knopf: Then the other one will be entrance 1.
- Gregg Pitula: Then you have a little parking lot down there. Where is the 4th entrance you are referring to?
- Ben Knopf: We have a little entrance on the other side of that red building, there is a little gate. There is a garage there.
- Gregg Pitula: You are not using that. So let's call it, main entrance, entrance 2 and entrance 3.
- Ben Knopf: Okay makes sense.
- Gregg Pitula: In town you have Main Street and 2nd Street.
- Ben Knopf: Okay.
- Brian Manown: Scott feels that we need to know whether the sign is reflective or not.
- Scott Lederman: He has to say if it is or not, tonight.
- Brian Manown: It's not required.
- Marc Hurwitz: If he's not putting lights and it's not reflective, how is 911 going to

see it?

- Ben Knopf: there is a street light across.
- Brian Manown: We are not the board it falls upon to require that.
- Scott Lederman: I'm not as concerned because you are going to have the 911 numbers on the poles, those will be reflective and they will be double sided. That's a code thing. The second thing is, my bigger concern is how this sign will be attached to this post. I am not comfortable with the sign being attached, potentially swinging, because that is a violation of code correct?
- Gregg Pitula: No swaying.
- Scott Lederman: How do you secure this sign directly to the post so it does not sway?
- Ben Knopf: There are 2 choices I can see. One, is adding another bracket on the back. 2, instead of away from 4 by 4, just connect it to the 4 by 4. This will be attached to this. Either another bracket which makes more sense because it would be nicer.
- Scott Lederman: I would like to see the top and bottom graphic.
- Gregg Pitula: Like tabs, instead of loops you can weld tabs on it.
- Ben Knopf: I could attach it across the whole bracket.
- Scott Lederman: As long as it is not swinging.
- Gregg Pitula: Have the designer make bracket on there that the sign can be directly bolted.
- Ben Knopf: I was just wondering, in the city the street signs sway. Somebody once told me the reason they sway is because with strong winds, the wind it is no longer fighting the wind, it is going with the wind.
- Scott Lederman: I would say living in the city, the cross winds, can almost know you over. We don't experience that. In the rural situations, those corners are not as solid.
- Gregg Pitula: You just have to have your men properly put the posts down.
- Scott Lederman: There is an architectural reason for those signs to sway, however in your situation…that's the other thing I need to ask. This post is 10 foot tall, you're going to sink it 4 feet so we are talking about it being 6 feet and you are hanging it from the top.
- Ben Knopf: It is 30 inches.
- Brian Manown: The top of the sign can't be higher than 6 feet.
- Gregg Pitula: It will be up on a hill.
- Scott Lederman: It will be easier to see.
- Brian Manown: My own feeling on the landscaping is that he should come back when he has a landscaping plan.
- Ben Knopf: Does it have to be approved, the landscaping?
- Brian Manown: Would we approve it or does it he need approval?
- Marc Hurwitz: We ask him to do it.
- Brian Manown: We always like to see it done.
- Ben Knopf: I'm here a lot, I drive on the road and I really appreciate seeing nice landscaping. Something that bothers me when I am here as opposed to Monsey

or whatever, is the landscaping. There the private houses are taken care of. Here, even a lot of the private houses are rentals, I'm not going to complain most of them are cut. They don't do any special landscaping. It's not a big deal.

- Scott Lederman: Part of our responsibility is the beautification of the area. I'm not looking for you to be extravagant. If you can work around and put some small bushes. I think that be behoove of you to expedite this for you. So you are doing your part. Which is appreciated.
- Ben Knopf: You will be happy.
- Brian Manown: I can read back the conditions that we have so far. Condition number 1 is that the signs be a minimum of 10 feet from the road. Number 2 is the 911 address shall be on all posts at each entrance and they will be reflective.
- Ben Knopf: Does it have to say the street?
- Scott Lederman: Just the number. Just like when you drive around, the blue signs, sometimes green with white lettering.
- Gregg Pitula: We have a couple connections you can buy them from. If you go to Home Depot to buy them, they give you a whole package of letters. The fire departments all make them.
- Brian Manown: The third and last condition is the sign will be fixed to the post so it will not sway, and it will be fixed with metal brackets.
    - MOTION:
    - Bernie Deutsch makes the motion for conditional approval with the stipulations that the signs are 10 feet from the road, the sign posts have the 911 addresses listed, and the signs will not sway but be fixed. Marc Hurwitz seconds. All in favor.
- Gregg Pitula: The sign is not reflective right? The letters maybe.
- Scott Lederman: It's not a concern.
- Gregg Pitula: It's not a condition.
- Scott Lederman: Because he is going to put the 911 numbers.
- Brian Manown: The sign is approved as shown in the sketch under those conditions.
- Scott Lederman: You do your main entrance, entrance 2 and 3.
- Ben Knopf: Let's say I want to add something to the sign, like shul or grocery. Let's say I would do Cutler's Main Entrance Grocery. Or Entrance 1 Day camp. Does it have to be reapproved or it is fine?
- Scott Lederman: It would have to be reapproved. If you want to say Cutler's Number 2 Grocery, because on that entrance there is a grocery. Then what you want is Main Entrance and then underneath is grocery?
- Ben Knopf: Yes.
- Scott Lederman: How many times has the truck gotten lost?
- Ben Knopf: During the summer there is no other choice, it's only like the first 2 or 3 days, I don't like the kids coming with the kids. The grocery trucks will see grocery. I don't know if I want it on the sign. If there would be such a change…
- Scott Lederman: It would have to be approved it.
- Brian Manown: It would be right within that yellow band?
- Ben Knopf: Right

- Scott Lederman: You would have to shrink the letters.
- Brian Manown: Graphically he is not adding anything more, he is just changing the content.
- Scott Lederman: Yes but there is also an aesthetic aspect of this I would like us to maintain.
- Marc Hurwitz: I would leave it the way it is.
- Brian Manown: What we just approved was this, anything else would need to be approved.
- Brian Manown: Motion to adjourn?

Bernie Deutsch motions to adjourn. Scott Lederman seconds.