

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

## **TOWN OF FALLSBURG ARCHITECTURAL REVIEW BOARD MEETING**

**February 2<sup>nd</sup>, 2017**

Brian Manown Chairman, Joe Lucchese, Scott Lederman, Menachem Fruchter, Board Members, Gregg Pitula, Code Enforcement

- Joe Lucchese called the meeting to order.
- December meeting minutes approved.

### **NEW BUSINESS:**

1. 290 LAUREL AVE., LLC – SBL# 36-1-33.1 – Requests approval for a new duplex development consisting of 11 buildings with a total of 22 units. Zone: R-1. Location: 290 Laurel Ave., So. Fallsburg.
  - James Ramos and Joel Cohen represented.
  - James Ramos: We're looking to do a duplex development on 10 acres of land. It will be 22 buildings. We have some renderings. In front of the project itself, there is 175 foot setback. This general area will be wooded. It also has matching trees. The 2 entrances in and out have a chicane to them so you won't be able to look straight down and see the units.
  - Joe Lucchese: So you guys are familiar with the duplex law.
  - James Ramos: Yes. I don't know what else you want to know.
  - Joel Cohen: It will have duplex units. It will have a community center, some amenities. Playground, swimming pool There will be 2 types of the buildings. Some buildings will be 2 story and some 1 story.
  - Scott Lederman: Where is the rendering of that?
  - Joel Cohen: This is for the 1 story buildings. This is the front, this is the back of the 1 story buildings. There will be 1 and a half which will be like the 1 story. This is the front view. It is just a high ceiling in the kitchen area. In the back there will be the middle half of the unit will be like 2 stories and 2 sides will be 1 story.
  - Gregg Pitula: Just for clarification, the front of the buildings will face each other in the court yard?

- Joel Cohen: Yes. So when I say front of the building is facing the circle, not Laurel Avenue. There are only 3 buildings where the back will be facing Laurel.
- Scott Lederman: How many buildings?
- Joel Cohen: 6 and 5.
- Scott Lederman: Of which?
- Joel Cohen: We're not sure yet, it depends on how many people come.
- Scott Lederman: How are you situating them? All 1 story on one side?
- Joel Cohen: 1 to 1, stagger. It will look a little better than all single family homes.
- Scott Lederman: Breaking it up is better because it breaks up that dormitory look. To be honest, I have issue with the idea of off a main road that the back of the buildings are shown. You've explained how your driveways are not direct so it's not a straight shot, and you're talking about what is existing on this parcel? This is a major part of it and you're going to wood it?
- James Ramos: It's wooded already, it's existing forest lands.
- Scott Lederman: That's only 175 feet in, even with that as you drive by you're still looking at the back end. I am assuming your air conditioning units will be where?
- Joel Cohen: It could be put in the ground somewhere, if the board wants. It won't be very visible from Laurel Avenue. Even in the winter you won't be able to see the buildings, maybe a little bit of the building. If you want them in front of the unit.
- Brian Manown: One solution is you could landscape them. I think he is getting at that it is unconventional to be looking at the back of the building when you're driving down the street. It's unconventional to build with the back of the building facing the street. I think everyone is perturbed by it. Would a privacy wall along this side be something to think about? Just so it's not...
- James Ramos: If you put a wall up, you're still seeing mass.
- Scott Lederman: As I'm driving by, I'm looking at buildings that are 99% facing the road or sideways to the road. That is just an aspect of the Architectural Planning Board as it looks in the community. This is a very enclosed dynamic that is not friendly. I understand why it is done, I understand the sense of community within itself. A wall does at least answer the question that it is clear. I am going to respond to it differently, a wall that call for privacy like fences. Even if you are between a dense forest. I think one of the issues that we want to see is making it more friendly by flipping the houses that are on the main street.
- James Ramos: It is just unfortunate that we have such a large setback with the duplex law with the 175 feet. We will speak with the owners about the wall, but maybe we can think of something else.

