

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

TOWN OF FALLSBURG ARCHITECTURAL REVIEW BOARD MEETING

August 3rd, 2017

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

- Brian Manown called the meeting to order.
- Minutes from July waived for this meeting, will be voted on for next meeting due to absence of minutes.

OLD BUSINESS:

1. RACHVES – SBL# 14-1-31/21-1-2.1 – Requests approval for elevations and colors for a proposed duplex development. Zone: R-1. Acres: 45.5. Location: 6279 SR 42, Woodbourne.
 - Jay Zeiger and Yitzi Brezel represented.
 - Yitzi Brezel: Basically, Serma Bernat took me in to do her project. I am going to use my expertise and everything from Kirk Rother to help out this project to get it past you guys. One of the main concerns I heard from Kirk and Serma that is on the units facing the road, we don't want to just see roads. It was a big hassle to allow another door, but finally we got it approved last week. As you can see on the picture, we can add a door. If we add a door, we are adding a deck to it so it will dress up the back of the building.
 - Scott Lederman: It was my understanding when we first talked about it that they were going to flip those houses to the front. What you are saying is you have an approval whereby you are creating a façade.
 - Yitzi Brezel: It is a real door.
 - Brian Manown: Which one faces 42?
 - Scott Lederman: This, what you are calling the rear.
 - Yitzi Brezel: There will be a deck on each
 - Scott Lederman: A deck or a set of stairs like on the front?
 - Yitzi Brezel: The standard unit comes like that, there will be options of decks on the front as well as the same option of decks on the back. From all the housing companies that manufacture homes, this was the only one that came through with an approval on them. Everyone else said it was a problem with their engineering. There is something called heat loss.
 - Brian Manown: Energy code?

- Yitzi Brezel: Energy code and heat loss. The more door you have, the less windows you can have. That's why it was a hassle getting it approved. The only way they approved is if we added a storm door on it, in front of it. That's what you are seeing in the picture. The three options of dressing up around the windows are going to be what we have done lately called lineals. The locals think shutters are still the thing, we think lineals are more of an upper class home. You guys will make that decision for us. If you don't like the lineals, we will do shutters.
- Scott Lederman: You are giving shutters as an option?
- Yitzy Brezel: We are coming that these are our three ways. Alternating 2 different colors of shutters, as a change. Or alternating shutters plus putting this as another look to it. Alternating shutters plus another house of having these white lineals. It gives the window a bigger look and it is very striking having this white color, and when you do that you also add a white corner beam on the corners of the house. It also incorporates the color of the lineals with the color of the corners. That's the optional lineal.
- Scott Lederman: You're making lineals an option along with shutters, correct?
- Yitzi Brezel: Not for the customer, your option.
- Scott Lederman: So it's either or for us?
- Yitzi Brezel: It could be either.
- Scott Lederman: I'm all about choice.
- Gregg Pitula: What do you guys prefer?
- Scott Lederman: We prefer lineals.
- Yitzi Brezel: If you feel the shutters is more rustic, we will go with that.
- Scott Lederman: That's why you come to the country.
- Yitzi Brezel: My humble opinion is that people in Brooklyn or wherever they live, they are used to a certain look. We don't see that in Brooklyn.
- Scott Lederman: That's why they come to the country.
- Yitzi Brezel: Some people look at it as cheapie looking, if that's what you want that's what we get. If you look at the front, the first picture, the main entrance is in the front. Most people won't put a deck. There is the option of instead of doing a front entry door, to put a patio door. That would be an option for the customer, to have a patio door in the front and the entry door on the side. What people like about that, if it is a summer home, they are spending a lot of time...
- Scott Lederman: That's the front elevation?
- Yitzi Brezel: That is the front elevation.
- Joe Lucchese: This our option?
- Yitzi Brezel: This we would like as the purchaser's option. Again, as another option for different looks, some people will have an entry door in front, some will have the patio door. Picture number 3 I am showing the lineal right here, instead of the regular shutter like what you saw. I'm showing what the lineal look would be. We'd like to dress up the front a little bit more also. We have done this in the past and it makes the project look more than the standard. On page 4, both of these units have a half covered deck. Half of the house will have a 24 foot wide deck, half the deck is open, and half will have roof options. Under their will be a light or fan, but it dresses up the house substantially.

