

Mollie Messenger (Town of Fallsburg Code Enforcement)

From: Mollie Messenger (Town of Fallsburg Code Enforcement)
<mmessenger@fallsburgny.com>
Sent: Friday, March 9, 2018 1:58 PM
To: 'Eli Brezel'; 'kellsworth@keyscomp.com'; 'ARTHUR ROSENSHEIN'; 'Joe Lucchese'; 'Brian Manown'
Cc: 'Glenn L. Smith'; 'Gregg Pitula (Town of Fallsburg Code Enforcement)'; 'yitzchok brezel'
Subject: RE: New Pines Villas

Thank you for the reply Eli,

Just want to make you aware that walk out basements were not proposed to the ARB so we are not expecting there to be any. Should you have some, then you will need to go back to the ARB for approval.

Thank you for getting back to me. I am going to add these emails to the approval record.

Have a nice weekend.

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From: Eli Brezel <elibrezel@earthlink.net>
Sent: Friday, March 9, 2018 1:27 PM
To: 'Mollie Messenger (Town of Fallsburg Code Enforcement)' <mmessenger@fallsburgny.com>;
kellsworth@keyscomp.com; 'ARTHUR ROSENSHEIN' <ARTR@hvc.rr.com>; 'Joe Lucchese' <jltb9l@aol.com>; 'Brian Manown' <brianmanown@hotmail.com>
Cc: 'Glenn L. Smith' <gsmith.pepc@verizon.net>; 'Gregg Pitula (Town of Fallsburg Code Enforcement)' <gpitula@fallsburgny.com>; 'yitzchok brezel' <yabrezel@gmail.com>
Subject: RE: New Pines Villas

Please see the answers below. This is to best of my recollection.

From: Mollie Messenger (Town of Fallsburg Code Enforcement) [<mailto:mmessenger@fallsburgny.com>]
Sent: Friday, March 9, 2018 7:48 AM
To: kellsworth@keyscomp.com; ARTHUR ROSENSHEIN; 'Joe Lucchese'; 'Brian Manown'

Cc: 'Eli Brezel'; 'Glenn L. Smith'; 'Gregg Pitula (Town of Fallsburg Code Enforcement)'

Subject: New Pines Villas

Good Morning All,

Last night New pines Villas was on the ARB agenda. Please see the attached renderings and the decision letter. I wanted to send this email so Ken could start to check the grading with the elevation approval. I wanted all to be on the same page so please review the questions below and attachments and comment.

Thank you

- At the meeting the developer stated there will not be any walkouts. Is this correct? If so this condition needs to be added to the Decision letter. Don't even recall this being discussed. This isn't something we typically offer or promote. To the contrary. Don't anticipate doing any unless the buyer of a particular unit insist and the units lends itself to it, based on contour conditions.
- At the meeting the developer stated the reveal on the foundation would be 5' all of the way around. Is this correct? If so this condition needs to be added to the decision letter. Typical reveal will be between 4'-5'. Can vary based on the actual contour of the property.
- The elevations for the homes will either have shutters or lineals, one has to be provided. This will be done on an alternating system. Each unit will have either shutters or lineals. To be determined by the developer not a customer choice.
- The elevations show a painted block foundation. Is this developer using the same forms as the Ralhal? Was this a mistake on the elevation or can we expect a design on the foundation? Sorry, it was a mistake. I didn't even notice this detail nor do I believe anyone else did. I think that on the printout that was handed out it can't even be seen. Will be standard concrete work. Tribeca development was sighted as a comparison.
- At the meeting the developer stated he is going to paint the foundations, the colors for the foundations are not selected. I did not see them listed in the email attached or on the decision letter. Color of the painting was left to the developer to choose. Again, Tribeca was sighted as an example. Each of the 3 different color schemes will have a coordinating color. It will be a contrast so that it is noticed. It was discussed and noted that all basement windows will have white painted trim.

Please respond, thanks all.

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