

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

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

**October 1st, 2020**

Brian Manown, Chairman, Scott Lederman, Gerald Skoda, Board Members, TJ Brawley, Melissa Melko Code Enforcement

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

### **NEW BUSINESS:**

NEW BUSINESS:

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.

- No applicant present
- Melissa Melko: I spoke with Denise today and she said the representative for Panino is back in Israel. However since the sign was approved through email already it should be fine to discuss it and then officially approve it on the Board.
- Brian Manown: As in now?
- Melissa Melko: Yes.
- Brian Manown: I don't remember getting an email.
- Scott Lederman: I was a little confused with that personally. I didn't even know we were voting on something. I was under the impression from the last meeting that we couldn't do anything. Something came through email?
- Melissa Melko: The sign is hanging.
- Scott Lederman: I know the sign is hanging but even the first time around. This is actually what you look at when you go to the website because they have a place in Brooklyn as well. That rendition is far superior than what was submitted. It doesn't matter now that it was already approved. It is funny that the things we talked about are the things they put on this already.
- Brian Manown: I understand and it was kind of a confusing process. The night we were trying to review it it did get cut off. In the mean time it has been approved by email by a majority. I suppose we have to acknowledge that here and now and move on.

- Scott Lederman: At least for the record this is not the first time that signs have been submitted that were already bought and put on the property. That is something that's been happening that we need to address. It gives the assumption that we will be fine with this. I just want to state for the record that at the application process something needs to be written down or said. We have had it done in the past where we have people redo their sign. For the sake of their expenses and not giving misinformation or an assumption that we will pass what they put up there. I don't know if it needs to be something on the application. It becomes coercive for us. This guy already spent the money.. It is already there. That kind of pushes the agenda to just accept. We don't want to cost the business owner any more money but at the same time they need to honor this process.
- Brian Manown: TJ can you pass along some of those comments?
- TJ Brawley: Sure.
- Brian Manown: It is always good to reiterate this and support the process. We will move on.
- TJ Brawley: Can I just get a motion for the record of the approval?
- Scott Lederman: I am going to be a stickler here. The people who approved it because I didn't approve it. You have a quorum of people who voted for it. They are not here to vote. I am here to vote.
- TJ Brawley: I don't know how that works. I agree with you.
- Scott Lederman: I am voting no.
- Brian Manown: If that is what is being requested then I would want to see some record of who voted. My memory isn't that good I will grant that. I don't remember reviewing this by email. TJ can you see if there is a record of the voter?
- TJ Brawley: I'll have Denise forward the emails to you three gentlemen. I was out of work for 4 weeks I had back surgery. This was at my first meeting with you. I know it went back and forth. Something about changing the colors.
- Scott Lederman: That whole discussion should have never occurred. There was no public and the applicant wasn't there. All of that in a sense didn't exist. I don't remember getting emails because I am certain I would have responded. Though I was on vacation who knows. We need to find out who voted. We have always approved things through email when we have approved them conditionally on whatever it was. Here we are being asked to stamp approval on something that at least 2 of the 3 of us don't remember or weren't a part of that. I think we should kick it back to Denise and let her figure it out.
- TJ Brawley: You bring up a valid point. If you weren't included in the email or you didn't vote on it you can't vote on it tonight or be a part of the minutes.

- Brian Manown: If the record shows that there were 3 votes for it exclusive of yours by email you would be okay with that?
- Scott Lederman: Yes. I just want to be on the record I am against the sign.
- Brian Manown: Thanks TJ for working through that
- Scott Lederman: Under that condition I don't have a problem. Can you do that? Can you call for a vote and then include email votes?
- TJ Brawley: That is something Paula would have to figure out.
- Scott Lederman: Unless you just put in as part of the voting thing. You indicate that there were votes for it.
- Brian Manown: Now you are going to pull Paula into this.