- Scott Lederman: I'm curious here, the last time we had a conversation about the buildings, there were very specific conditions about what the facades would like. There was a definite 3 or 4 different options. It's almost like you are presenting a new presentation as to what you are offering to this, when I thought this was already established.
- Yitzi Brezel: I was told you guys wanted to see more options than what they had brought.
- Brian Manown: We had gone over options with Kirk, he introduced stone veneer and different options. I don't see any of that.
- Yitzi Brezel: I think that was a potential option.
- Scott Lederman: It wasn't potential, it is an approved option. These are options based on I believe...
- Brian Manown: Will you have the record drawn?
- Gregg Pitula: We will have to see if we can pull the minutes. They are not with me.
- Scott Lederman: This is part of your package and how you are presenting them to customers in order to say this is option 1, option 2, so on. If you are introducing additional options past what was approved, that's fine. As long as we are talking about that is an addition to the options previously approved. Do you understand?
- Joe Lucchese: No that makes no sense to me at all. How do we know what the hell will be built? What's stone, what is siding? What will have projection for a deck? What is a sliding glass door? What will be a door?
- Yitzi Brezel: Some of you are business people. We have to come to the market with a base model. A base model is able to come to market...
- Joe Lucchese: I know what a model is.
- Yitzi Brezel: Then there will be options and as presented in other projects, we do not make any money from these options. We encourage these options. Once he is in the door, he is taking one of these options. We aren't going to allow everyone to take the same option. On page number 5, there is the option of trapezoid windows there. Part of the trapezoid windows, you can do shaker siding there instead of regular siding.
- Joe Lucchese: What if none of your clients decide to take any options? Then they are all the same house.
- Brian Manown: If they don't take any options, then they make some money.
- Joe Lucchese: I don't understand how one from column A and one from column B will work.
- Yitzi Brezel: There are certain items we are going to change on our own. Siding, we are going to alternate color of siding. If you guys like the shutters, we will switch off the shutters. If you like the lineals as another options, we will mix all 3. We're not going to have as far as the eye sees, there will be automatically changes. The dressing up of it, the additional items, the patio door in the front and these roofs.
- Joe Lucchese: It's still not telling me what units have stone veneer and what units...
- Yitzi Brezel: Stone veneer is not an option for the customer. That is for us.
- Joe Lucchese: I don't see any of that. I want to see where your basics are. Every different model you are present.
- Jay Zeiger: He wants for you to say house 1 will have stone, house 2 will have...

- Scott Lederman: The trapezoids, house 3 will have what this unit looks like.
- Brian Manown: If you did that, you will have 15 different.
- Yitzi Brezel: Let's put it this way. I understand what Joe is saying. We will have a plan, once you tell us which you like better.
- Brian Manown: So it's a process of elimination.
- Yitzi Brezel: If you tell us you like the shutters, when we do a brown shutter, we will do the stone in front. Whatever combinations based on what you guys prefer.
- Joe Lucchese: What I am explaining to you, for me you are going about it the totally wrong way. The lineals look very nice here, the shutters look very nice here. You need to pick and choose, which ones you want to do it, what you want to do with that covered roof. Where the stone will be. Then it will not be an option. The other things may be options, but the shutters on certain models, not an option. The shutters on other models, not an option.
- Yitzi Brezel: The reason I did not come with an exact sign for this is because I got mixed messages between Kirk and Serma about what the Board prefers. If the Board tells us they prefer shutters....
- Jay Zeiger: He is saying they are accepting the lineals, the shutters...
- Joe Lucchese; Mix it up.
- Scott Lederman: We want you to create unit 1, unit 2, and unit 3. This is what each unit will have.
- Jay Zeiger: Did we hear correctly? The lineal option is agreeable?
- Scott Lederman: Is agreeable.
- Jay Zeiger: As long as we are not presenting you with 99 livable options.
- Scott Lederman: Yes.
- Jay Zeiger: I have the three thirds agreeable.
- Joe Lucchese: Unfortunately you have to come back.
- Scott Lederman: For instance, this is option 1.
- Yitzi Brezel: I will come back with, building number 1 will have color A shutter, building number 2 will have this color shutter, building number 3 will have lineals. 4 lineals.
- Scott Lederman: Right, if you go back to previous meetings that we approved, there are those variations I think in 3 or 4 different units. The only different now to our original agreement is to do with how the buildings are facing forward. My personal opinion, I have no problem with you creating this second doorway. That meets the criteria we are looking for.
- Jay Zeiger: Is that agreed?
- Scott Lederman: We will do a motion.
- Joe Lucchese: At this point we are saying we can approve the use of shutters and lineals.
- Jay Zeiger: He moved onto doors.
- Scott Lederman: In other words, are these only for the houses facing 42?
- Yitzi Brezel: On those it will be mandatory. On the others it could be an option.
- Scott Lederman: This is mandatory for those.
- Yitzi Brezel: Yes.

