

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

TOWN OF FALLSBURG ARCHITECTURAL REVIEW BOARD

July 1st, 2021

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

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

NEW BUSINESS:

1. 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.
 - Applicant did not appear
2. KOSHER ATLANTIC – SBL# 53-4-22 – Request approvals for a new sign on an existing building for a fish market. Zone: B. Location: 5092 Main St., South Fallsburg.
 - Joseph Leroy represented.
 - Brian Manown: You forwarded a photograph with the sign superimposed on the building so we have some understanding of what you are proposing. Any comments or questions? Did everyone get that email with the sign on the building? Is that the actual sign? Did you put the sign up?
 - Joseph Leroy: I want to put the sign up.
 - Menachem Fruchter: Is it not up yet. There is just a little tiny something.
 - Brian Manown: The application says the size of the sign was going to be 12 feet wide and 8 feet high.
 - Joseph Leroy: Yes.
 - Brian Manown: The photograph you sent the sign is square instead of rectangular. Plus that would exceed the size limitations. That would be 96 square feet and the maximum size is 60 square feet. It cannot exceed 60 square feet.
 - Joseph Leroy: So it could be 10 by 6?
 - Brian Manown: Yes.
 - Joseph Leroy: Okay I will make it only 10 by 6.
 - Brian Manown: Okay that would be fine. Does anybody have questions or comments?
 - Gregg Pitula: Isn't there a sign out on the street for this business already too?

- Joseph Leroy: The old business.
- Gregg Pitula: You're not using that sign anymore?
- Joseph Leroy: No.
- Gregg Pitula: There was a small sign out on the street when it was a grocery store.
- Brian Manown: I remember we reviewed it. If it isn't there anymore it won't be a problem. Any questions or comments?
- Gerald Skoda: I'll move the sign is acceptable as long as it is sized down to 10 by 6.
 - MOTION:
 - Gerald Skoda motions for conditional approval. Menachem Fruchter seconds. All in favor.

3. CONGREGATION NICKLESBURG – SBL# 24-3-15 - Requests approvals for a new sign for an existing shul. Zone: B. Location: 461 Rt. 52, Woodbourne.
- Chana Glanstein represented.
 - Brian Manown: This is the sign outside the shul.
 - Chana Glanstein: Yes. It is made out of wood. It is nice and colorful. I included a picture of it.
 - Brian Manown: Has everybody seen this? Is this posted? Is that the actual sign?
 - Chana Glanstein: Yes.
 - Brian Manown: I don't really have any questions or issues. Are you going to paint the posts or leave them natural?
 - Chana Glanstein: Right now we are leaving them natural but it is possible it will be painted white. As of right now it is natural. It fits in more with the woods around it.
 - Brian Manown: I am fine with the sign. Any comments or questions?
 - Chana Glanstein: I was under the impression that the largest letters on the sign need to be in language. That does not appear to be the case.
 - Chana Glanstein: I was not aware of that ruling. English is in there also.
 - Gregg Pitula: I don't have my code book with me but there was something in the code that said it had to have some kind of English writing so different people could understand what it was for. I don't remember the size being an issue.
 - Chana Glanstein: There is definitely English.
 - Gerald Skoda: The reason for it is from a safety standpoint. If you need an ambulance or a fire department coming to the building they need to recognize what building they are going to.
 - Chana Glanstein: Doesn't the address do that?
 - Gerald Skoda: I don't see the address on that.
 - Chana Glanstein: The building has the address on the building itself
 - Brian Manown: I don't think the sign is required to have the address on it.
 - Gregg Pitula: If there isn't an address on the building I'll make a recommendation from Code Enforcement that they put up a 911 number.
 - Chana Glanstein: That is a good idea anyway.