2. NUMELL – SBL# 52-7-2.1 – Requests approval for new sign at an existing store front. Zone: B, Location: Main Street, South Fallsburg

- Jennifer Nunez represented
- Brian Manown: I don't recall getting a submittal for this. I don't recall seeing any graphics or a sign for this. Do we have that available?
- TJ Brawley: I only have this. Can you see that?
- Melissa Melko: I have it. I can pull it up.
- Brian Manown: Jennifer why don't you tell us a bit about this? The picture we have submitted looks like an unfinished product.
- Jennifer Nunez: It is made out of cloth and the letters are wood. The edges all around I have wood. We kind of made like a 3d canvas.
- Brian Manown: You have a wood border around all the edges. What color would that border be?
- Jennifer Nunez: It is white as it is on the picture. Except it doesn't have the side ones on that picture.
- Brian Manown: This is going on the front of your building? We don't have a picture of your building or anything. Give us a reference point?
- Jennifer Nunez: Right in front of the police station.
- Brian Manown: On Main Street?
- Jennifer Nunez: Yes.
- TJ Brawley: This is directly across the street from Teaspoons. It used to be a barber shop. Years ago it was a cab stand.
- Scott Lederman: It is the corner store.
- Brian Manown: Any other questions, comments, or observations from the Board members?
- Scott Lederman: This sign is on the outside of the building correct?
- Jennifer Nunez: It is on the inside. The glass is outside but we put it on the inside.
- Brian Manown: Is that because it is cloth?

- Jennifer Nunez: Right. It is not season proof. It will last a lot longer on the inside.
- Brian Manown: What is the size?
- Jennifer Nunez: It is 7 feet long and 4 feet wide.
- Brian Manown: You have a window that is 7 feet high? Top to bottom?
- Jennifer Nunez: Top to bottom if 4 feet.
- Brian Manown: Okay so then it is 7 feet wide. So we have 28 square feet. Gerry? Any comments?
- Gerald Skoda: I guess I am interested in what your store will be selling.
- Jennifer Nunez: I am a hair salon. I am a beautician. I do women and men hair.
- Gerald Skoda: Is this sign going to block natural light from being used in your building?
- Jennifer Nunez: I don't believe so. I have a whole wall that is glass. There is natural lighting coming in through all of that.
- Scott Lederman: How will you be hanging this from the inside?
- Jennifer Nunez: There is basically a board. It kind of fits on top of this board. Then we can screw it to the wall on each side.
- Brian Manown: It will be fixed to the wall on the sides.
- Jennifer Nunez: It is like perfectly made for that spot it doesn't have room to move.
- Scott Lederman: How do you keep it taut? Is it attached to the frame and you stretched it into a canvas?
- Jennifer Nunez: Right I stretched it into a canvas.
- Scott Lederman: Okay so you have a frame the sign is on. You built a frame around it. So it won't be wrinkled?
- Jennifer Nunez: Exactly.
- Scott Lederman: Does Numell have a meaning?
- Jennifer Nunez: It is 2 last names together.
- Brian Manown: I am fine with this sign. I think it is interesting. I don't see anything that is outside the conformance or anything.
- Scott Lederman: Because it is inside doesn't it come under the percentage of the glass that gets covered? In terms of advertising or lettering because the sign is inside?
- Brian Manown: Technically you are probably right. I don't have that section of the code in front of me right now. I think the intention of that regulation is meant to apply to additionally signage other than the primary signage. Fliers and subsequent informative signs like hours of operation and that kind of thing. In this case they are using it as their primary sign and have chosen to locate it in the window I am okay with that. Unless we really have an issue with it and we want to look into that code which I personally don't think we need to I think it is okay.
- Scott Lederman: Are there any other things on the window or your door?
- Jennifer Nunez: As of right now I don't have anything. I did want to get a small sticker for the door that has a picture of hair and says beauty salon so people are aware.
- Scott Lederman: On the door, right. You don't have the phone number or anything like that?
- Jennifer Nunez: Right now no.

