

VILLAGE OF BALDWINSVILLE
ARCHITECTURAL REVIEW BOARD MEETING MINUTES
Monday, May 5, 2008, 7:00 P.M.

PRESENT: Dean Johnson
Connie Taft
Toni Kleist
Don Cronk
Carrie Weaver
Marie Giannone, Board Secretary

GUESTS: Mark DiNapoli
Paul Anderson
Jessica Haas

The meeting was opened by reciting the Pledge of Allegiance.

The minutes of the April 7, 2008 were approved.

NEW BUSINESS:

29 Oswego St. Mark J. DiNapoli, signage change.

Mr. DiNapoli said that this is a name change only. The sign and colors will remain the same.

Don Cronk asked if the signs in the window will remain the same. Mr. DiNapoli said yes, they will conform to the other businesses in the area.

Dean Johnson asked if there was going to be lighting on the sign. Mr. DiNapoli said no.

Toni Kleist made the motion to accept the sign as presented, oval with the tomato background color, black lettering and beige on the outline of the sign. **Motion carried.**

The Shoppes at Baldwinsville, 197 Downer Street, siding, trim, canopy and stone façade

Ms. Jessica Haas addressed the board. Ms. Haas presented to the board members photos of the North Elevation of the Existing Mall, photo of the existing monumental sign, proposed sign rendering, and image of the site lighting. Ms. Haas also presented sample materials: (1) image of the cultured stone; (2) canopy fabric sample; (3) composite board sample of siding and trim.

Ms. Haas said they are using Hardie Composite Board “Navajo Beige” for the siding; Hardie Composite Board “Arctic White” for the trim, Canopy fabric “Navy” for the canopies, and Cultured Stone “Caramel LedgeStone”.

Ms. Haas showed pictures and drawings for the signage at the entrance replacing the existing “Tri County Mall” signage. The sign will be two sided, 45 degree angle to the road “Shoppes at Baldwinsville”

monumental sign with room below for names of some of the major tenants. Ms. Haas also showed the Pavilion signage between Buildings A & B, which will read "Shoppes at Baldwinsville".

Ms. Haas said for lighting, they would like to see in the center portion a Cyclone decorative post and fixture in a teardrop shape as shown in the sample presented. Ms. Haas said elsewhere they plan to use a shoebox fixture in the secondary parking area which will control spill in residential areas as shown on the plans.

Ms. Haas said the cultured stone will be on the monumental sign as well as the building itself as shown on the pictures presented.

Toni Kleist asked to see the siding sample against the stone sample. Ms. Haas showed the board the drawings with the stone, siding and trim.

The board members looked at the drawings showing the lighting and landscaping plan. Mr. Johnson asked where the planning board is on the site plan. Mr. Tim Baker said the planning board has reviewed this and sent it to county for their review. Mr. Baker said he is waiting for semi final engineering.

Mr. Paul Anderson said that the zone change went before the Village Board and received their recommendation for a public hearing to change this to a PDD district. Mr. Anderson said they are finished with the planning board subject to tweaking the lighting, and resolving the aquifer issues. Mr. Baker said the planning board is awaiting the ARB approval of exterior design colors, trim, etc.

Mr. Anderson explained that in doing the aesthetics, they wanted to bring in a smaller shop concept which would include retail and offices. Mr. Johnson asked about the store fronts regarding windows and awnings. Ms. Haas said all store fronts will have awnings. Ms. Haas referred to the picture of Building A where each name of tenant will be a store front opening. Ms. Haas said until a tenant comes in, Hardie board will be used in place of windows.

Toni Kleist asked about the windows. Ms. Haas said the windows are ten feet high. Aluminum windows will be navy blue trim depending on the cost. As new tenants come in, the boards will be replaced with windows.

Connie Taft asked why they were not doing the peak over the sign. Ms. Haas said the sign is L-shaped, 90 degree angle to itself and 45 degree angle to the road.

Mr. Johnson was concerned that until tenants come in the exterior will be blank walls without windows. Mr. Anderson said the wainscoting will run the length of the building and the Hardie board will be popped out and replaced with a window when a tenant comes in. Mr. Johnson wants to see control over the small shops coming in and changing the exterior look. Mr. Anderson said they were not going to let tenants come in and breach that column of clapboard.

Dave Mott, former chairman of the ARB, commented on the professionalism and expertise that Lake Architectural has shown in this project, in keeping with the guidelines set forth by the ARB. He said they should be commended on their excellent work. Mr. Mott said it should be noted that in whatever decisions come from this board in formalizing things with Buildings A, B, C, D, etc. that we don't parcel off pieces so that they can come back and say they want different colors of a portion of the building, or a different look of the building. Mr. Mott said these are more procedural items but should be kept in mind when rendering decisions. Mr. Mott thought it was going to be a fantastic project.

Mr. Johnson said the style reflects a good blend being away from the village, with a modern feel to a small shop concept.

Dean Johnson made the motion to approve the proposal as presented with stipulations that the aluminum store fronts will be blue to match the awnings, blue color gooseneck lighting and black free standing lights. **Motion carried.**

Tim Baker asked for a point of clarification. Mr. Baker asked when a store is occupied it will have the glass store fronts on it. Ms. Haas said yes, but in the interim the store fronts will have the Hardie boards in place of glass until a tenant comes in. Mr. Baker said when a tenant comes in to put in three store fronts, they will use three bays, and won't just put in a single store front in the center and leave the two panels. Mr. Anderson took exception to this. Mr. Anderson said a tenant could come in and want that area left without windows. Mr. Anderson said he was not sure he wanted to be locked in not knowing what the use is going to be. Mr. Anderson said it may not be necessary to put the glass in.

Mr. Anderson said there could be extenuating circumstances where a tenant may not want the glass put in. In that case, Mr. Anderson said they would come before the board. And, Mr. Anderson also said before tenants come in, these areas could be rented out as a show display area.

Next ARB meeting is scheduled for June 2, 2008.

Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Marie Giannone
ARB Secretary