

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

TOWN OF FALLSBURG ARCHITECTURAL REVIEW BOARD MEETING

June 8th, 2017

Joe Lucchese Chairman, Scott Lederman, Marc Hurwitz, Brian Manown, Board Members, Gregg Pitula, Code Enforcement

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

NEW BUSINESS:

1. IGLESIA ESPIRITU SANTOY – SBL# 52-6-23 – Requests approval for a new sign for a church. Zone: B-1. Location: 5198 Main St., So. Fallsburg.
 - Applicant not present.
2. ZAKARIN – SBL# 50-4-10 - Requests approval for a new sign for a retail store. Zone: B-1. Location: 5296 Rt. 42, So. Fallsburg.
 - Ein Maverick represented.
 - Ein Maverick: We are doing a sign. I am trying to switch one of the catch things down here, just modify it. It is a 2 sided sign, we are going to put it by our lawn. I have never been to one of these meetings.
 - Scott Lederman: I have 2 renderings here, blue and then brown.
 - Ein Maverick: We chose not to use the brown.
 - Scott Lederman: We're talking about this color, and talking about the same item on both sides?
 - Ein Maverick: Yes.
 - Scott Lederman: It will be perpendicular to the road?
 - Ein Maverick: Yes.
 - Joe Lucchese: How will the sign be mounted?
 - Ein Maverick: It will be on supports, it will be 6 by 14.
 - Joe Lucchese: So it is a little bit more than 12 feet. It looks like about 12 foot 6. It goes up to here.
 - Brian Manown: I think that exceeds the height limit we generally apply, we'd rather see it at 6 feet. Retaining along the public realm, for commercial signage like this

for a business, we prefer monument signing, something that looks like this. So it has some kind of base.

- Scott Lederman: If you look at the Dollar General store on 42, you'd see a monument sign. That would be like that, shorter. It's not a highway. You're kind of up on a hill anyway, you'll see it on either side. Having something shorter which would be in tune with the desires of the Town, would be better. You're still going to have the sign on the building correct?
- Ein Maverick: We have that thing on the building. I'm not sure.
- Brian Manown: An alternate, I am okay with doing, is also to have a sign not just with landscaping at the bottom, but also have like a planter built for it, a sign built into the planter. It could be masonry, railroad ties.
- Ein Maverick: You want metal?
- Brian Manown: It would be behoove of you to do masonry.
- Joe Lucchese: What is that decorative masonry called?
- Brian Manown: Decorative masonry block.
- Ein Maverick: We wanted masonry at the bottom of the sign, some shrubbery and plants around the base. The relevant design of the sign fine?
- Joe Lucchese: The sign is 4 by 8?
- Ein Maverick: Yes.
- Brian Manown: I'd like to see a border around it. It accents the visual quality of the sign itself, rather than bleeding off to the edge.
- Scott Lederman: Your sign kind of has a border, you see the bottom and the top there. If you could do that, turn on lighting, you are doing a lighting that is coming down from the top of the sign. If there was a nice border around it, it would be more appealing.
- Ein Maverick: Alright.
- Joe Lucchese: How is that thing mounted?
- Scott Lederman: He has to do masonry block.
- Joe Lucchese: It is a metal sign?
- Ein Maverick: Metal.
- Brian Manown: It is 4 by 8?
- Ein Maverick: Yes.
- Brian Manown: So you have 32 square foot. You were using 4 by 4, looks like 6 by 6 for posts and the rails to frame the sign. You need something substantial at the top to mount the light.
- Ein Maverick: I would believe so.
- Brian Manown: You don't want to round out, you want to...
- Ein Maverick: I'd rather have the sign down.
- Brian Manown: That's another reason it needs to be low and shielded, so it is not blinding people driving by. It's more or less directional for the sign, if it is up high, that light can bother people driving.
- Joe Lucchese: You can have this closer to the ground and light it. I think that would be the better way to light it, from the ground up. So you aren't worrying about people driving by. The colors...