- Brian Manown: Hours of operation? Do you intend to do that?
- Jennifer Nunez: I do intend to do that. I was looking into it. I can order it from Amazon. I can order this sticker. It is not very big but I can put the hours of operation along with the phone number. And this small little picture of hair and it will say beauty salon
- Brian Manown: Scott you are raising an interesting question. Jennifer Nunez one of the reasons we delve into this issue is because storefront glass tends to get cluttered up with a lot of ancillary stuff and it doesn't look nice from a Main Street point of view. That's why we try to limit the amount of things people add to their windows. It is interesting you chose not to include some kind of graphic on your main sign that indicates it is some kind of hair stylist or salon. Now you feel you need to add something to it to identify what kind of business it is. I wouldn't want to see something very big but yet I understand you need to identify the type of business. The sign itself is fairly large. 4 by 7 is fairly large. You already made the sign yes?
- Jennifer Nunez: Yes.
- Scott Lederman: I see from the logo you have that sort of curl. Speaking of someone who doesn't know but I remember curls. You did the sign yourself?
- Jennifer Nunez: I worked with it myself.
- Scott Lederman: Is that it behind you?
- Jennifer Nunez: This is something old. I did have a shop in Pennsylvania. This is m old sign. I couldn't use it hear because it had all the info from PA. It is also kind of different. In Pennsylvania this stuck out of the building and it was hanging and it was double sided so the cars could see it from both sides. Over here I have one big window and it is up high. My initial intent was for people to catch onto m logo. My goal is to build a brand versus a salon. I want the logo to catch people's eyes and the name. That is why I didn't add an phone number or anything else like that to it. Since the sign is up higher and the door is a little bit lower I figure I can put that information lower so people walking can see it.
- Scott Lederman: I think the sign is fine as well. I don't have any problem with it. I would suggest if you are considering putting other things out on the window you should call the Enforcement so you know what the parameters are. So you don't end up buying something you can't put up
- Brian Manown: How big is the sign from Amazon that will have the picture?
- Jennifer Nunez: I don't have an exact size but I can probably pull it up. It is not big at all. It is probably maybe 2 feet wide and 3 feet long. That's just the picture but with the numbers and everything it adds a little bit more to it. I can pull up the measurement I have it in my cart.
- Gerald Skoda: That is on the door and not the same place as the other sign.
- Jennifer Nunez: Right. It is 18 inches wide and 23 inches long.
- Brian Manown: Okay. That's reasonable for the door.
- Gerald Skoda: That is see through for safety?
- Jennifer Nunez: Yes it is. It is a vinyl sticker. It is pieces not like a whole big sticker. I have to work with it to do the hair. You can definitely see through it.
- Gerald Skoda: I am fine with the sign.
- Brian Manown: I am as well.

- MOTION:
- Scott Lederman motions to approve. Gerald Skoda seconds. All in favor.

3. DO-OVER REAL ESTATE – SBL# 34-7-2 – Requests approval to install a 46” x 22.25” sign and awnings over the front windows on an existing building. Zone: HR. Location: 270 Main Street, Hurleyville

- Jackie represented.
- Jackie: It is 2 Hope Street also know as 270 Main Street in Hurleyville. It used to be David Ginsburg’s shop. We purchased that and we put our real estate redevelopment office in there. We are buying homes that have been abandoned and vacated and cleaning up Sullivan County. That is what we are doing. The sign itself is 46 by 26. It will hang about 11 feet up. I don’t know if everyone received the newest version of the sign. It is green and silver. Nicole said she sent it out the other day. We started with our colors being blue and gold. Then we looked at the building itself and the building itself is a green color with a blue stripe. Those colors really didn’t go very well. The house across the street is green and grey. It just fit better in the Hurleyville atmosphere plus there is a green metal roof on the building.
- Brian Manown: I received that update did everyone else?
- Gerald Skoda: Yes.
- Brian Manown: I think the sign is very attractive. I like the new colors. I think the way you explained it makes a lot of sense for color coordination. The sign itself is nicely done. Sophisticated. And yet small enough for a small town office. Any comments or questions?
- Gerald Skoda: I am fine with what I see.
- Brian Manown: This is lit with a solar powered light right?
- Jackie: Yes. Not very bright. If you see on the bottom left hand corner of the flier that was sent out you will see where the picture of the little solar lights would be. It is just enough to light the sign up but won’t be very bright at all.
- Brian Manown: The sign is facing Main Street and it is 2 sided?
- Jackie: It is 2 sided. Nicole from Fine Hand Signs put it on the building in the picture so you could see what it would look like but it will be perpendicular to Main Street. You will see it driving on Main Street from both directions. She put it here and I told her we would discuss it. It is going the other way on the office.
- Gerald Skoda: Is it going to go around the corner and be on the corner of the building where it is showing the picture? Or is it going to be over the doorway?
- Jackie: If you see it in the picture there is a blue stripe on the house. It will be right in the blue stripe.
- Brian Manown: So it will be above one of the windows?
- Jackie: Yes above one of the two windows. We are replacing one of those windows. It is right on the corner above the window to the right if you are looking at the photograph
- Brian Manown: The little roof projection over the entry door is going to obstruct the sign to some extent from that one direction.