- Brian Manown: This will be the fenestration in terms of windows and doors, but there might be other options?
- Yitzi Brezel: Yes.
- Joe Lucchese: So the option for these would be a porch and or sliding glass doors?
- Scott Lederman: No, only these buildings that are facing 42.
- Joe Lucchese: What was the elevation like before? Were they 4 windows across the back?
- Yitzi Brezel: 4 windows total.
- Scott Lederman: Understand what we were saying originally, they were going to flip the house.
- Joe Lucchese: I get that. I still don't think that this is enough for me. It's still a flat surface with 2 windows and 2 doors. I would like to see a pediment or a gable. Is it a gable or a pediment? What is this?
- Gregg Pitula: A gable.
- Joe Lucchese: Okay, thank you. A gable over this with a pair of columns. Something so it is not a flat surface.
- Yitzi Brezel: I understand what you are saying. Anybody over here is getting a deck, if you put a deck with that, I don't think it looks proper.
- Joe Lucchese: I don't think this looks proper. That's your opinion and my opinion.
- Scott Lederman: Even without the columns, you can still create that gable.
- Joe Lucchese: You still need something visually.
- Yitzi Brezel: There are decorative things. They make the look of something. I have no problem to putting something there decoratively. Intruding on the deck I don't think that is a good idea.
- Brian Manown: I agree with Joe, the thing we strive for, especially with the homes that are facing public streets or highways, is that we are looking for some kind of relief from the flatness. Even with something like this, if it is trimmed out...
- Joe Lucchese: Even if it projects out 3 inches.
- Brian Manown: And just on the ones that face the road.
- Yitzi Brezel: What you are looking for is called an eye brow. In the center it comes down.
- Brian Manown: Building it out 3 inches is a pain, if the trim projected just a little bit. Even though this wall faces all on the same plane, just adding the trim makes it look good. You okay with that Joe?
- Joe Lucchese: You see how this pops out slightly and it makes a difference in the elevation? These are all in New Jersey and Monroe. They are senior communities. They are all the same houses, but not all the same. They are models and they are all completed differently. If they are 2 houses the same next to each other, they are different finishes, different pop outs.
- Brian Manown: Can you take that modular and build it out?
- Yitzi Brezel: Not really. But we can do like you are suggesting and trim it out.
- Joe Lucchese: To me it is still flat. It doesn't do anything. Maybe you add onto it at the base there? I don't know what the answer is.
- Yitzi Brezel: Then add a deck. This idea he is adding to it.

- Joe Lucchese: That's what we're talking about.
- Yitzi Brezel: For this, you are going to get a 2 inch kind of trim that before they do the siding, they put onto the house. It gives you that look that Brian is drawing.
- Gregg Pitula: These are set on 5 foot foundations like the rest of your developments.
- Joe Lucchese: They don't look like this?
- Gregg Pitula: No.
- Joe Lucchese: These are 5 foot above the grade?
- Gregg Pitula: I wanted you guys to know this. There will be egress windows below the first floor of the house. It depends on the slope of the land.
- Yitzi Brezel: What we did was, based on the color of the siding, we alternated the color of the foundation as well.
- Brian Manown: You finished your wall finish all the way down to grade. Rather than paint the foundation wall, to finish it with vinyl.
- Yitzi Brezel: On the back?
- Brian Manown: Wherever the foundation is exposed.
- Yitzi Brezel: I would like to show you some other options that we would like to offer. Also to dress up potentially the windows on the front.
- Joe Lucchese: Again, this will be elevated at least 4 feet, and there is going to be a deck?
- Yitzi Brezel: Correct.
- Joe Lucchese: You're coming back next month?
- Yitzi Brezel: Yes.
- Scott Lederman: These are nice, but they are very flat.
- Yitzi Brezel: This is showing the idea without lineals and without shutters.
- Scott Lederman: It's still flat. And it is going to be elevated and flat. One of the issue is you need to bring down the grade to not let 4 feet. We don't want that anymore.
- Joe Lucchese: What I think you need to do is come back with a more focused plan about what you are doing. This is all over the place. I don't know what the hell is going on here.
- Scott Lederman: If you talk to what's his name, he will have all the information.
- Jay Zeiger: To say house 1 will be brown shutters, house 2 will be black shutters, house 3 will be... I don't want to be locked in so if I want to buy house 5...
- Yitzi Brezel: That person won't have that option on his exterior.
- Joe Lucchese: House 1 is going to be stone veneer with wood siding, with shutters. House 2 is lineals with cedar shakes and stone veneer.
- Jay Zeiger: I want to buy house 2 but I want it with shutters.
- Joe Lucchese: You can't.
- Yitzi Brezel: Alternating color shutters, a person cannot have that choice?
- Joe Lucchese: How can we approve something when we don't know what it is we are approving. We are approving it, say they don't want it?
- Yitzi Brezel: Certain exterior features are a given, this is what you must have. There is one other issue I was made aware of as far as the crooked idea. We have

developed locally probably a few hundred units with this crooked roofing. It was approved by the state of New York and all the manufacturer home engineers. The concern I was told with the crooked is the water that comes off. In the past few projects, with the Town enforcing, they feel it is a better option, we have no water coming off the roofs. Basically, there are gutters that collect it and the water goes straight into the ground. The meters are buried. All that water, it goes into our retention ponds. The concern about that falls away.