- Ein Maverick: It was blue and...HC15.
- Joe Lucchese: We can't see them. What are the colors?
- Ein Maverick: It was Bucklin blue and HC151.
- Joe Lucchese: Could we go more like that even though it is short? So it would be Bucklin Blue and HC151. HC27. Let me see the print out again, the color print out. We have a 4 by 8 sign that will be a monument slab mount, it will be framed with 4 by 4s or 6 by 6s?
- Brian Manown: I am okay with the sign, I give him approval for the sign itself tonight, so he can have it made. I think we need to see it completely reflected how the design, from something like this to something like this. I think we need a whole new plan, you need to think it through as well. It can be another sketch. I think it could be sent to the Code Enforcement and it could be approved before the next...
- Joe Lucchese: Before the month is out.
- Scott Lederman: You give us a rendition and if it is approved, and we all agree, then we will get notes that is approved.
- Joe Lucchese: Just to clarify, it's a 4 by 8 sign, monument style mount, the colors of the sign are Bucklin Blue and Montgomery White. It will have a Montgomery White border around the sign, mounted by 4 by 4s. It will be mounted in a decorative planter with masonry plans and landscaping, as well as lighting from the ground up. Okay. For tonight, those are the conditions for tonight, we are just approving the sign itself. You will get it over the Code Enforcement office and they will notify us.
 - MOTION:
 - Brian Manown motions to approve the sign with the conditions stated. Scott Lederman seconds. All in favor.

3. MOUNTAIN HILL VILLAS LLC. – SBL# 42-1-11.1 – Request design approval for a new development consisting of 140 units. Zone: REC-1. Location: CR 56 Mountaindale.

- Nachman Kanovsky represented.
- Nachman Kanovsky: Basically what I have for today's presentation, it won't be the final, what we are doing as I discussed at the last meeting, here is the site plan. This is the project. Project is on what used to be Baxter Field in Mountaindale. We have an entrance off of here, off of Route 56. And an entrance off of Mountaindale Road. This project was previously approved as a 191 unit subdivision, we reduced to 128 buildings in a much nicer configuration. The other design was way too dense. So we changed it. What we do and offer the houses to the clients, these house sit 30 feet apart. We have some houses with a 5 foot bump out, so it keeps within the 25 foot regulation. We have, except for the estate lots we call, they are 35 feet apart, we have other options here. Our clients, instead of getting a one size fits all modular, usually 2 together, have a choice in this particular case of 8 different model houses, all stick built. We don't do modular, not that there is anything wrong with them. I also prepared 3 illustrations, it looks like a photograph. It looks like an existing house, it is done all digitally. Those are not the colors. We will have the palette selection next month, this is just what they used. Probably a

green roof with a dark green house, we don't know the colors yet, or choice of colors. The models of houses will be different types and any type of house we build will fit into any of these locations.

