

**MINUTES of the VILLAGE OF MONTGOMERY ARCHITECTURAL AND HISTORIC REVIEW BOARD REGULAR MEETING on MONDAY, JUNE 14, 2021 at 7:30 p.m. held in the Village Meeting Room at 133 Clinton St., Montgomery, N.Y. 12549**

**PRESENT:** Chrmn. William Freeman, Mbr. Larry Frumes, Mbr. Robert Williams, (Mbr. Robin Reynolds was absent), Altin Bengasi, 88 Charles St., Gary Demaris, 34 Wallkill Ave., Hayyim Danzig, 23 Factory St., Montgomery, NY, Todd Zwigard, 145 Lime Kiln Rd., Dover Plains, NY

The Board is lacking one member.

**CALL TO ORDER**

Chrmn. Freeman called the meeting to order with the Pledge of Allegiance to the Flag.

**NEW BUSINESS**

**Re: CERTIFICATE OF APPROPRIATENESS – 23 Wallkill Ave. (202-11-9)  
Gary Demaris**

Re: Front Porch & Door

Chrmn. Freeman mentioned that this new application is actually a continuation of some previous renovations that included work being done on the enclosed porch. He asked if the Board had any questions or comments.

Mbr. Williams has a concern that the configuration of the door is a 1920s style and putting it into an 1860s building. He said from an architectural integrity point of view it doesn't really work for the building, and what he's replacing it with is not a historic door style.

Mbr. Frumes asked if there are any window changes. Gary Demaris said that the windows will all stay the same. He will rehang the existing shutters, and make an open-air porch like the rest of the street. Gary commented on the proposed door style, saying, it will look better than what's in there now. He said the house has vinyl siding, and not much is left on it that's historic other than being in the Historic District.

Chrmn. Freeman doesn't think taking it back to the earliest style makes sense, but creating a better look for the building than when he started would be acceptable to him. Mbr. Frumes asked if the door frame could be painted a white color. G. Damaris answered that there would be no problem painting the door frame white. He said it would make sense because all the window frames are painted white.

Mbr. Frumes said he would move to approve the application. Mbr. Williams said he will vote against it because his vote isn't needed to go through. V. Rickerd answered that a two-member vote will not carry a motion, because three members are needed for a quorum vote to approve.

G. Demaris said he could enclose the porch again and make it ugly as hell. His intention is to make it look as good as possible and at the same time follow energy code. So, if he installed an old wooden door that's not energy efficient the building inspector would notice, and this puts him in a tough position. Mbr. Williams said he would hate to compromise his own integrity and vote for something he doesn't believe in. But on the same token he's not on this Board to create enemies. He said it's not the right style or configuration door for this building. But would vote in favor of it with the understanding that it's not the right style for this building. G. Demaris said he can respect his opinion because the historic homes Mbr. Williams owns are done right. Gary said his own historic residence costs a lot in maintenance and upkeep.

Mbr. Williams mentioned that the house was moved here from somewhere else but doesn't know the previous location. Gary said he's trying to do the best he can by keeping the Yankee Gutters and the metal roof. Mbr. Williams asked if the bay window is something he would consider removing. G. Demaris answered that it's not a part of his application. He would like to work with the Board but costs have doubled and tripled and not something he can afford to do. He is just trying to make improvements and move on.

- PORCH** – Removed enclosed porch to make open-air porch
- DECKING** – Dark Brown
- COLUMNS** – 4 square columns
- DOOR** – Craftsman style door 6 lite – Dark Brow
- DOOR FRAME** – White
- SHUTTERS** – Re-hang existing window shutters

**MOTION** to grant a Certificate of Appropriateness to 123 Wallkill Avenue to replace a front door and build an open-air porch as stated above, made by Mbr. Frumes, seconded by Chrnm. Freeman, with a compromising vote by Mbr. Williams that the proposed door is not the right stye for the building. **MOTION CARRIED 3 AYE 0 NAY**

**Re: CERTIFICATE OF APPROPRIATENESS** – 88 Charles St. (202-3-10.2)  
Altin Bengasi

Re: Signs (88 Charles Street Restaurant)

Chrnm. Freeman asked where the signs are going to go. Altin Bengasi said that one sign will be attached to the wall on the front of the building in a 14' x 4' size. The other sign will be on the side of the building in a 5' x 2.6' size. The front window will be removed for the larger front sign. The material for the signs will be aluminum. The signs will have the outdoor Gooseneck fixtures with downward lighting.

- 2 - SIGNS** – Attached on front & side of building
- SIZES** – Front sign 14' x 4' – Side sign 5' x 2.6'
- COLOR** – Background - Black
- LETTERING** – Gold color in Script & Block style
- LIGHTING** – Gooseneck Fixtures downward lighting

The Board approved of the signs.