- Brian Manown: You're talking about this crook in here. You will have something that collects the water here and goes down?
- Yitzi Brezel: Exactly.
- Gregg Pitula: Unless you have an 8 inch gutter on that.
- Yitzi Brezel: Just that one is the 8 inch.
- Gregg Pitula: You have to remember that the water from both sides of that house all comes down to 1 point.
- Yitzi Brezel: It goes front and back.
- Gregg Pitula: It is a tremendous amount of water when it rains.
- Yitzi Brezel: We've had it in the past, the Town has corrected us on different projects, the water comes out on the driveway. It is a lot of water when it is pouring. This way it goes into the ground.
- Brian Manown: Make sure your electricians don't put their scan.
- Yitzi Brezel: We would work around that. It doesn't come out there, it goes around that.
- Jay Zeiger: This would be okay?
- Scott Lederman: The roofline? The crooked line?
- Yitzi Brezel: I would like to get a motion on that you guys are okay, obviously we will dress it up, with putting this second door coming out of the back.
- Joe Lucchese: I won't approve it until I see what it is. To me this is not enough of an elevation.
- Brian Manown: I think we can give him the assurance that adding the door is fine, especially since they have gone through the trouble of getting it approved.
- Scott Lederman: The reason for the door is to make it look like a front entrance. That's the goal, that's the compromise and that makes sense.
- Yitzi Brezel: I would like a motion to be okay with us doing the crooked system with the water going off the roofs into an understand drainage.
- Joe Lucchese: Is that our jurisdiction?
- Brian Manown: The utility factory is not our...he is asking aesthetically.
- Discussion.
- Scott Lederman: Do we approve the crooked roofline as a design?
- Yitzi Brezel: Yes.
- Scott Lederman: Yes.
- Brian Manown: I've never been thrilled with but there is hardly any other solution. I am okay with it for this project. The thing is, we approved it before. We have to standby that.
- Gregg Pitula: There are other alternatives. There are other projects building very

similar houses, and they are keeping a single roofline by just chipping the modular. One of the developments on Zimmerman Road, they had 3 or 4 units like this, but they have it setup so the center roof mounts are chip loose, they raise the outside boxes and continue the roof.

- Yitzi Brezel: That's one of the options we are working on?
- Gregg Pitula: Yes.
- Yitzi Brezel: An idea like this, the problem with this is the height of this roof ends up being taller than the roof itself.
- Brian Manown: I don't have a problem with that.
- Yitzi Brezel: The customers do.
- Brian Manown: The old English houses, the roof was twice as tall as the house itself.
- Yitzi Brezel: We do have one other option that we are working on. I think this is something we are going to bring to the Town on our next project. Basically, the 2 outer boxes come up to the center, the 2 middle boxes go front to back.
- Joe Lucchese: That's your next project, I don't want to hear about that now. We are going to approve the cricket and having an exterior door only. Not the design. You are going to resubmit next month or whenever. All new elevations. Showing the foundations, you have to go back whoever drew these. We want to see the grade line, we want to see everything. You are going to bring back samples, including stone and roof samples.
- Brian Manown: Is your roof material? I don't remember that. Apparently it was.
- Joe Lucchese: The stone samples, and all of that for next meeting.
 - MOTION:
 - Scott Lederman motions to approve the use of cricket and the exterior door in function, not design. Brian Manown seconds. All in favor.

NEW BUSINESS:

1. BROOKLYN BRICK OVEN – SBL# 18-2-9.2 – Requests approval for a new sign for a pizza restaurant. Zone: MX. Location: 1146 SR 52, Loch Sheldrake.
 - Shaul Lazar represented.
 - Shaul Lazar: Up until today, this is what they wanted. Today, we have a lot of bricks downstairs and he wants to do this down there.
 - Joe Lucchese: He wants to brick face it?
 - Shaul Lazar: Yes.
 - Gregg Pitula: Is it real brick or the sliver brick?
 - Shaul Lazar: Sliver brick.
 - Gregg Pitula: It's real brick.

- Joe Lucchese: He just wants to do the face?
- Shaul Lazar: Just the face.
- Joe Lucchese: What is he doing on the side? Are you going to see a quarter of an in or is it going to wrap into the side of the building a foot or 18 inches?
- Shaul Lazar: I don't think he intends, I think as cheap as possible.
- Joe Lucchese: You can't just do the face.
- Scott Lederman: I like the shutters. It's a nice away of getting away with the 20%.
- Brian Manown: I think it is too much and you will run into trouble with Gombos with doing a monolithic material finish. If you are going to contemplate doing this kind of thing, you should consider a bulkhead and come up with a real architectural design. I would contemplate approving a brick wainscot, but that would be up to the window sill. Brick up to the window sill and over here to the door with some kind of ledge, then brick down to the grade. Above that ledge, another material change. This is called a bulkhead. You and your father need to look at the architectural design guidelines for the Town of Fallsburg.
- Scott Lederman: Right especially because you are going to have to submit an application for that. We're talking about a sign just right now.
- Shaul Lazar: A question, in the back if I want to build a porch.
- Gregg Pitula: That's up to us, we have to go back and see what you can. You have to make an appointment with us.
- Scott Lederman: The sign now is not this, it's what you showed us on the phone?
- Joe Lucchese: It's the same sign.
- Shaul Lazar: It's the same sign, but black and the background in white.
- Scott Lederman: It's now in brick. He's making it a brick background.
- Brian Manown: If you'd rather make those other decisions before you design the sign.
- Shaul Lazar: I have to get that sign up sir, I am losing business. If it is going to be this sign, it will be signed.
- Brian Manown: If you want this sign approved tonight...
- Shaul Lazar: It's not going to cover that.
- Brian Manown: You need to respect the features that are there.
- Shaul Lazar: It won't cover the top. The person superimposed it on.
- Scott Lederman: What are the dimensions we are looking at?
- Shaul Lazar: 46 inches by 4 feet.
- Brian Manown: That's basically 4 by 4.
- Shaul Lazar: A little smaller.
- Brian Manown: You may want to hold it off the top of the door 6 to 8 inches.
- Shaul Lazar: I will make a little smaller then.
- Brian Manown: Yeah, I am thinking of trying to fit in this space.
- Shaul Lazar: That is exactly where I want it. It doesn't look good if it is hitting my window.
- Scott Lederman: What material for the sign?
- Shaul Lazar: He wants vinyl. I want wood.
- Gregg Pitula: A composite sign. We just don't want vinyl.