- Scott Lederman: It is a systemic change, that is a shift that we have been trying for for a while. We have had smaller constructions done that were able to accommodate.
- Menachem Fruchter: Are they prefabs?
- Joel Cohen: That's not determined yet.
- Menachem Fruchter: What's in this back room?
- Joel Cohen: Bedrooms.
- Menachem Fruchter: Is possible to make this look like a front entrance?
- Joel Cohen: This is right on the septic line. This property is limited by all this slope. We can only fit in the duplexes.
- Gregg Pitula: You can make the rear of the houses appear. Don't spin the house around, but if you can design it.
- James Ramos: Like the shudders these days.
- Scott Lederman: Is it possible to get a variance to....if they are going to make that look like an entranceway, could there be a variance that pushes into the 175 feet. Would that simplify things? We can recommend that. There is a reason for the variance, we've had variances on other issues. If it accomplishes the goal of making it look like the front.
- James Ramos: I agree with that but variances definitely are difficult, I think an easier solution was making it appear on that back to be an entrance. In essence, a faked door entrance.
- Scott Lederman: You're not going to have a floating door.
- James Ramos: It would be realistic.
- Brian Manown: You could have a false door.
- Scott Lederman: It could be a false door but you're just having a door on a building, what about 4 or 5 feet down?
- James Ramos: Maybe those would be lower but does that accomplish what we're looking for? Another suggestion...
- Scott Lederman: Then it looks ridiculous.
- James Ramos: I think a rendering of it would help us. One other suggestion, maybe we scatter some 7 to 8 foot evergreens back and forth through here which would really break up that silhouette. It's just a suggestion. I understand your concept with the wall.
- Joe Lucchese: I think we have some bigger fish to fry than how this is screened. You are familiar with the duplex law, you have 2 different styles. They are still glorified shoe boxes. I would like to see changes in the roof line. You have to come up with something better than that. There should be more materials used, not just vinyl siding and clap board. It'd be nice to have some cultured stone, it'd be nice to have some kind of projection somewhere. They're totally flat with the exception of right here. This building right here, and it is only on the side. The faces are still flat, that backs are

flat. There's no design detail at all to these buildings, other than a clear story windows at the front and back. I think you guys need to step it up as far as design, as far as materials.

- Brian Manown: Gables.
- James Ramos: Look at the front of this house, the windows.
- Joe Lucchese: Not just the shape of the windows. I want to see something like that, where there is some kind of projection. Not just a box. That's my issue.
- Scott Lederman: To add to that, the rendering stops and then you have I don't know how many feet of concrete showing. That is something we also want to improve on, not just painting but some kind of covering that works around that.
- James Ramos: We can do the same thing that was asked for and approved in Eden Woods. Out on Zimmerman Road.
- Discussion.
- Brian Manown: We need aesthetic material bound down to grey. 8 to 18 inches.
- James Ramos: That's acceptable.
- Brian Manown: I know you have to defer the concrete.
- Gregg Pitula: These houses are designed to have bigger....the 4 foot of concrete foundation.
- Discussion.
- Gregg Pitula: So the houses look like they are finished off.
- James Ramos: So that concept would be acceptable?
- Gregg Pitula: That is a norm from now one, there is no more than 18 inches of exposed concrete around the bottom.
- Brian Manown: I would like to stand by this, in the past we limited it to 12 inches. There is leeway, we'd like to see it finished within 12 inches of grade.
- Scott Lederman: Is this a rendering here? Or is this just showing the difference between the concrete and the wall.
- James Ramos: Now we will go down further.
- Scott Lederman: Right. One of the things I'd like to see, I see you've put into this, is shudders. It gives character to the rest of the building around, those artificial shudders are good in breaking up the monotony.
- Joel Cohen: You want to see them on the single family?
- Scott Lederman: Yes. The single story as well. There seems to be 2 different colors. You're never flipping the colors in terms of 1 or 2 of the buildings have the same colors as another.
- James Ramos: I'm more on the site design.
- Scott Lederman: You have 1 and a half stories in 1 color, then 1 and a half in another color. It is nice that you are mixing up the 1 and 2 stories, but

what about also mixing up the color? I get the expediency of it, but again it adds another option.

