

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

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

**November 5th, 2020**

Brian Manown, Chairman, Menachem Fruchter, Gerald Skoda, Board Members, TJ ,  
Melissa Melko, Code Enforcement

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

### **NEW BUSINESS:**

1. BLUE BOX – SBL# 52-7-16.2 – Requests approval for a new sign for an existing store front. Zone: MX. Location: 5212 Main St., South Fallsburg.
  - Spencer Dawson represented
  - Brian Manown: The picture that was presented to us in the application is pretty clear. You've already made the sign up.
  - Spencer Dawson: Yes. Yes, sir.
  - Brian Manown: How is it going on the exterior of your storefront somewhere?
  - Spencer Dawson: We had a metal bracket that's sticking on the wall. And it's hanging from from two metal wires
  - Brian Manown: Okay at the exterior though?
  - Spencer Dawson: Yes So it's hanging from exterior from the metal
  - Brian Manown: Okay. Any other questions or from the other members of the board?
  - Menachem Fruchter: Waterproof?
  - Spencer Dawson: Yes. It was sprayed with a waterproof spray because it is plywood so it was sprayed so it can be waterproof.
  - Menachem Fruchter: How is this going to look after a winter?
  - Spencer Dawson: It will probably look the same. I created the sign so I can go back and touch it up at the end.
  - Brian Manown: Is it all wood? Is it made out of wood?
  - Spencer Dawson: Yes made out of wood, but the letters are wood. Both of them are wood.
  - Brian Manown: I think you know the weathering, whether it can stand up to the weather or not.
  - Spencer Dawson: It should. The spray that we use is water resistant.
  - Brian Manown: Okay, it's a sealer of some kind.

- Spencer Dawson: Yes.
- Brian Manown: Well as far as the design or the aesthetic nature of this of the sign itself. We're an architectural board, obviously, so we're probably more focused on just the appearance and the design itself. I think you know, I think it's very creative. It's different.
- Spencer Dawson: Thank you.
- Brian Manown: I think it's an interesting sign. I think it's probably good for your business. What kind of business is your business?
- Spencer Dawson: Well. It's a clothing business. But at first we wanted to sell it everything. So that's how my son came out with the name Blue Box. So because he chose the name Blue Box and he was like it's very catchy and friendly. So my original plan was to have toys and stuff for kids and stuff like that and clothes at the same time.
- Brian Manown: Are you open year round?
- Spencer Dawson: Yes, we try to open all year round.
- Brian Manown: Okay. Any other comments or questions?
- Gerald Skoda: I think the sign was attractive. I guess when I first looked at it, it looked to me like you were gonna put it on the door, but now you say you're gonna hang it.
- Spencer Dawson: Yes.
- Gerald Skoda: Okay.
- Spencer Dawson: The doorway is all the way it sinks in so nobody can see it usually. Just so that's why I decided hanging. So people can know that right there stuff like that.
- Gerald Skoda: Okay.
- Spencer Dawson: And if you look at the sign it is 3D, so it's back and forth. Well, almost 3D.
- Brian Manown: Right it has some. Some relief to it. Some dimensionality.
- Spencer Dawson: Yes.
- Brian Manown: Well, I like the sign. I think it reflects a kind of a character that is consistent with the rural nature of our community. It's rustic. I guess is what I'm saying, you know, but in a contemporary way, I think that yes, and I'm nice.
- Spencer Dawson: Thank you.
- Brian Manown: Any other comments from the Board?
- Gerald Skoda: I'm fine. In fact, I'll move that we accept the sign as presented.
  - MOTION:
  - Gerald Skoda motions to approve. Menachem Fruchter seconds. All in favor.
- Brian Manown: So Spencer, it looks like you have an approval. I think that's all that's all we need to do if you need to do any other business with the Code Enforcement office, you'll take care of that.

2. STEWART'S SHOPS – 40-4-1 – Requests approval renovations and addition to

existing store front. Zone: B, Location: 5 Brickman Rd., Fallsburg.

- Marcus Andrews represented.
- Brian Manown: Okay, now we can see you've given us quite a good package here to a very complete package of the renovation that you're planning to do for the Stewart shop. I don't really have any questions or concerns about what I've seen on these plans. I'll ask the other members if they see anything or have anything that they want to bring up?
- Menachem Fruchter: The comments I'll make is that I wish every applicant could give us as much information as this applicant did.
- Marcus Andrews: Thank you.
- Brian Manown: I agree with that.
- Menachem Fruchter: We've had many who didn't and it's very appreciated. And I personally know how the Stewart Shops look they're all done very nicely and if it comes out looking like that. I'm ready to go with it.
- Gerald Skoda: Are you going to close the shop while you're making these renovations?
- Marcus Adrews: There is no plan to close this shop. No not during the construction.
- Gerald Skoda: You're going to expand out the front? Are you going to lose parking there?
- Marcus Andrews: The expansion won't actually be in the front. It's to the south end of the building that's green space now, so I do believe we'll actually be gaining I believe one spot on the south side of the building?
- Gerald Skoda: Okay.
- Brian Manown: What you said that was a green area was there a picnic table there with their seating there at one time?
- Marcus Andrews: That is out closer to the road that will be part of this project. I believe it is a stamped pavement area now that we'd look to remove and replace with a stamped concrete. It just holds up and looks better over time.
- Brian Manown: Yeah, right. That's a nice product. Well, you know, this is obviously other than in addition to the expansion which is fine, and I'm sure that goes to the Planning Board and the Code Enforcement office anyway. Our purpose here is just to look at the aesthetics and the architectural qualities of it. I'm all for it. It looks like a nice upgrade to the entire appearance of the building. So I'm certainly fine with it. Anyone else have any comments or questions?
- Gerald Skoda: I can say that I looked over the materials and he supplied a very complete package of what materials are going to be used and I'm sure that they've used those on other buildings that they've remodeled or built and all the ones that I'm aware of look real good after this improvement. So I think what they're presenting is exceptional.
- Menachem Fruchter: I'll make a motion to accept this application as was given to us.
  - MOTION:
  - Menachem Fruchter motions to approve. Gerald Skoda seconds. All in

favor.

- Brian Manown: Again, looks like you've got the go ahead on that and good luck. Hope that goes smoothly.
- Marcus Andrews: Thank you. I appreciate your help. And again, I appreciate you taking the time to have this meeting and we look forward to getting this project started. All right.
- Brian Manown: Thank you. Good night.

Menachem Fruchter motions to adjourn. Gerald Skoda seconds. All in favor.