- Shaul Lazar: I'm not interested in vinyl.
- Gregg Pitula: That's how that sign works. They put the images overtop of that.
- Joe Lucchese: You do your signs in Brooklyn?
- Shaul Lazar: We don't have a sign yet. We don't want to build until we know. He wanted vinyl. He paid for a vinyl one. I am assuming here will be easier. I wouldn't have to hop around and go back to the city.
- Brian Manown: I'm big on borders on a sign, even if it is fairly narrow. It helps accentuate the sign itself, set it apart from the other material and composition of the building. Just a color, a frame.
- Shaul Lazar: A different color than the actual thing.
- Brian Manown: Yes. A little border around it, a different color or raised like a picture frame. It doesn't have to be. It depends on how it is constructed. We are looking cutesy. If that makes sense. We want it to look nice. It is part of the rural character.
- Shaul Lazar: I live in a good area and I want to keep it nice.
- Scott Lederman: Are you putting lighting on the sign?
- Shaul Lazar: We have lighting on top of it. There are 3 lights that will shine right on it. I don't see the need for more lights. It will be expensive.
- Joe Lucchese: The size of the sign is 48 by....
- Shaul Lazar: Let's say 37.
- Joe Lucchese: You're now 46, so there will 5 inches worth.
- Shaul Lazar: I think this is 6 feet and that is actually 4 feet.
- Brian Manown: 6 feet window to window. From here to here is 6.
- Discussion.
- Joe Lucchese: So it is 36 by 72.
- Brian Manown: Correct, probably a little less that. We can say plus or minus.
- Shaul Lazar: I will respect the fact that you guys don't want it on top of the door. How many inches away from the door?
- Brian Manown: 6 to 8 inches. That's exactly 7.
- Scott Lederman: The colors you are using, you are going to get from the historical palette? My concern is the kind of blues we are talking about.
- Shaul Lazar: I want to match up with this blue if possible.
- Brian Manown: For signage, are we still adhering to the historical colors?
- Joe Lucchese: No but I think you are right.
- Shaul Lazar: It would look weird if I did it any other way.
- Joe Lucchese: I would do the same blue.
- Scott Lederman: We have had signs that have the day glow kind of colors.
- Shaul Lazar: You have to cover your basis.
- Gregg Pitula: When I say historical colors, any buildings in our town if they are painted or signed, Benjamin Moore has a line of colors called historical colors. They make different colors of blue. You're going to be in this neighborhood, Newbury Blue.
- Scott Lederman: Which is probably what that is.
- Gregg Pitula: We would this. That was whatever they had as a dollar store blue. If you knew the guy who owned it before.

- Brian Manown: Is there a question about outstanding violations or existing conditions?
- Joe Lucchese: That's what I want to know right now. Normally, you wouldn't get a sign a permit with the condition the building has to be painted.
- Shaul Lazar: That's why I brought up the brick.
- Joe Lucchese: Until you decide what you will do, you still need to.
- Brian Manown: We are making the approval of the design contingent on the presentation of future façade upgrade?
- Joe Lucchese: I think they will also need to paint until.
- Brian Manown: In the interim. If you decide not to do an upgrade, then it needs to be painted.
- Scott Lederman: He could have done a temporary sign, is that correct?
- Gregg Pitula: You guys could approve his sign and let him come back with a whole storefront. The condition the store is in now, should require some paint.
- Shaul Lazar: It won't cost me much to paint it
- Gregg Pitula: It is a couple gallons of paint. You pick out something close to the historical colors.
- Scott Lederman: Then you paint it the same color blue.
- Shaul Lazar: The white I have been saying needs to be redone since I got there.
- Joe Lucchese: It's hard to tell but if you are painting the white, you will want the blue.
- Shaul Lazar: I think the blue was recently painted. The white is 20 years ago.
- Joe Lucchese: If you are painting, it is not a big deal to do some blue.
- Scott Lederman: Then you can match the blue to the sign.
- Shaul Lazar: The sign can't be vinyl, it has to be?
- Scott Lederman: Composite.
- Brian Manown: The window frame, is that the nailing fin right over the trim? There's something funny with the way the window is attached to the building? Is it attached to the trim or is the trim over the top of the frame?
- Shaul Lazar: That is a tough question.
- Brian Manown: From this photograph, it looks not finished.
- Gregg Pitula: I'll stop by and look at it.
- Shaul Lazar: What do you mean not finished?
- Gregg Pitula: It might need a piece of trim over it.
- Shaul Lazar: I see what you are saying. There is a little piece of blue, but it is not like that.
- Joe Lucchese: You want a board here and a board there.
- Shaul Lazar: That is easy enough.
- Joe Lucchese: It should have a door frame. There is no door frame.
- Shaul Lazar: You want blue around the door? That will help with the sign.
- Brian Manown: We're getting into a design phase. Let him paint the building but do you think you will do an upgrade? A new design for the façade?
- Shaul Lazar: I would like to use that brick that I showed you, but if you want me to do this... this has to be done. I can't go without this and I still need the frame

around it.