- Joel Cohen: Mixing the colors, I don't know how. I think it would be nicer if all 2 stories were the same color.
- Scott Lederman: I'm trying to get as much diversity as possible, but you are probably right. There was another development that came in with ways in which to change the façade.
- Brian Manown: I think this is what Joe was getting at, in terms of the plains of the buildings being flat. We're talking about articulating them with bump outs. Like a big bump out. That's construction obviously. It could be built out from the frame rather than being part of the foundation.
- Joe Lucchese: Exactly. I don't know what it is called, if it's one large room behind this door. Maybe they are offset, maybe the front is offset. I'm not here to design your building for you, but I am telling you what we would like to see. There needs to be some other design element, something over the front door. A roof with columns. Something. There's nothing here.
- Joel Cohen: Our people prefer to have that.
- Joe Lucchese: The Town would prefer not to have that. It needs something.
- James Ramos: What you're saying is for something over this front door area. Keep them dry when it is raining. A smaller roof coming out.
- Joe Lucchese: Something away from this hip roof, because as I said it looks like a shoe box with a roof on it.
- James Ramos: Even something above those windows? Something that protrudes?
- Menachem Fruchter: He has an application to approve what he is looking for. Why aren't we talking about approving or talking about approving what he is representing here?
- Joe Lucchese: I'm not approving it. We are trying it.
- Menachem Fruchter: What do you want? Buildings? Colors?
- Joe Lucchese: Here are the design guides right here. It calls for different roofing, different materials. It asks for designs, there is none.
- Menachem Fruchter: So it shouldn't be brought in front of us. If they are allowing applications to come in front of us, that means they looked through it. If the law is straight here, and he's not following the law, why is here?
- Joe Lucchese: I can't answer you.
- Scott Lederman: It's not just that.
- Menachem Fruchter: We're going to fight with each guy who comes here. If they're given the laws, and they come in with renderings that go against the law of what has to be here, then we are wasting our time.
- Scott Lederman: I don't agree with that. What we're trying to say to them, we understand what the law is. We want to see some depth to these buildings.

- Discussion.
- Scott Lederman: We're being nice enough to talk to them and make suggestions.
- James Ramos: We are breaking up the lines. The one building is kind of unique.
- Joe Lucchese: I did say that earlier.
- James Ramos: I understand the 1 story. It does break it up....
- Joe Lucchese: You're breaking up the roof lines but not breaking up the roof lines. One is higher, and one is lower. You're breaking it up on site elevation, yes.
- Brian Manown: My comment about the rooves is that in my opinion, this is an architectural review as well. This is in my opinion. This roof is probably okay because it is broken up, this other one, this needs some kind of gabling to make up the mass of the roof.
- Menachem Fruchter: At the side of the building?
- Brian Manown: I don't know where the gable would be appropriate, if it goes to the peak. To break up the roof.
- Joel Cohen: I don't think that would be a big deal.
- Brian Manown: You could add dormers too. That might be a little awkward.
- Joel Cohen: Probably gables then.
- Brian Manown: That's just my opinion.
- Scott Lederman: I like what you are saying and we don't want to cause any greater costs for you but we want to make it aesthetically acceptable for the kind of community we want in this area.
- Joel Cohen: When you look at the building, it's not just the front of the building you look at. A gable will give more design to the whole development.
- James Ramos: So gables on the 1 stories. We believe that the 2 story have enough character.
- Scott Lederman: And the way you are splitting them up, whether it is alternating or 2 to 1, that is up to you. Changing that is very good. In addition that you are bringing down the finished 12 inches from grade and you are going to examine how you can make these 3 front buildings look like entrances. That is a key issue that....
- Joel Cohen: We might be able to push up a little bit. Maybe 6 feet.
- James Ramos: Then we wouldn't have to go to the ZBA.
- Joel Cohen: We talk just about these 3 buildings.
- Scott Lederman: The single story would make it easier also. I'm just assuming the way that it looks. With this one, even though it is facing, with the new dormer it will look nicer.
- Joel Cohen: Would you be okay just putting the gables on these buildings?

