

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

TOWN OF FALLSBURG ARCHITECTURAL REVIEW BOARD

September 3rd, 2020

Brian Manown, Chairman, Menachem Fruchter, Marc Hurwitz, Board Members, George Sarvis, Melissa Melko Code Enforcement

- Brian Manown called the meeting to order at 7:00PM

NEW BUSINESS:

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1. PANINO – SBL# 24-3-3.1 – Requests approval for a new sign for an existing store front. Zone: MX. Location: 437 Rt 52, Woodbourne.

- Applicant not heard

2. RACHVES ESTATES – SBL# 14-1-31 – Requests approvals for an entrance sign for a new development. Zone: AG overlay. Acres: 37.30. Location: Rt. 42, Woodbourne.

- Applicant not heard

3. SWEET WILL’S (CENTER FOR DISCOVERY) - SBL# 34-9-20 – Requests approvals for a new sign and handicap ramp for an existing store front. . Zone: MX. Location: 222 Main St., Hurleyville.

- Applicant not heard

4. FOREST POND – SBL# 47-1-31 – Requests approvals for an entrance sign for an existing development. Zone: HR. Acres: 17.47. Location: 39 Mei Menuchos Way, South Fallsburg.

- Esther Kaplan represented.
- Esther Kaplan: I know we are supposed to speak about the sign on Whitaker Road. Should I explain why I need it?
- Brian Manown: You don’t have to explain why you need it. We are an Architectural Review Board. We look at the design aspects of the sign. Color and that kind of thing. We have a few guidelines. I am going to have to search

because I didn't get that particular application queued up. Does everyone have this application?

- Esther Kaplan: We submitted it.
- Brian Manown: I know you did. It was submitted for the last meeting and we did not have the last meeting. Does everybody have access to that sign?
- Menachem Fruchter: Can you share screens?
- Esther Kaplan: I don't know how to do that but I know we gave it in. We emailed it in. It should still be in your information.
- Brian Manown: Melissa do you have that available?
- Melissa Melko: I am looking through now. I don't have that
- Esther Kaplan: I can email that again.
- Melissa Melko: Yeah if you can email it again I can share screen.
- Esther Kaplan: I guess you were the first person I met it to? I can do it right now. Let me just get it. I am emailing it now. It says main entrance.
- Melissa Melko: I got it.
- Brian Manown: Okay we can see the sign now. A very simple sign. Reverse coloring. This is going on LaVista Drive. You are not posting another sign on Whitaker are you?
- Esther Kaplan: We want on Whitaker Road I believe. When we finished our site plan we had to close up the original main entrance because of safety hazards for our kids running on LaVista. We are using the back entrance on Whitaker Road. It is supposed to say Address 365 LaVista. That's why we need people to say where Mei Menuchos main entrance is.
- Brian Manown: So you are posting this on Whitaker Road.
- Esther Kaplan: Because we have to use that as our main entrance. That's what the town wanted. We finished our site plan. It is actually on Whitaker Road.
- Brian Manown: What is the size of the sign?
- Esther Kaplan: There are 2 signs and you can see it from each way you are coming. It is 2 sided. It has 4 grommets.
- Brian Manown: The application probably has it.
- Esther Kaplan: Yes it says it.
- Brian Manown: George do you have the application?
- George Sarvis: Yeah 4 by 3 entrance sign. That is what is on the application.
- Brian Manown: 4 feet by 3. How is it going to be posted? It is going to be on posts correct?
- Esther Kaplan: I believe so.
- Brian Manown: I have the application from last month in front of me now. This sign is completely different from what was submitted. A month ago it was a very nice looking sign. It was green with white lettering. It had some decoration. It had a nice border around it.
- George Sarvis: This one Brian?
- Brian Manown: Yes that one.
- Esther Kaplan: Oh maybe that is. If that is the one he submitted that is it. I just took the first one I found. If that's the one we posted that's what we're making.
- Brian Manown: How can we be sure? We are at the stage where we have to say yes or no.

