

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

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

**June 4th, 2020**

Brian Manown, Chairman, Mark Hurwitz, Menachem Fruchter, Board Members,  
Thomas Brawley, Code Enforcement, Melissa Melko

- Brian Manown called the meeting to order.
- March minutes approved

### **NEW BUSINESS:**

1. GLORIBEL CASTILLO (845 TECH SOLUTIONS) – SBL# 52-7-19.2 – Requests approval for a new sign for an existing store front. Zone: MX. Location: 5218 Main St., South Fallsburg.
  - Gloribel Castillo represented.
  - Brian Manown: Did everybody have a chance to look at the sign?
  - Mark Hurwitz: Yes.
  - Brian Manown: Is this going over the existing sign? Replacing it?
  - Gloribel Castillo: On top of the existing sign yes.
  - Brian Manown: It is going on top?
  - Gloribel Castillo: Yes. I think in the picture it is black in the background. I chose navy blue. In the picture it is black.
  - Brian Manown: So it is blue?
  - Gloribel Castillo: Navy blue.
  - Brian Manown: It says it is 16 feet wide and 15 inches tall.
  - Gloribel Castillo: Yes.
  - Brian Manown: That is within the limits of the sign. It is PVC. This is not a vinyl sign that is stretched over something is it?
  - Gloribel Castillo: Yes.
  - Brian Manown: We do discourage that type of sign on Main Street. We prefer to see something a little more
  - Gloribel Castillo: Tell me what you'd like to see
  - Brian Manown: Will it have this thin white border around it? Will that be there?

- Gloribel Castillo: I think it will yes.
- Brian Manown: It is pretty much what you submitted but instead of being black it is navy blue?
- Gloribel Castillo: Yes.
- Brian Manown: Any other questions?
- Menachem Fruchter: Any lighting?
- Gloribel Castillo: No lighting.
- Menachem Fruchter: Do we want it to be a banner or something else?
- Frank: We don't want it to be a banner.
- Menachem Fruchter: That's what it says on the application.
- Brian Manown: I don't think we know what the definition of that might be. A banner does suggest that it is more temporary. One of the things that over time this type of sign has become standard. This is a very common way to do a sign now a days. Even though it is not defined in our architectural guidelines I think it is acceptable. We have accepted it before. There was one before down at LC Construction down by the Mobil station. Signage could be much more creative but again as a business this is what they want to do. I am okay with it.
- Menachem Fruchter: I'll make the motion to approve the sign as shown.
  - MOTION:
  - Menachem Fruchter motions to approve the sign as is. Brian Manown seconds. All in favor.

2. VENETIAN VILLAS – SBL# 60-1-56.1 – Requests approvals for a two family home (units 7/8). Zone: PR. Location: 19 & 21 Tamarind Loop, South Fallsburg.

- Joel Kohn and Mendel Learner represented.
- Brian Manown: Does anybody have any questions?
- Mark Hurwitz: I do not.
- Brian Manown: What kind of siding is this?
- Joel Kohn: It will be the same as the rest of the project.
- Brian Manown: For some reason I'm not able to get my application open but I am familiar with it.
- Melissa Melko: If you want to email anything to me I can share screen.
- Brian Manown: My entire screen has been usurped. Now I can get to my email. Again unless has any particular questions about it, it is pretty straight forward. I am looking at it now. It is a large structure. It is just a box.
- Mark Hurwitz: There's nothing fancy about it.
- Brian Manown: Like all the rest. Is it a one family house?
- Joel Kohn: It is a 2 family house.
- Brian Manown: Okay. Entrances subgrade?
- Joel Kohn: The basement will be finished. There will be a patio in front of the basement doors. That's what you'd see probably.
- Brian Manown: Those 2 entrance doors are subgrade.

- Joel Kohn: Yes.
- Brian Manown: You've got retaining walls on either side of those.
- Joel Kohn: Like in front of that. Right underneath the porch. Basically it is going to be right underneath the deck of the first floor will be a patio.
- Brian Manown: The patio will be below grade?
- Joel Kohn: Possibly 4 feet below grade or so. The elevation of the property slopes away. It will be high at one end and low at another end.
- Brian Manown: The posts supporting the deck seem to be at a grade level that seems to be 4 feet above the door threshold.
- Joel Kohn: Yes.
- Brian Manown: Are there going to be steps to that lower patio?
- Joel Kohn: It is going to be a kind of a walk out from the back of it or the side of it. It will be a kind of walk out. In the front there won't be any stairs. As the property slopes away it gets to be a walk out in the back.
- Brian Manown: I am looking at the front elevation.
- Joel Kohn: On the front elevation you won't see any steps. You will see that retaining wall sticking out a couple inches from the ground
- Brian Manown: The drawings show that the grade is level but it is actually sloping.
- Joel Kohn: Yes.
- Brian Manown: There's no particular decoration on this house.
- Joel Kohn: It is basically like the rest of the project. The project is about 1,000 feet off the road. Off of Heiden Road. It is going to be the same trimming, siding, roofing material as the rest of the project.
- Mark Hurwitz: Alright. I make a motion to accept it as is.
  - MOTION:
  - Mark Hurwitz motions to approve as presented. Menachem Fruchter seconds. All in favor.

Mark Hurwitz motions to adjourn. Menachem Fruchter seconds. All in favor.