

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

August 5, 2021

Brian Manown, Chairman, Menachem Fruchter, Gerald Skoda, Scott Lederman, Board Members, Thomas Brawley, Jennifer Edwards

- Brian Manown: This is the August meeting of the Architectural Review Board, we'll open the meeting. We have Rabbi Fruchter here, myself Brian Manown, Gerald Skoda third member so we have a quorum. I think the first order of business is we have the minutes for July and May, did everybody have a chance to review the minutes?

All answers yes.

- Gerald Skoda: We accept the minutes for July and May.
- Rabbi Fruchter : Second
- Brian Manown: All in favor
- All vote in favor

### **NEW BUSINESS:**

FORTRESS BIKES-SBL# 35-6-1.3- Requests approvals for new signs on an existing building for a bike shop. Zone: MX. Location: 194 Main St., Hurleyville. Hal Simon Representing.

- Brian Manown: Ok the minutes have been approved. And we can move on to the first item on our agenda, which is Fortress Bikes, ok who's here for Fortress
- Hal Simon: That'd be me
- Brian Manown: Ok if you would maybe wanna just state your name, tell us a little about your application.
- Hal Simon: Hal Simon, from Fortress Bikes, I think everyone should have the artist's rendering, measurements, there actually was a slight change, we did not put up a light, the way I submitted it, had a logo, we are not doing the logo. It's actually less signage than what we submitted.
- Brian Manown: Is the logo that sort of diamond shape?
- Hal Simon: Yes
- Brian Manown: So this is out?
- Hal Simon: That's correct.
- Brian Manown: Ok so it's just the Fortress Bikes and then the rentals, bikes, inline skates, snow shoes.

- Hal Simon: That is correct
- Brian Manown: And the lighting has been eliminated?
- Hal Simon: That is correct
- Jennifer Edwards: Brian, Gregg just wanted me to mention that the sign is already up, and it appears larger than what's allowed.
- Brian Manown: Yeah I had seen the sign too and was going to ask, do you know what the actual size of the sign is?
- Hal Simon: Yes, it measures what is there in the application.
- Brian Manown: Well I got 3, It says it's got 3 different
- Hal Simon: Yeah, it's not 3 parts now, it's only 2 parts.
- Brian Manown: So we have one that's 48 x 72
- Hal Simon: That's correct.
- Brian Manown: And the other is 30 x 216,
- Hal Simon: No the 48 x 72 is not there, that was the logo. I have a 30 x 216 and a 15 x 216.
- Jennifer Edwards: So Greg said what is allowed in that zone is a 64 square foot sign, 64 inches.
- Brian Manown: 60 I'd say, maybe it's 64
- Jennifer Edwards: He's looked it up.
- Brian Manown: Off the top of my head, I can't tell how big that is. But 45 inches which is
- Jennifer Edwards: 3.75
- Brian Manown: What's the code?
- Jennifer Edwards: It's 3.75
- Brian Manown: Do you know how many square feet? I'm going to ask Greg, is he still online.
- Jennifer Edwards: No
- Brian Manown: So you've exceeded maximum just incrementally, and the thing is already in place. Puts us in a little bit of a bind. Did you know about the maximum
- Hal Simon: I didn't know about the maximum, that's why I submitted all of this. I actually looked through whatever information was available to see if I could find a maximum. I also relied on my son, the manufacturer.
- Brian Manown: Was he local?
- Hal Simon: Yes Keen Graphics
- Male Voice: Brian can I make a suggestion. Why don't we see whether or not we approve the actual sign? And then we will leave it up to code enforcement to decide if the size is allowed or not.
- Brian Manown: I'll go along with that, if a variance is needed, you might have to go to the Zoning Board for a variance. That might be better than taking the sign down and shrinking it.
- Hal Simon: No doubt. Although I would comment that it sets back quite a bit from the road, it's not right on the so it's not right on the road. And it doesn't it's on the building. So it doesn't distract from travel, or another building, or what have you, so I would think

that it's yes it's 10 percent bigger than allowed, but I've seen the sign, and it looked ok to me.