- Scott Lederman: For the sake of what it looks like, I would like to see it for all the buildings. We're trying to push that envelope. In the case of if you don't see it is that okay, that's too pragmatic for us. We've lived through 30 years of past bungalows, after a generation we ended up having another good 10 or 15 years. We don't want that in any development. We want to push that diversity, whether you see it or not. It's unfair otherwise, we're trying to raise the architectural integrity of this community all across the board.
- James Ramos: We're working on pushing these 3 buildings up so we can get some kind of small entrance deck on the back.
- Scott Lederman: Shudders. You already have them for the 1 and a half stories.
- Joe Lucchese: To the side and back.
- Brian Manown: Are we getting this all down on the decision list?
- Joe Lucchese: I'm not writing anything yet.
- James Ramos: Shudders, gables, and bringing the finish down closer to grade.
- Scott Lederman: As well as the entrance, we were talking about some ways to change that.
- Joe Lucchese: I think on both of them it would be nice.
- Scott Lederman: A small roofline.
- Joel Cohen: Not just over the door, that's the nature of the room with the big windows.
- Joe Lucchese: Not just something hanging, you need something to support it.
- Scott Lederman: What about breaking it up across, doing material at the bottom? Fake stone or around the edges, something that gives...
- Joe Lucchese: That will just give a horizontal line. It needs...all you're going to do with stone around the bottom is create another stripe. It needs something to give it some kind of detail.
- Joel Cohen: Some kind of different element.
- Brian Manown: At the façade? Just at the wall?
- Joe Lucchese: So would that be a center wall between the two buildings? I'm not quite sure.
- Joel Coehn: What about a white piece of freeze board?
- Joe Lucchese: Still flat.
- Brian Manown: If I were to do that...I was thinking of something more like this. I'd rather have it further apart, these windows are closer together. At the façade, if you trimmed that and changed the material in this field so you get variation here. Maybe even just a different color variation this field. It brings in a vertical element.

- Joe Lucchese: It brings in a vertical element, it's still not enough. It was a good attempt. I'm trying to think of what else.
- Brian Manown: What you're really talking about is articulating the building.
- Joe Lucchese: I know I'm not being clear. The way you have all the shutters on this house, it gives it a more traditional look. These give them a more contemporary look, the doors and the windows are contemporary. I'm trying to get the building to look like one thing. If you can get the front to look like the side. You haven't bought anything yet. Maybe the windows become 12 inches smaller and you put shutters up along the front. Maybe you eliminate the center clear story. This is a 2 story ceiling in the front?
- Joel Cohen: No just a high ceiling.
- Joe Lucchese: That's what I meant. Maybe the center clear story window gets eliminated and that's where you put another roof line and project it out so it looks a little more traditional like the side of the building.
- James Ramos: The story is to bring the outside in.
- Joe Lucchese: I'm not saying to get rid of them, just the center one. So you can give the building a little more detail.
- James Ramos: They all will be facing the inner circle, that gives that community the contemporary feel and then from the outside the traditional feel. That does break it up.
- Joe Lucchese; I'd like the building to look like 1 thing. The front conflicts with the sides. This is the back of this building, this is the back of this building. This is the front?
- Joel Cohen: Yes.
- Joe Lucchese: Sorry, it was the rendering. If this was eliminated and there was something done here. It needs some kind of peak. Maybe what you said Brian, doing something there and then somehow.
- Brian Manown: This is this. You could mold your clear story windows to the top of the regular windows and doors. Then you could introduce the element you're talking about. I understand you want some height, the higher the clear story window maybe the better but I don't know. If you want to introduce a roof above them, I would bring that down to meet that.
- Joel Cohen: So the high ceiling you want the high windows above.
- Brian Manown: Is this a scissor truss?
- Joel Cohen: Yes.
- Brian Manown: Your ceiling is here then? In your other version you have a scissor truss as well. Your clear stories are following the interior scissor.
- Joel Cohen: The interior will be a scissor truss here and here.
- Brian Manown: Your window head is following the angle of the scissor on the interior. Why not do the same thing here?
- Joe Lucchese: I think it will be awfully busy if you have a trapezoid clear



story here, then roof line, the another trapezoid. I'm trying to get rid of...