- Gregg Pitula: How many different houses?
- Nachman Kanovsky: There are 5 basic models and 3 variations to those. So 8. This is our basic 1 story house. This is a basic house with a 5 foot extension. It's on a crawl space, it has 4 bedrooms.
- Scott Lederman: They all have crawl spaces?
- Nachman Kanovsky: No, that one is. This model here is a 2 story house, slab on grade. It's 1 story, and a second story under a cathedral. It's very much this house with a second floor. This one will have as many as 6 bedrooms, depending on what the people buy.
- Gregg Pitula: Square footage?
- Nachman Kanovsky: This was 2912, this 1456, this is a bit more with the bump out. 1,600 square feet. For those who want to spend extra bucks, make it look nice, we have a chalet style, it's on a crawl space and it has a big folder cathedral ceiling, it has 5 bedrooms in this model. You can buy this in 3 stories too with a sprinkler system.
- Scott Lederman: That is a 3 story.
- Gregg Pitula: That isn't considered a 3 story.
- Scott Lederman: What is that in the top there?
- Nachman Kanovsky: Oh it is a 3 story, I made a mistake. This is a 3 story.
- Gregg Pitula: Are all your lots going to be perfectly flat like that?
- Nachman Kanovsky: The property is, by in large, more or less flat. On these lots here, it does go downhill here. These will have some walk out into the grade. This one you are going uphill to get to it, so there is a slope going down here. The main part of the lot is mostly flat, the lots here which are the estate lots will all be facing the woods as opposed to facing into the circle.
- Joe Lucchese: Why are they called estate lots?
- Nachman Kanovsky: They are 35 feet apart, over here you have woods, anybody who has a house here has a little more privacy. These circles are huge. We are up charging.
- Brian Manown: Are they fee simple?
- Nachman Kanovsky: Condominium. Fee simple you will see 2 houses.
- Brian Manown: Even if it is a single residence, you are selling it as a condo?
- Nachman Kanovsky: Yeah, it's not a feasible, you'll see 2 units as a fee simple for 10 to 12 thousand a year in tax, you'll sell all 140 at \$5,000.00. They are paying a reasonable price.
- Brian Manown: And you are getting more homes on the site.
- Nachman Kanovsky: Somebody who wants to buy a vacation house are not going to go spend that money. We have houses in Vacation Village which we offered fee simple, my house is maybe \$9,000.00 in taxes, the estate is over 12 or 13, you can't sell it. The condo law allows the ability to sell within a reasonable tax range. They only use it for the summer and they pay a lot of taxes.
- Joe Lucchese: This illustration or rendering that all this fence and railing are white?

- Nachman Kanovsky: No that is hidden. The standard railing is pressure treated wood, and people will paint them colors we allow in the project. Some buy synthetic, most of the synthetic is colored. Very few developers allow white fencing, they will allow some white trim around windows, but not so much this.
- Brian Manown: Is it wood trim?
- Nachman Kanovsky: It is treated wood, we paint it white. This will be a color, red wood, brown, dark.
- Brian Manown: You have a range.
- Nachman Kanovsky: Yes, and that decision I will have for next time we are here and that will hopefully be the end of the specifics. Either we will do a range of 3, we have done that in some of our projects, or we will choose a basic color and that is what we will stay with. Most of the projects had a base color, but a couple had a range. The point here is that when these are built, you don't have that same look along the way. One person here will buy a 1 story, one person will buy a 3 story. You don't have that repetition. The plans I brought you here are essentially what people will see when I finish with them. That's the basic model, 1 story on a crawl space. It's very basic house and the cheapest house in the duplex.
- Marc Hurwitz: You have no idea of how many of which homes you are putting in?
- Nachman Kanovsky: What I do when I write the offering plan is I project based on previous experience, which thankfully I have enough. After they buy them, I then do a revision of what they actually purchased and bring it to the County offices. In the beginning it is just projection. The other model I have is a duplex model. We have 12 of these locations. Any 12 they want. Our duplexes look like this. The duplex home, from the outside, and I don't have the best picture, looks very much like a 2 story house, very much like this one here. It is split in the middle. (Recorder end)

4. TOWN & COUNTRY – SBL# 17-1-22.3 – Requests design approval for a new day camp building within an existing development. Zone: Location: 30 Edgewood Rd., Loch Sheldrake.
5. WOODBOURNE COMMONS – SBL 24-2-1.2 - Requests design approval for the conversion of an existing movie theater into a medical complex. Zone: B-1. Location: SR 42, Woodbourne.
6. RALEIGH HEIDEN HOTEL – SBL# 60-1-56- Requests an amendment from the previous design approval for a 236 unit development. Zone: Location: Heiden Rd., So. Fallsburg.
7. LISHKAS HASOFRIM – SBL# 51-5-7.7 – Requests approval for a replacement sign, replacement doors, 12 x 26 accessory structure. Zone: B-1. Location: 5232-5234 Main St., So. Fallsburg.