

**TOWN OF RAMAPO
237 ROUTE 59
SUFFERN, NEW YORK 10901
(845) 357-5100 (FAX) 845 357-5140**



Planning & Zoning

December 13, 2012

Scenic Development, LLC
C/o Yechiel Lebovits
3 Ashel Lane
Monsey, New York 10952

**Re: Patrick Farm Condominiums – Architectural Review for 314 New Townhouses and
72 Apartments as Flats, and Community Center
Tax Lots 32.11-1-2, 4, 13, 14 and 32.11-2-3**

Dear Mr. Lebovits:

Your Architectural Review Board application for Patrick Farm Condominiums and Community Center was reviewed on December 12, 2012.

Present at the meeting were Anthony Mallia, Ed Moran, Liborio Derario, Alan Berman, Aaron Troodler, Dennis Rocks, Hy Garfinkel, and Yechiel, Isaac and Aaron Lebovits.

Pursuant to the meeting of Citizens Design Review Committee acting as the Architectural Review Board for the application of Patrick Farm Condominiums, The Architectural Review Board rendered the following decision:

The application to Architectural Review is hereby approved with the following conditions –

- 1) Show horizontal banding.
- 2) Gable roof over doorways, not arches as shown.
- 3) Change color pallet on different sections of the building.
- 4) Show fish scales in gables.
- 5) Show dental molding details at soffits or freezeboards.
- 6) Install grills in windows.
- 7) Show stone around doorways.
- 8) Solar energy panels may be applied to buildings without a revised report of the Architectural Review Board.
- 9) Additional landscaping for visual screening as needed, subject to building inspector's approval.

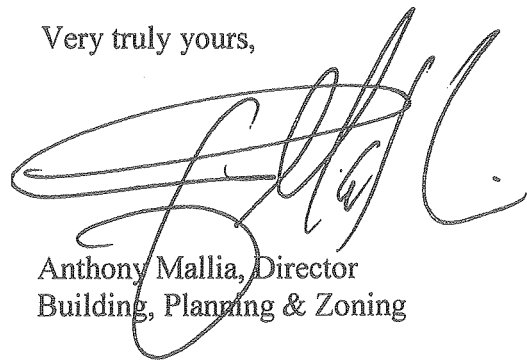
As per our discussion, any buildings with scenic frontage must extend the approved design around the building as necessary.

In addition, the Community Center is approved as applied for, and as delineated on the plans submitted by the applicant.

At this time, you are approved to make application for final site plan approval. A Citizens Design Review Committee meeting will of course be scheduled once your application is received.

If further information is needed, please feel free to contact this office.

Very truly yours,

A handwritten signature in black ink, appearing to read 'AM', with a large, sweeping flourish extending to the left and a smaller flourish to the right.

Anthony Mallia, Director
Building, Planning & Zoning

AM/df