- Gerald Skoda: I think that is necessary.
- Chana Glanstein: That is totally doable.
- Brian Manown: Gerry are opposed to this in such a way that we need to research the issue that you brought up regarding the size of the lettering?
- Gerald Skoda: That was the impression I had that the first lettering on the top of the sign was supposed to be in English. I think we need to research and clarify it.
- Gregg Pitula: On Tuesday when I am back in the office I can research it.
- Chana Glanstein: Let me know if I have to research something.
- Brian Manown: Any comments?
- Menachem Fruchter: It is very nice I like the look of it.
- Brian Manown: Gerry you can make a motion to table it until research is done.
- Menachem Fruchter: Can we vote on it and if there is no issue then it is passed?
- Brian Manown: I guess we could motion to approve contingent on review of the sign code.
- Gerald Skoda: Yes and the sign code is there by the looks of it.
- Menachem Fruchter: I will motion to approve the sign pending it follows all guidelines of the town coding.
 - MOTION:
 - Menachem Fruchter motions for conditional approval. Gerald Skoda seconds. All in favor.
- Brian Manown: Pending a review of the sign code otherwise it would be approved. You can follow up with the Code Enforcement office to follow up with this.

HEICHAL HATALMUD – EUGENE GREENWALD – SBL# 9-1-73.1

- Unnoticed applicant
- Adrian Greenwald spoke
- Gregg Pitula: This application was submitted after the deadline for the paper but we were asked to review it. We can formally vote on it at next month's meeting. If there is something we want the owner to change we can cut it off and give it a month.
- Adrian Greenwald: The building we are talking about is at 507 Hasbrouck formally the building was a church. What we would like to do is we want to be able to use it as a synagogue. Mainly and specifically for Fridays and Sundays where there is a rabbi that would give a lecture at the building for 30 to 35 people.
- Brian Manown: It looks Mr. Greenwald left completely.
- Menachem Fruchter: I think the only he wants is to change the color of his siding.
- Gregg Pitula: We've had violations against that building for years. The way it has been in disrepair. If he does want to finish the building at least remove the violations.
- Menachem Fruchter: Is he a new owner?
- Gregg Pitula: I am not sure. Denise called around 3 o'clock today to explain everything.
- Brian Manown: Mr. Greenwald if you can hear us go ahead and unmute. If you could briefly tell us what you intend to do to the building architecturally. We will hear your

application next month.

- Adrian Greenwald: We took over the building and the building was in disrepair. We want to put the siding that belongs on there. We are trying to put it back to being beautiful on the outside. We want to paint the steps going up in the color we put to the ARB. We want to put an address on the right or left side of the door for emergency vehicles.
- Brian Manown: Okay. If you have any additional information before next month's meeting you can submit it. We will look at it more closely next month.
- Menachem Fruchter: Do you own the building?
- Adrian Greenwald: I am the representative of the owner. When we took over the building this is what it looked like.
- Brian Manown: Okay.
- Menachem Fruchter: What do we have to vote on? Just the color?
- Brian Manown: I am not sure. You are going to residing the whole building?
- Adrian Greenwald: Just the area that is missing siding.
- Brian Manown: But you are matching the existing siding?
- Adrian Greenwald: There is siding. I sent a picture. The siding is at the property. For some reason it was never put up.
- Brian Manown: It is a kind of yellow vinyl siding right?
- Adrian Greenwald: Correct. IT is a continuance of color throughout the exterior of the building.
- Gregg Pitula: Why does he need the ARB? If he is going to just continue the siding and paint within the historical colors he really doesn't need anything voted on.
- Brian Manown: I agree with that maybe you can bring that up with Mollie. If that is all he is doing I don't think that needs ARB reviews. I don't think anyone would object to that. The rest of that is filling Building Code violations and that is all you.
- Gregg Pitula: Is there any signage proposed?
- Adrian Greenwald: We were thinking about but we want to stay under the radar. We don't want to attract any outside traffic we aren't looking for.
- Gregg Pitula: I don't think he needs the ARB. If you're just going to reside the building with the siding that belongs and paint the front porch within the historical colors you don't need our approval.
- Brian Manown: We will wait to see if this shows up on the agenda for any other reason but to me it sounds like it can go without ARB approval. I think that is it.

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