- Brian Manown: Why don't you peak this out? Why don't you put a clear story above the door? Take full advantage. But I am off track. I don't think you'll get a roof above that door.
- Joe Lucchese: If you go narrower and lower with the windows, do a taller window, you get more light.
- Brian Manown: You're going to lose those though, with the roof butting into the building.
- Joe Lucchese: Is there a way to... I don't know.
- Joel Cohen: If we break it up in the middle, that way we have it on all sides of the building.
- Brian Manown: It works and it doesn't. If you windows are here, you either bring that element right in like that and I don't think that looks right. This being the window trim as well. It would look better if there was some space. If you create some space in here, then this is really narrow/.
- James Ramos: You were looking vertical, and that projects straight up.
- Brian Manown: If you we send you back to the drawing board, would you represent it to see the final before we approve?
- Joel Cohen: If you guys want us to come back, we can go to the Planning Board and work on that.
- Brian Manown: I think they need to come back.
- Joe Lucchese: They do have to come back. I am speaking for myself but I will not give an approval tonight. It's not just shudders and changing the colors. What is the projection of this eve from the front of the building?
- Joel Cohen: 12 inches.
- Joe Lucchese: From the face to here. That helps. You could tie in to that 12 inches there and get that same projection here. Okay.
- Scott Lederman: With the single family that would...
- James Ramos: We agreed the 2 stories have enough character?
- Scott Lederman: The interesting element he is bringing up is the style of the 2 sides of this building. To get where this has more of that modern feel by putting in some sort or changing the windows to allow for...to getting rid of the window or bringing down the other windows, instead bringing in an entranceway.
- James Ramos: Just the ones above the door?
- Scott Lederman: Correct.
- Joe Lucchese: These windows become narrower and longer. Is this a double door?
- Joel Cohen: It's a patio door.
- Joe Lucchese: On the front of the house? That is how wide, 70 inches? If you change that to a 36 inch normal door, you can put shudders on either

side. If this were a regular door you could then get a shudder there.

- Joel Cohen: But with the patio door you can have the door open.
- Menachem Fruchter: Recently we had a new project come in and the board changed the look of the cookie cutter houses. Everyone was very happy with it.
- Joe Lucchese: Rachves?
- Menachem Fruchter: They were very happy with it.
- Joe Lucchese: I am fine with that.
- Discussion.
- Menachem Fruchter: Go see what they're doing. In the past, not Tribeca. It was the same builder for Tribeca. It was the project behind Gamble Road.
- Brian Manown: That's Tribeca.
- Menachem Fruchter: That was the project.
- Joe Lucchese: After we approved it he showed us 4 different renderings.
- Menachem Fruchter: Everyone said wow, it looked very different. We are reinventing the wheel here. Everyone approved it here. If you don't want to come back, what we have done in the past, you could email the new renderings.
- Scott Lederman: We need more than that.
- Joe Lucchese: I would like to see samples of the materials, not just color copies.
- Scott Lederman: The problem with the colors is the rendering do not...once we get into it there is always a difference. We want to see materials and actual colors.
- Joe Lucchese: Is there any lighting on the buildings?
- Joel Cohen: There will be some.
- Joe Lucchese: They should be incorporated into the drawing. Gregg, do they have the new application form?
- Gregg Pitula: Not yet.
- Joe Lucchese: They need that, that application has everything we need, laid out. Is that your landscape plan?
- James Ramos: Yes. We submitted this just before the moratorium went into place. You had everything down at the Building Department. Then the moratorium happened and they said we couldn't come before the ARB.
- Joe Lucchese: This has nothing to do with the moratorium. There is a relationship between the Planning Board and the ARB to the extent that once you go to the Planning Board and we are done. It's not done, when you come back here, it is understanding that you will end up returning to the Planning Board based on the recommendations we make here. As the Rabbi was saying that we aren't just telling you no, we are talking this

through. I am glad we are doing this, because it helps you and it helps us understand. We don't want any greater costs for you. At the same time we have a mission as part of the ARB.

