

VILLAGE OF BALDWINSVILLE
ARCHITECTURAL REVIEW BOARD MEETING MINUTES

Monday, November 5, 2007, 7:00 P.M.

These minutes are not yet approved.

PRESENT: Dave Mott, Chairman
Dean Johnson
Connie Taft
Toni Kleist
Don Cronk

ALSO PRESENT: Susan LaQuay, Board Secretary

GUESTS: Dave Horan, regarding 4 and 6 Oswego Street (Dave Horan Insurance Agency)
Dan Schmidt, regarding 16 Oswego Street (Jama Realty)
Ed and Carol Namiotka, regarding 4 Mechanic Street

The meeting was opened by reciting the Pledge of Allegiance.

APPROVAL OF MINUTES

Upon motion by D. Johnson and second by Chairman Mott that the minutes of the October 1, 2007 meeting of the Architectural Review Board be approved as submitted. Motion passed.

OTHER BUSINESS

Chairman Mott stated that tonight's meeting will be the last meeting for the secretary, Susan LaQuay, as she has submitted her resignation. The Board thanked her for her time.

NEW BUSINESS

4 & 6 Oswego Street – Dave Horan Insurance Agency – Dave Horan – façade

Mr. Dave Horan is present to address the Board. Both T. Kleist and D. Johnson are working on this project and are, therefore, recused from the discussion and vote.

Chairman Mott noted that pictures of both the front and rear facades were submitted. Mr. Horan stated that the back of the building will have the same colors as the front, which are shown on a colored drawing submitted with the application. He noted the cedar overhangs will be removed. D. Johnson noted that this building is adjacent to the newly renovated 12 Oswego Street (Jim Giancola), which is blue. Chairman Mott noted that the colors on 4 Oswego are different than those on 6 Oswego. D. Johnson stated this is to differentiate the buildings and create a streetscape so each building has its own identity. The colors complement each other. T. Kleist noted they will use the same red color around the sign panels and she introduced some blue to the 4 Oswego Street façade.

Mr. Horan stated he was prompted to redo the façade because he wanted to remove the overhangs as the other building owners on the street have removed them already.

Chairman Mott noted that 4 Oswego is a corner lot. He stated Mr. Horan can utilize signage on the side of the building. In addition, there are projects planned for the property behind this. He recommended that Mr. Horan use some foresight regarding the back of the building regarding signage and potentially seek a variance through the Zoning Board for the square footage of signage as the rear of the building will be a storefront as well. Mr. Horan agreed and noted that 98% of his customers use the back entrance. He stated he will have a tenant in the back and would like to provide that tenant with equal signage. He stated that the

center sign panel on 6 Oswego will have the address "6 OSWEGO STREET". One side panel will have his sign, "HORAN AGENCY" and the other side panel closer to 4 Oswego Street will have the tenant's sign.

Chairman Mott recommended that the Board focus on the Oswego Street side of the building and suggested that Mr. Horan may want to look more closely at the back of the building. He noted that this board cannot make a determination on whether he can add additional signs to the back of the building because the code limits the square footage. He will need to address this with the Zoning Board.

D. Johnson asked if Community Development money would be available for the rear elevation. T. Kleist stated it would be. D. Johnson stated, therefore, it would be best to get the rear elevation approved tonight as well. Chairman Mott clarified that he was speaking strictly about the signage when he stated they would focus on the front elevation tonight. Signage can be dealt with later and the rear façade will be addressed tonight as well.

C. Taft stated she really likes the plans submitted and the colors that have been selected.

D. Johnson stated that the signage will be consistent with Village Hardware. He noted this is becoming somewhat of a standard in the Village and they wanted to remain consistent. Chairman Mott noted that style is also consistent with the entire block.

Chairman Mott noted that the application is for the front and rear facades. He asked if the application will also include the signage. Mr. Horan stated he will be coming back for the signage. D. Johnson noted they do not have any specific colors for the signage yet. Chairman Mott noted it will likely take a while to do the work on the buildings and stated the ARB will accommodate him when he is ready to put the signage together. He recommended that Mr. Horan meet with R. Beckhusen when he is considering signage to discuss the best way to accommodate the square footage limitations of the code. He noted there are ways to address this limitation.

