

**VILLAGE OF MONROE  
ARCHITECTURAL APPEARANCE REVIEW BOARD**

**2016 JULY MONTHLY MEETING**

The regular monthly meeting of the Architectural Appearance Review Board of the Village of Monroe, 7 Stage Road, Monroe, New York, was held on July 11, 2016, at the Village Hall, 7 Stage Road, Monroe, NY. Present: Chairman Mancuso, Members Burroughs, Dupcak and Galipeau Absent: Member Stora.

**PLEDGE**

Chairman Mancuso called the meeting to order at 7:10 P.M.

Chairman Mancuso explained to the applicant that there are currently three members present. If a vote were to be taken on the application tonight, the vote would need to be unanimous. The applicant could also request the vote be taken when there are more members present.

**CHABAD OF ORANGE COUNTY/ARTHUR CHABON, ARCHITECT**

( Gilbert Street, Taxmap #206-6-1.2)

Arthur Chabon, Architect, appeared before the AARB for the Chabad of Orange County project. Color renditions of the proposed project were displayed and discussed. The site will house a Synagogue with library, various rooms, patio and open terrace on the main level. Classrooms will be located on the lower level. The entrance will be on the main level off of a circular driveway and sidewalk. Access to the lower level is through the main level, but can also be accessed from lower level doors and a sidewalk. A fenced in play area is planned and located next to the main structure on the Gilbert Street side of the structure. The second phase of the project consists of a 4500 sq. ft., two story parsonage with pool and pool house, to be located across from the Synagogue main entrance. The project is landscaped with various species of shrubbery.

Mr. Chabon explained there is one entrance/exit which is located on Gilbert Street. A double sided monument sign will be located near the entrance. A winding blacktop driveway with concrete sidewalk and partial retaining wall will lead up to the Synagogue where there will be a circular roundabout, before continuing on to a parking area. An enclosed dumpster area will be located off the lower corner of the parking area.

**7:20 PM** Member Dupcak arrived.

The following items were detailed:

Main structure materials and colors are:

- cultured fieldstone base by Boral
- latex base stucco above fieldstone base, color: Sandstone
- standing seam metal roof, color: Aged Bronze
- windows and doors, Pella Enduraclad coating on aluminum

- painted trim, columns and gable, color: Benjamin Moore HC-69
- retaining wall is cultured stone

Signage structure at entrance:

- two stucco columns, color: Sandstone
- double sided sign panels, color: bronze with applied raised letters and backlit.

Playground Area: green area with a fence

Logo above main entrance : 7" letters with a Menorah located on the front and back peaks of the structure.

Outside lighting is located at the main entrance, bollard lighting along pathways and in parking area. Fisherman style lights on structure main level and on open terrace.

After much discussion, the AARB requested additional information and specifications be provided for the playground and lighting. The board would like additional information on the nature of the play area, the age group it will serve, any apparatus it will house and the fencing type, height and color. The AARB would also like to see the lighting plan.

Mr. Chabon agreed to provide the requested information at the August 8, 2016 meeting.

### **APPROVAL OF MINUTES**

**Motion made by Member Burroughs to approve the Minutes of February 8, 2016, seconded by Member Galipeau and unanimously approved**

### **ADJOURNMENT**

**Motion To Adjourn at 8:10 PM made by Member Galipeau, seconded by Member Dupcak and unanimously approved.**

Respectfully submitted

Helen W. Knickerbocker  
AARB Secretary