- Menachem Fruchter: If he is someone traveling 4 hours to get here, before the application is given to us, it is on this agenda, a more thorough look has to be made and say this won't make it, go back and do it again. Why make someone come here? They have to be so different that you can look at this and say go back and do it again.
- Brian Manown: Let me suggest this, I agree with you about wasting people's time. We know at the Code Enforcement office, you can't do that. You wouldn't go through a separate evaluation. Whoever receives the application is just documenting it. We all get our package a week ahead of time, if we see we can raise a flag a week ahead of time, and say it isn't worth the applicant coming.
- Scott Lederman: I don't know that we can do that, because this is a public meeting.
- Discussion.
- Menachem Fruchter: It says here that variations in design and material in adjacent duplexes have to be incorporated. You see right there it doesn't fit.
- Scott Lederman: We can't do that privately.
- Joe Lucchese: That's why I asked if he is familiar with the law.
- Menachem Fruchter: There's 100 things to follow. You have 4 rules to follow.
- Discussion.
- Brian Manown: That's something Gregg can take back to Code Enforcement, see what Mollie thinks about going through that process.
- Joel Cohen: Allentown's Planning Board meetings, the Town engineer will review the plans prior to the meeting. The applicant can make changes based on those comments. Maybe that is something you can do, look at an application once you get it 2 weeks prior and get something out a week ahead of the meeting. Some of the comments and concerns about the project.
- Menachem Fruchter: And or, when we finally approve one of these new projects, if we like it, here is a model of one we like.
- Discussion.
- James Ramos: Grand House, right up the road here. There was a large hotel structure on it. It is less than half a mile up the road on Laurel. The Grand House.
- Gregg Pitula: It's not called Grand House. Across the street, down past....
- James Ramos: On the right hand side.
- Discussion.
- James Ramos: When we first brought that in, that was one of the first big

development.

- Brian Manown: It was a duplex development?
- James Ramos: It was before the duplex law, but it was first in the change of what was being built up here. It was almost 9 years ago.
- Gregg Pitula: We have too many of these cookie cutter square boxes. We're trying to get more variation. The Town wants us to set a precedent and get a little bit of variation going. Not the same old. At least what you can see from the road.
- Scott Lederman: Throughout the whole division, not just from the road.
- James Ramos: Basically we're looking at the aesthetics of the building right now. Break up in the lines.
- Scott Lederman: I have a question with the landscaping. How many trees are deciduous?
- James Ramos: It was done by a landscape architect, it wasn't in our office. We are looking at...
- Scott Lederman: Even in the plant legend, which represents the deciduous? That's the darker one.
- James Ramos: They line the street.
- Scott Lederman: That's really good. The smaller are evergreens. I definitely like. You are using a lot more deciduous.
- James Ramos: Utilizing those trees along the swells also helps with water management. We get credits for that, which the state makes us do those.
- Brian Manown: For SWEPP? Oh.
- Joe Lucchese: Do they mention the height of what they're planting? Are they planting these things that are 2 feet or these trees that are 6 or 7 feet?
- James Ramos: They're 7 to 8 feet. Red maples, dog woods, pin oaks, cherries.
- Discussion.
- Scott Lederman: It'd be great if we could get a copy of this. When you were talking about lighting, you had those renditions right there. Wall mounted lights?
- James Ramos: Just for the community center. The rest will be done around. I did make a note you asked about the stone.
- Scott Lederman: And the pool. I understand your pool will be fenced in. Your 2 pools. Are they separately, individually fenced in?
- Joel Cohen: It will be like...
- Scott Lederman: One of the things we've talked about is what materials you're using in the fencing. I think in the past has been metal roof.
- Brian Manown: Fenced on all four sides?
- Joel Cohen: Yes.
- Brian Manown: The metal siding from a community stand point is not

acceptable. Not for a fence.