- Jackie: That's why we are looking to put it above the blue stripe. If you can see on the picture it is going to be above the blue stripe so it won't obstruct the vision.
- Brian Manown: So it will be up high enough. The sign is 46 wide so it will be 4 feet projecting.
- Jackie: That blue stripe is 11 feet so it has to be large enough for people to see it from a distance.
- Scott Lederman: Is this stationary or will it swing?
- Jackie: Stationary. Absolutely. We are taking clues from the other signs in Hurleyville. We want to match the character because it is one of our finest hamlets. It will be similar to the general store. The salami sign. We want to work with the town and have it be somewhat cohesive. That brings me to the next thing. Hopefully you have a picture of the awning we are hoping to do over the 2 windows.
- Brian Manown: Is that on the application?
- Jackie: It is.
- Scott Lederman: You're going with the fern color?
- Jackie: We are. Staying with the green theme. Again it is a green metal roof so we really didn't have much choice. That's another reason the sign went green and we are going to work with the entire look of the green and grey to make it nice with the building. We are not repainting at this time.
- Brian Manown: The awning goes across the entire facade?
- Jackie: No it is 2 small awnings just over the 2 windows.
- Brian Manown: Okay then the roof will remain as is.
- Jackie: Correct. It is a retractable awning so we will be able to put it up so it doesn't break in the winter.
- Brian Manown: Okay. Is it striped or solid?
- Jackie: Solid color. The awning company didn't have the ability to superimpose on the building what it would look like. They sent the picture to give you an idea of the shape. We're not having the scalloped edge. I gave you that picture to show you what it would look like. If you think of something like restoration hardware. Very classy. That's what we are looking for. Classy and upscale. Instead of the solid black it will be that fern color.
- Scott Lederman: There isn't any writing on the awnings?
- Jackie: No.
- Gerald Skoda: The roof that is above that awning is not your roof then? That's part of a different picture right?
- Jackie: That's not my building. We have applied for a business grant from Sullivan Renaissance and we have been awarded their grant. It passed their architectural review. They gave their stamp of approval on it. I don't know if that means anything. The Sullivan Renaissance committee is stringent.
- Scott Lederman: I am impressed. Is the awning right above the window or is it in line with the porch? Where that blue line across the building?
- Jackie: We were thinking of right over the window to give it a kind of look. We don't want it to be straight across. We want it to have some look and character to it.
- Scott Lederman: How far out does it go?

- Jackie: 24 inches. It won't go far out at all. That office gets very warm. It is meant to block the sun and gives character to the outside of the building.
- Scott Lederman: Okay so it is not overwhelming.
- Jackie: We don't want it to be overwhelming or overpowering.
- Brian Manown: It is a decorative thing for aesthetics.
- Jackie: And to block the sun. It is going to give the building a little bit of an upgrade or upscale feel. Also since we are not repainting the building because we can't afford that expense. This makes the building nicer.
- Brian Manown: I am all for it.
- Scott Lederman: I make the recommendation we accept the sign and awnings as presented.
  - MOTION:
  - Scott Lederman motions to approve. Gerald Skoda seconds. All in favor.

Gerald Skoda motions to adjourn. Scott Lederman seconds. All in favor.