- Scott Lederman: I would say do wood because you want to do business now, and then if you are really going to consider the brick, then you can do it. Then you can also talk about the back as well.
 - Shaul Lazar: I don't have much space to do that. I can't put legs into the water. I spoke to an architect, he told me to speak to an engineer because it wasn't his world.
 - Gregg Pitula: The season is almost over. Get your sign approved. Do some painting this year and then come back with a design on your paper of what you want with the front of the building. Maybe you want to see it all brick.
 - Shaul Lazar: You don't want to see it all brick. Regardless I need to paint it.
 - Scott Lederman: If you do blue, and you choose those colors, then you can match that historic blue.
 - Gregg Pitula: Bring the color as close as you can to that.
 - Shaul Lazar: We were trying for the Brooklyn Dodgers.
 - Joe Lucchese: We are going to approve with the following conditions, you reduce the sign to 34 to 36 inches by 72, you are going to add a border to the sign, repaint the building white and repaint the trim blue, add trim above the windows and around the door.
 - MOTION:
 - Joe Lucchese motions for conditional approval pending reducing the sign size, adding a sign border, repainting the building and trim, and adding trim to the windows and doors. Brian Manown seconded. All in favor.
 - Shaul Lazar: Are they adding a sidewalk over there?
 - Gregg Pitula: They already did some of the sidewalks, I don't think they are coming up to you.
 - Brian Manown: Is this on Post Hill or Main Street?
 - Gregg Pitula: Right on Main Street near the Chinese Restaurant. Across from the Exxon. It was Dizzy Izzy's Knishes.
 - Shaul Lazar: If you go down there you just see the beautiful lake.
 - Scott Lederman: What are they doing with it?
 - Shaul Lazar: I spoke to the guy who bought it, he said he wants to put a restaurant and motel on it because of the new casino opening up.
 - Gregg Pitula: There is nothing in writing and nothing approved yet. This guy has had lots of ideas. He wanted skyscrapers there.
 - Shaul Lazar: I was calling the cops.
 - Gregg Pitula: The theater park, the whole roof was down inside the theater. It looked like a horror film. There was nothing but things hanging through the ceiling. It was pretty bad.
2. MENACHEM NEUFELD – SBL# 24-3-5.1 – Requests approval for a new sign for a store front. Zone: B-1. Location: 431 SR 42, Woodbourne.
- Applicant did not appear.

3. THE CENTER FOR DISCOVERY – SBL# 34-9-20 – Requests approval for a commercial store front. Zone: MX. Location: 222 Main St., Hurleyville.
- David Fanslaw represented.
 - David Fanslaw: 2 of the 3 are really clean up things, the third is a new store front. For 222 Main Street, we are here for approval of colors that have been painted. The railing is new and that necessitated by the new sidewalk project on Main Street. The old sort of concrete ramp was out too far, it was too narrow so we had to cut that back. The elevation code required the railing to be put there. On this one it is just the exterior of the building is Templeton grey and the railing is wolf grey.
 - Joe Lucchese: The doors are pink?
 - David Fanslaw: I don't know the actual color of doors to tell you the truth. I don't think it is pink.
 - Joe Lucchese: I have a question. If you are looking at the photo, the second on the right, it looks like an air conditioning unit above the door, it projects out quite a bit.
 - David Fanslaw: I think that was there when we bought this. This building is relatively old, I know there is no central hvac involved. I think that unit was there when we bought the structure. I don't believe on that side, I don't think there is any other option for air conditioning. I don't think there are units or windows at the end of the side of the building. On the southern wall there are no windows. I think at the very back there wouldn't be, it's cut off by the interior dimensions. There wouldn't be enough circulation to put an air conditioner back there. I think that's the only place we can put it.
 - Joe Lucchese: The center one must be...
 - David Fanslaw: That's just the doorway to the upper level apartments.
 - Scott Lederman: Is there air conditioning on the other side?
 - David Fanslaw: I think there is a door, I'm not sure. There are windows on that side, on the north side that could accommodate.
 - Scott Lederman: The air conditioning is one thing, why is there a board across there? That's just a separate board that has been nailed over. It's not the upper parts like that other.
 - David Fanslaw: I'm not really sure. I think it may have been put up there aesthetically to go along with the building until we really want to do something. I think the intent is to have that replicate the other 2 sections. I think that was put up to protect the underneath part because I think there is additional work that needs to be done.
 - Joe Lucchese: So just temporary?
 - David Fanslaw: I believe so.
 - Brian Manown: Not only are the acs not visually acceptable, it's not allowed by the

code. By the zoning code.