- James Ramos: Rabbi you had a reason.
- Scott Lederman: It has to be high. If you wanted the interior to be that metal, there has to be some sort of aesthetic aspect to that. It's horrifying.
- Menachem Fruchter: What about the fencing with leafing, the privacy slats?
- Scott Lederman: Is that high enough?
- Menachem Fruchter: How high are the stakes?
- Discussion.
- Joe Lucchese: You could make a tall cedar fence where they slats are. This kind of thing.
- Scott Lederman: If you wanted to create an interior that utilized that peace Again, breaking up that kind of monotony.
- Joe Lucchese: It looks like the decking on the house so it ties into the house.
- Scott Lederman: Even if the wood, those 2 things, covering that some degree, breaks that up. It still accomplishes the importance. I like the landscaping.
- Joe Lucchese: Usually the property is fenced in.
- Joel Cohen: They are fenced in.
- Joe Lucchese: I can't imagine this is the fence line. That's the setback line. There has to be a fence line.
- Joel Cohen: We'll show it on the plans.
- Gregg Pitula: It's usually in line with the buildings.
- James Ramos: 4 foot fence.
- Joe Lucchese: The height. But where in conjunction to the houses?
- Gregg Pitula: Usually the back edge of the house.
- Joe Lucchese: So it butts up to the building?
- Gregg Pitula: Usually the corner of the building.
- Scott Lederman: In this rendering you would, because you're bumping up against the 175.
- Discussion.
- James Ramos: It does break it up so we don't need the long string of fence.
- Scott Lederman: You can have parking here, but people bring their groceries all the way around?
- Joel Cohen: Yes.
- Scott Lederman: You have no parking here.
- Brian Manown: One other question that occurred, are these decks or at they main level?
- Joel Cohen: Main level.
- Brian Manown: It's showing 2 sets of stairs. It wraps around these are actually out here. Alright. You don't have any exit doors from your basements, right?

- Joel Cohen: There will probably be an exit door from the basement.
- Joe Lucchese: That we also need to look at.
- James Ramos: It should be on the rendering.
- Joe Lucchese: It's not shown.
- Joel Cohen: It'll be on the side.
- Scott Lederman: If you're doing it from the basement, you're only showing windows. That is something we need to have a discussion about. How will that be maintained, what you will utilize for that. We won't accept cinder block. I think we had a discussion about that and what we want to see for that.
- Brian Manown: if you create an area way, it needs to be finished.
- Scott Lederman: You said you were.
- Gregg Pitula: Kirk was here for the meeting on this project and discussed how it to properly finish. They have been bad in the past, they had water running down and water in the basement. They haven't been done correctly in the past, from an aesthetic view they were a disaster. From a function standpoint, they haven't worked very well. Most people finish their basements, when they're done poorly and not done with proper drainage and frost protection, they become a sink hole for all the water to go in. A catch basin.
- Joe Lucchese: You guys know what you need to do. Do we want to take a vote?
- Brian Manown: I don't think we should make a motion one way or another.
- Joe Lucchese: They know this is not acceptable and they are going to return with suggestions we made.
- Joel Cohen: Is it possible to back to the Planning Board meanwhile and come back to the ARB next month?
- Gregg Pitula: I will talk to Mollie about it but I don't think there's stuff you're discussing with the Planning Board that will affect our stuff.
- Scott Lederman: And they will know these things we talked about.
- Brian Manown: Mollie can just tell them we're working out some final details. You'll show them a new site plan.
- James Ramos: I'm making changes as we speak. Adding some things, finalizing the SWEPP. The project is open on my computer for now. To move those 3 buildings up and put the stairs, easy. I'll make sure the fence is on there. As soon as I get the typical light they want to use, I'll have a typical lighting plan. Those are my easy chores that I can handle as far as the aesthetics of the building.
- Joe Lucchese: You'll come back with finished materials for the building and roof.
- Scott Lederman: For the basement doors.

- Gregg Pitula: In the past we have allowed up to 5 of egress decks. If they're an egress component, we allow up to 5 feet of setback area.
- James Ramos: You're talking about these here?
- Gregg Pitula: Yeah. We would be able to a 5 foot deck platform. I'll discuss that with Mollie. We are allowed to have egress component in the setback.
- Discussion.
- Gregg Pitula: Paula has allowed us to do 5 foot egress decks into the setback without complications.
- James Ramos: That would work great for me. If I push these buildings up, it would be an issue.
- Discussion.
- Scott Lederman: With that door, we want to see some depth to it.
- James Ramos: We need some kind of roof line.
- Scott Lederman: That would help tremendously.
- James Ramos: We can take care of that.
- Gregg Pitula: I'll discuss with her in the morning.
- Joe Lucchese: It is 8:15.

Brian Manown motions to adjourn. Scott Lederman seconds. All in favor.