- Esther Kaplan: So you want the green one. What happened was you asked me for a sign. I just ran through my emails. That was on July 15th. When did I send you the latest sign? It was probably after that?
- Brian Manown: I have no idea what the history is.
- George Sarvis: I am not showing another sign just the one.
- Brian Manown: I guess we have to assume that it is the green sign.
- Esther Kaplan: Yes.
- George Sarvis: If you look at the verbiage up above the sign it says quantity one single sided composite aluminum printed in solid top coated sign contour cut shape. Whatever that means. This is all I have in the application folder.
- Brian Manown: It says single sided. I have the application now from last month. It says a single sided sign. That suggests that it would be parallel to the road rather than perpendicular.
- Esther Kaplan: Right.
- Brian Manown: So that as you drive by you can see it but it won't be facing people as they approach. If it is one sided it will be parallel to the road. Let's just talk briefly about how it is posted.
- Esther Kaplan: How would the town want it?
- Brian Manown: We want to know what you want then we review it. We are not here to advise. It is going to be on one or two posts?
- Esther Kaplan: I think 2 posts.
- Brian Manown: Placed on 2 by 4 placed into ground. It is a nice looking sign I hope it gets posted in a nice way. It is always nice to see some decorative kind of post. Not just something that somebody went over to Home Depot and got a 4 by 4 and put it in the ground. A lot of times we see the posts go up the sides of the sign and they may have some a little ornament on top of the posts. Some feature that makes it more attractive. You are in a residential home. We are looking to have nice looking signs when we do have signs. It is not typical to have signs in residential areas. When we do we like to have them look nice. Any other questions that you have? More comments from the Board?
- Menachem Fruchter: Any lighting?
- Esther Kaplan: There isn't any lighting planned. We would have to have electric there. That's a good question.
- Brian Manown: In the application under the question of lighting it says no. Exterior lighting no.
- Menachem Fruchter: They are only asking for 1 sided that is correct?
- Brian Manown: Yes.
- George Sarvis: Do you have the hand written letter by Athena Fogelman?
- Brian Manown: I don't.
- George Sarvis: Can I read that into the minutes?
- Brian Manown: Sure
- George Sarvis: Proposed welcome sign to be nailed to 2 by 4 one either side of the sign. We will have 2 signs for cars coming either way on Whitaker Road. Currently there is no sign to the entrance of our colony.
- Esther Kaplan: That's what I thought. One on each side.

- George Sarvis: It sounds to me like they're looking for a 2 sided sign nailed up to 2 by 4s.
- Brian Manown: I'd rather see something more substantial than a 2 by 4. How did that read again? It almost sounded like they wanted 2 signs.
- Esther Kaplan: It is a 2 sided sign. That is what I was trying to explain.
- Brian Manown: The application says it is a 1 sided sign.
- George Sarvis: This one here says we will have 2 signs for cars coming either way on Whitaker Road. In other words a double sided sign. I don't think they are asking for 2 separate signs based on what I am reading.
- Brian Manown: In plain English that is exactly what it says. They want 2 signs.
- Menachem Fruchter: Maybe the 2 sides are being printed on 1 sign and it is back to back.
- Esther Kaplan: Yes it is back to back. It is double sided.
- Menachem Fruchter: Double sided usually means it is 1 sign printed on both sides.
- Brian Manown: Again it is logical but not presented in a logical manner. At this point I think the sign is attractive but I don't like how it is being posted with 2 by 4s.
- Esther Kaplan: How would you like it?
- George Sarvis: 4 by 4 pressure treated would be the preferred method.
- Esther Kaplan: Okay we will do it that way.
- Brian Manown: You would agree to that?
- Esther Kaplan: Yes.
- Menachem Fruchter: It should be properly stained so it doesn't get ruined.
- Esther Kaplan: That is a good idea.
- Brian Manown: Any other questions or comments? If not I would hear a motion to approve with the additional stipulation that they use 4 by 4 posts rather than 2 by 4s.
- George Sarvis: Can I ask the applicant if she amenable to a flower box down below? We are looking for something to spruce up the town. There are plenty of double sided signs for the colonies that plant the sign into a flower box and have annual or perennial flowers on a regular basis.
- Esther Kaplan: That's a good idea. If we can find something like that.
- Brian Manown: You don't have to make it. You would hire someone to build a flower box. George you are suggesting a raised flower box right?
- George Sarvis: Yes. A couple feet high.
- Brian Manown: You could have a flower bed just on the ground as well. It would be nice to have a border or have it mulched so it looks neat and is well taken care of. I don't know if we want to add that as a stipulation. I think it is a great idea George. If they came back later and added a flower box I don't think anybody is going to complain about that. I don't know if we should make it part of the approval.
- Menachem Fruchter: I'll second your motion to accept the applicant as brought before with us with the stipulation of using 4 by 4s treated.
- Brian Manown: Without reference of the flower box or planter?
- Menachem Fruchter: We would appreciate that but without that stipulation.

- MOTION:
- Menachem Fruchter motions for conditional approval. Marc Hurwitz seconds. All in favor.
- Brian Manown: Okay you have the approval with the condition of pressure treated stained 4 by 4 posts. We will leave it at that.
- Esther Kaplan: Thank you so much.
- Brian Manown: We would appreciate it if you do plant flowers.
- Esther Kaplan: I will mention it to my other board member.
- Brian Manown: Any other applicants?
- Melissa Melko: No one else
 - MOTION:
 - Menachem Fruchter motions to adjourn. Marc Hurwitz seconds. All in favor.