- Gregg Pitula: If it is preexisting, we can't make someone improve it. That's the thing. If you have a preexisting condition, your building is a foot off the road, you can't make someone...
- Brian Manown: If you reach a certain level of renovation, then the grandfathered clause goes away.
- Gregg Pitula: Yes if you are renovating over 50% of the structure, you have to. I don't think they renovated that whole building have they?
- David Fanslaw: Basically we sanded the floors, painted the walls interior and the exterior.
- Brian Manown: The apartments upstairs don't have to be to code either?
- Gregg Pitula: Nope. My existing knowledge, they could have low ceilings, too small of windows for egress. They can still be rented out believe it or not. Once you tear 50% of the structure. There are a lot of people that fight over the 50%. Some people say if they take off the interior finishes, I didn't change 50% of the exterior. We go by square footage, once you remodel 50% of the square footage, you have to bring that whole building up to code. If you don't reach that 50%, you can leave the windows exactly the same size. The only thing we make you do for fire safety is make them put in battery operated smoke detectors. We don't force them to hardwire them. Just basic stuff. We can't force somebody to upgrade.
- Brian Manown: This building doesn't look like you replaced windows except maybe on this middle floor here.
- David Fanslaw: Basically it is the same story. 8 cars and the railing.
- Joe Lucchese; For these white panels, are they painted glass or wood?
- David Fanslaw: I believe it is wood.
- Joe Lucchese: Again looking at that photo, on the left side of the door with the air conditioner, there's a white panel there. Is that a shade or is that a piece of wood? Was that glass eliminated?
- David Fanslaw: No that's glass that has been broken. Most of the building along Main Street had the old fashioned very sharp glass. We are in the midst of replacing that with tempered glass.
- Joe Lucchese: Okay. Underneath that temporary fascia, it looks like a glass transom that's been covered by that fascia. Is that going all the way up?
- David Fanslaw: It's somewhat similar to the area where the air conditioner was.
- Joe Lucchese: My question then is that where the air conditioner is for this building? Is it over the door? And if it is over the door, does it become wood?
- David Fanslaw: I believe it would be glass.
- Brian Manown: It should all be glass or all be wood. It appears to me at one time it was glass.
- Joe Lucchese: My guess would be that it was wood at one time. This wouldn't have been glass. This would have all been wood like buildings in Mountindale.
- Brian Manown: What about making that match that?
- Joe Lucchese: I think it is fine, because I think it is a hallway with a staircase going up. I don't think that's a big deal
- Brian Manown: I am fine with it.

- Scott Lederman: Across the street at the performance center, there is a huge unit right on the back of the building, right on street level. Is that ever getting covered or screened? The sidewalk is right there. I understand it is the back of the building.
- David Fanslaw: Probably we would put some evergreen or some fencing around it. Probably the plan would be the vegetation route.
- Brian Manown: I don't think there's enough space so close. I'm not familiar with it.
- David Fanslaw: Part of the plan is that the west side is going to be part of our sidewalk plan next year. There is a TAP grant the County received for that side, we are doing the sidewalks on the east side, and we will put sidewalks on the west side. Some of that will be addressed at that time as we put in the sidewalks it will make the grade more eligible.
- Scott Lederman: I move to accept the color of 222 Main Street Hurleyville.
 - MOTION:
 - Scott Lederman motions to accept the color palette selected. Joe Lucchese seconds. All in favor.

4. THE CENTER FOR DISCOVERY – SBL# 34-9-21 – Requests approval for a commercial store front. Zone: MX. Location: 220 Main St., Hurleyville.

- David Fanslaw and Joe Rausch represented.
- David Fanslaw: Next is 220 Main Street. It is a vacant lot. We wanted to put a new storefront in and spruce up the side. Again glass that is cut would be replaced with tempered glass. We would be using the zigzag party board.
- Brian Manown: At the corners, in hind view, it looks like you are building a little extension, a little wing. Why is it like that?
- David Fanslaw: I don't think there is an extension of the building now. The plan is a little concrete porch that has been installed, part of the sidewalk grant. That would also have a little railing. We're not extending the building. It's basically using the same façade footprint, just modernizing it.
- Brian Manown: It's just a little sub, maybe a foot and a half, but it shown in the plan and the section. I don't have any objection, I am just curious.
- David Fanslaw: I don't know offhand but I don't think we have plans to bring it out. It's not going to protrude or come out further than the length that it is. I think the plan is rather than have the façade indent, we would square it off.
- Brian Manown: I guess the only thing I was concerned about is whether it extends into the sidewalk.
- David Fanslaw: There is a photo in the previous application. If you go to that, the building we are talking about has this coned off area which right now is the edge of the concrete porch, which will have the railing. Basically that would be initially an outside seating area if the business were a restaurant or food establishment there. The building is not moving out any further.
- Brian Manown: My thought is that someone may be thinking of doing that just to cover up, so it hides the building. I don't care either way if they did it.
- David Fanslaw: I don't believe that is the case. Right now, it is sort of indent so this

will be bringing it out equal with the square you are on.