- Gerald: Brian, I'm ok with the sign as well as a sign.
- Brian Manown: Ok, so am I, I think we're all fine with the design of the sign. I think I would want then to hear a motion to approve, contingent upon review that code enforcement office regarding the overage in square feet, that's permitted.
- Rabbi Fruchter K: So I'll make a motion to approve as Brian's just mentioned.
- Gerald Skoda: I'll second it.
- Brian Manown: Ok all in favor
- All vote in favor
- Brian Manown: Ok then
- Hal Simon: So I guess I'll wait to hear from Denise, what the next step will be.
- Brian Manown: Yes, you'll report to Denise.
- Jennifer Edwards: Yes, we'll get back to you tomorrow.

CASA MIA - SBL# 35-4-5 - Request approvals for a new sign on an existing building for a restaurant. Zone: MX. Location: 205 Main St., Hurleyville. Antonio Mariaca representing.

- Brian Manown: Next item on the agenda is Casa Mia, we got what the sign looks like, the design, it's going to display some pictures of the food you serve. Will it have a border around it of any kind?
- Antonio Mariaca: No, everything is the same thing, same size, same?
- Gerald Skoda: It's 10 x 4 so that'll be 40 square, taller than the guidelines.
- Brian Manown: And you're just going to use the existing lighting?
- Antonio Mariaca: Yes, we're going to take out the old one and put in the new.
- Brian Manown: And is there only one sign on the building?
- Antonio Mariaca: There's two, one in the front and one in the back.
- Brian Manown: That's what I thought. But only one per facing each street. Is one around the corner? One is on Main Street.
- Antonio Mariaca: No, one is facing the Gas Station, the other is facing the side by the houses.
- Brian Manown: I don't think you can see that side of the building. So Rabbi Fruchter the sign they are proposing is basically, just the same as the old Frankie and Johnny's sign the same size. It looks good to me, Gerry do you
- Gerald Skoda: No I'm fine
- Brian Manown: Gerry is ok, do you have any comments Rabbi Fruchter
- Rabbi Fruchter: No, it's nice. I'll make a motion to accept the sign that's presented to us.
- Gerald Skoda: I'll second it.
- Brian Manown: Ok all in favor.
- All vote in favor

HURLEYVILLE PERFORMING ARTS CENTER (TANGO CAFE) -SBL# 34-4-15- Requests approvals for a new sign on an existing commercial building for a cafe. Zone: MX> Location: 219 Main St., Hurleyville. Ellanye Hutchinson representing

- Brian Manown: Pango Cafe
- Ellanye Hutchinson: Part of the Arts Center, it was the same as the passage. The sign is not up yet. We're not sure how many lights go up yet, it's either 3 or 4, if you look on the side you see basically how much light that is.
- Brian Manown: So basically it will just be the letters over the siding?
- Ellanye Hutchinson: Yes, they are plastic letters from filler
- Brian Manown: The measurements, 18 x 2
- Ellanye Hutchinson: It's probably the same style either black or more close to the color of the building, but we don't know yet which option is available.
- Brian Manown: Are these new?
- Ellanye Hutchinson: These are what's on the Gallery Building across the street
- Brian Manown: But did the Center put these up brand new, or were these older? Do you know?
- Ellanye Hutchinson: I don't know, they might be new, because if you look at the side, it looks new.
- Brian Manown: Any comments or questions?
- Gerald Skoda: No it's an attractive sign and the lights actually enhance it.
- Ellanye Hutchinson: And there is a large tree in front so it's not, It's pretty far set back
- Brian Manown: I think it's a good solution because you are set back so far, and without actually creating a signboard, you really make the name stand out, I'm fine with it, I think it's really quite attractive, if nobody has any other issues
- Gerald Skoda: Pango Cafe sign
- Rabbi Fruchter: I'll second it
- Brian Manown: All in favor
- All say I
- Brian Manown: You got the approval
- Brian Manown: I think we set a record tonight
- Rabbi Fruchter: I'll make a motion to close the meeting
- Gerald Skoda: I'll second it
- Brian Manown: Ok all in favor say I
- All in favor