**MOTION** to grant a Certificate of Appropriateness to 88 Charles Street for two signs as stated above, made by Mbr. Frumes, seconded by Mbr. Williams. Motion Carried 3 Aye 0 Nay

**Re: CERTIFICATE OF APPROPRIATENESS – 23 Factory St. (204-1-1)**  
City Winery

Re: Outdoor stage platform

Chrmn. Freeman asked if the platform has been built yet. Hayyim Danzig representing the application said that its seventy percent built. He said when he filed for the building permit he wasn't aware that it had to come before the Architectural & Historic Review Board first. The Chairman was surprised by that statement because everything that's done in the historic district has to come before the Board first. H. Danzig said when he submitted the building permit application and paid the fee, he thought he could move forward. Chrmn. Freeman said obviously there was a reason you didn't get a building permit. Normally, you wouldn't start any work before receiving a building permit, am I right in stating that? H. Danzig answered, correct.

Hayyim Danzig handed out the platform plan, pictures of the decking, stairs, railing style and color.

Mbr. Williams asked about the propose of the structure, tent, and everything else. H. Danzig said the propose is to allow them to have outdoor private events in a temporary tent. The tent will be put up and taken down as needed by an insured tent company, with a building permit when the time comes to do that.

H. Danzig said that they do have an indoor facility that can seat four hundred people but some people don't want to have crowded events indoors. So, they decided to pursue hosting outdoor events, and this area was within the previous site plan, but there was no structure shown on the site plan at that time.

Chrmn. Freeman asked if this was taken before the Planning Board. H. Danzig said it will be going to the Planning Board next week. He said they were before the Board of Trustees two weeks

prior to this meeting. The Chairman said that it's unusual for this to come to us before the Planning Board because it's doing things backwards. Mbr. Williams suggested that approval can be issued subject to Planning Board approval.

The Chairman asked if there are any questions. Mbr. Williams is concerned that the concerts might generate a lot of noise for the area especially down river. H. Danzig said there are concerts now on the masonry platform outdoors facing south. Mbr. Williams asked if the concert sound level of today is equivalent to the sound level that will be generated from all those people on that new platform. H. Danzig expects the sound level on the deck to be quieter, but he's not an acoustician. He said that the PDD schedule A approved outdoor concerts within certain days and hours up to 85 decibels, and that's very loud. He doesn't expect a private party in that area would come any where close to that.

H. Danzig said that their private events team felt an outdoor tent would bring in revenue by holding weddings and other parties. They thought of other surfacing materials for the flooring but none would work as well as the deck because of the uneven ground, and they didn't want it to look like a parking lot. The platform size will be 74' x 130' in a pressure treated material 5/4" x 6" boards. The railing boards will run horizontally with 4"x 4" posts, and 2"x 6" cap rail. The color will be Norwich Brown in a Benjamin Moore paint.

Mbr. Frumes mentioned that tented parties will probably be less noise than an open concert. Mbr. Williams said that the concerts are going to be from 2:00 pm – 4:00 pm, but the tent events will be much later.

**PLATFORM** – 74' x 130'

**MATERIAL** – Pressure treated 5/4" x 6"

**COLOR** – Norwich Brown by Benjamin Moore

**POSTS** – 4"x 4"

**RAILINGS** – Horizontal boards 2" x 6"

**CAP RAIL** – 2"x 6"

### **SUBJECT TO PLANNING BOARD APPROVAL**

Chrmn. Freeman asked for a motion, moved by Mbr. Frumes, seconded by Mbr. Williams, to Grant a Certificate of Appropriateness to City Winery as stated above, made by Mbr. Frumes, seconded by Mbr. Williams. Motion Carried 3 Aye 0 Nay

Chrmn. Freeman advised the applicants that some changes happened after the Winery received their approvals. He advised them not to put him in a position that those changes would have to be redone, reminding them to stick with the plan approved.

Mbr. Williams asked Todd Zwigard when the pylons were put in, and if there was any archeologic work done. T. Zwigard answered no, we did not. Mbr. Williams said that could be a problem with the State. He thinks there could be some Native American artifacts.

Hayyim Danzig talked about the berm north of the parking lot intending to shield some of the noise

coming from the outdoor platform traveling south. Then mentioned the berm that slopes into the field where the arborvitae is planted, where they're proposing another platform ten feet front to back and to run the length of most of the berm. That platform is intended for outdoor eating and will have wheel chair access. T. Zwigard said it wasn't brought tonight because they're dealing with this specific issue. But it was added to the site plan before the Planning Board right now. So, this is like two decks now.

Chrmn. Freeman noticed while driving on Ward Street that there was an off-premise sign being erected which has not been approved by this Board. V. Rickerd said that the off-premise sign also has to go before the Zoning Board but will check with the attorney. The Chairman advised the applicants to always call and ask what might be needed for signs and work being proposed.

### **MINUTES**

Motion to accept the Minutes of May 10, 2021, made by Frumes, seconded by Mbr. Williams.  
Motion Carried 3 Aye 0 Nay

### **ADJOURNMENT**

Motion to adjourn the meeting at 8:20 pm, made by Mbr. Freeman, seconded by Mbr. Frumes.  
Motion Carried 3 Aye 0 Nay

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William Freeman, Chairman

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Veronica Rickerd, Clerk