- Brian Manown: So you are demolishing the existing glass, and you are demolishing the brick bulkhead or you are building over the top of it with party board.
- David Fanslaw: Over the top with party board, yes.
- Brian Manown: The shape of the windows is all brand new?
- David Fanslaw: Yes, it will look basically like this.
- Brian Manown: You have this little extension here?
- Joe Rausch: We just kept those, those are existing. They used to come out further. We are bringing it back to get more deck space.
- David Fanslaw: This area here is going to be a seating area.
- Brian Manown: So in other words, this line was the old building and this is the new line?
- Joe Rausch: Yes.
- Brian Manown: Alright.
- David Fanslaw: The color palette is staying all the colors, it is on the forms here. The color palette would be for the area replacing the bricks about and in between the windows would be this gold, at the very top of the structure is Stewart gold. 3 would be the trim around the doors would be Heritage red. Burgundy is the door. The railing would be grey.
- Joe Lucchese: The door is burgundy and the trim around the door is Heritage red?
- David Fanslaw: 3 is Heritage red, so yes the trim around the door is Heritage red.
- Joe Lucchese: There's no numbers next to classic burgundy or black.
- Scott Lederman: So it is the burgundy. The black is going to be the rail.
- David Fanslaw: Yes.
- Scott Lederman: The tips are the red.
- David Fanslaw: Yes. We will probably put a sign here depending on the business, but we will come back.
- Scott Lederman: You're not calling it a store?
- David Fanslaw: No we're not going to have a sign there.
- Joe Rausch: That will show where the sign will go in the future.
- Brian Manown: A placeholder.
- David Fanslaw: We aren't asking for a sign tonight because we don't know what business will go there.
- Scott Lederman: I make the recommendation that we approve the 222 Main Street renovation, understanding that number 3 is Classic Burgundy on the plan.
 - MOTION:
 - Scott Lederman motions for approval, acknowledging that number 3 on the plan references Classic Burgundy. Brian Manown seconds. All in favor.

5. THE CENTER FOR DISCOVERY – SBL# 34-4-12 – Requests approval for a new sign for a store front. Zone: MX. Location: 227 Main St., Hurleyville.
- David Fanslaw and Joe Rausch represented.
 - David Fanslaw: This is a sign that is already installed. You have photos of it. This is a Fiber on Main sign. It's a 3 foot diameter sign that is basically a wooden sign. It has cedar color.
 - Scott Lederman: Lighting?
 - David Fanslaw: No lighting whatsoever.
 - Scott Lederman: What does it say?
 - David Fanslaw: Fiber on Main.
 - Joe Lucchese: What does that mean?
 - David Fanslaw: It's basically a yarn store. Eventually what would happen, as we share our location, we will have our fiber available at the store.
 - Joe Rausch: They are spinning right now. They have macramé looms that do a lot of work.
 - Brian Manown: You have at least 2 store fronts?
 - David Fanslaw: There are 2. This is only for 227, this is on the south side.
 - Brian Manown: And the store in the center?
 - David Fanslaw: (Inaudible)
 - Brian Manown: I just presume when you find a tenant for that space they will want a sign too.
 - David Fanslaw: We do have a tenant and I don't know they plan to have a sign. I think they plan to do window signs. A store there that sells fabrics.
 - Brian Manown: I think it is interesting that they decided to mount their sign on the corner of the building rather than let's say over the door. Maybe that is because it is a perpendicular sign rather than on the wall surface itself. If I were to assume that the next tenant would want a sign too, they might do something completely different.
 - David Fanslaw: They may.
 - Brian Manown: That's okay. It's just the building is very symmetric, it's almost like you'd want to have some sort similarity between the 2 sign presentations.
 - David Fanslaw: The current occupant of 227 North is a parent that we care for. She has an official lease. I think she will be open to doing something that would fit into the signage. It would be up to her to come as an applicant if she chose to put something up. We can talk to her and see if she needs to do a sit in or a 3 foot. I don't think she'd be opposed to that. I think she would want to fit in. Her previous store was in Croton Hudson. I think she's pretty used to wanting to have signage that would fit the aesthetics of the community. I don't think she would have a problem to adhering. I don't think she would want a neon sign or something.
 - Joe Lucchese: The bracket is metal?

- Joe Rausch: Yes.
- Joe Lucchese: It is painted?
- Joe Rausch: Yes.
- Brian Manown: Did she have it made? Was it a found object or have it custom made?
- David Fanslaw: The sign was made in the Maker's Lab.
- Brian Manown: So she had something to do with the design?
- David Fanslaw: This business is part of the Center for Discovery. The other one I am talking about, Fiber on Main is part of the Center for Discovery. Pinwheel which occupies the other retail location is the separate retail business.
- Brian Manown: You okay with the sign?
- Joe Lucchese: I am. I will make a motion to approve it.
 - MOTION:
 - Joe Lucchese motions to approve the sign. Scott Lederman seconds. All in favor.