D. Johnson noted that the drawing that T. Kleist has with her tonight is correct. In the other drawings, the front elevation does not include the stepup and shows the building as being flat across the top. The correct drawing shows the stepup. Chairman Mott stated he likes this plan even more with the stepup. C. Taft agreed. D. Cronk stated he is very impressed with the plans.

Chairman Mott asked if there were any more questions. Hearing none:

Upon motion by Chairman Mott and second by C. Taft to approve the application for 4 & 6 Oswego Street for the façade rehabilitation on the east and west sides as well as the south side of 4 Oswego Street in accordance with the drawings as submitted and the color scheme as submitted. Motion carried 3:0.

NOTE: D. Johnson and T. Kleist were recused from the vote.

4 Mechanic Street- Carol and Ed Namiotka – façade/exterior

Mr. Ed Namiotka and Mrs. Carol Namiotka are present to address the Board. T. Kleist is working on this project and will, therefore, be recused from discussion and voting.

Mr. Namiotka stated they will be redoing the front of the building. There will be 2 entrances. D. Johnson asked if these entrance areas will have metal roofing. Mrs. Namiotka stated they will. T. Kleist noted the façade will be a mix of stucco finish with the Hardie board.

Chairman Mott noted there will be gooseneck lighting over the sign areas. T. Kleist noted they will have to come back for the signage. She noted the lighting will either be black or gray.

Mrs. Namiotka noted the parking boards will be removed. T. Kleist stated they may replace them with 2" pipe. Chairman Mott noted that pipe was used at Lake Effect and it worked very well. T. Kleist stated they

will still keep the wooden posts, but put pipe in between to move away from the wooden board look. Mrs. Namiotka noted the posts are in good shape.

C. Taft asked if there will be signs over both buildings. Mrs. Namiotka stated there would be signs over each entrance. Chairman Mott asked how many businesses are in the building. Mr. Namiotka stated there are two.

Mr. Namiotka stated they are here tonight for the façade and they will be back for lights and signage later. Mrs. Namiotka stated they are hoping to get at least the windows in before it snows. D. Johnson noted the stucco requires mild temperatures.

D. Cronk stated he thinks the plan looks fantastic. The rest of the Board agreed.

Chairman Mott asked if there were any more questions. Hearing none:

Upon motion by Chairman Mott and second by C. Taft to approve the application for 4 Mechanic Street for the new façade, windows, exterior finish, and roof as submitted with the colors submitted. Motion carried 4:0. **NOTE:** T. Kleist was recused from the vote.

16 Oswego Street – Jama Realty - signage

Mr. Dan Schmidt is present to address the Board. He brought a sample of the letter style he will be using and noted the actual color will be black. This will be the permanent sign as he did not want to put up a temporary banner.

Chairman Mott suggested that Mr. Schmidt contact R. Beckhusen to discuss the square footage of the signage. He stated he did calculations himself and it was hard to tell if it is within code. He stated that he has no issues with the dimensional quality of the sign, however. Mr. Schmidt stated he will scale down the size if necessary. Chairman Mott stated he feels the scale of the sign is nice and if it is indeed outside of code, Mr. Schmidt should consider seeking a variance. He thinks it would be worth it as it would like nice at the size he has submitted it. C. Taft agreed. T. Kleist stated she thinks it looks like it is within code. Chairman Mott noted that he only has a 24 square foot envelope and it is open to interpretation what the envelope is. To clarify, the application is for lettering shown on the face of the building, “Hills, Farnham & Hills Insurance” and the address, “16 Oswego St.”

Chairman Mott stated if Mr. Schmidt chooses to apply for a variance, he would not want to see the ZBA say they will allow, for example, 60’ square feet of signage because if Mr. Schmidt vacated the property a new tenant could potentially come in with a huge sign that would be allowed with the variance. C. Taft noted, however, that the ZBA has in the past approved a variance with the stipulation that if the building changes ownership, the variance does not transfer and becomes void and may consider doing this in this situation.

Chairman Mott stated they should consider lighting for 16 Oswego Street as well. Mr. Schmidt stated he will do this when he does the rest of the façade rehab.

D. Johnson asked why they are modifying the top panel and placing the signs there instead of putting them on the sign boards. Mr. Schmidt stated the lights are already in place and they illuminate that portion, not the signboards. He stated this is just a start on this building and assured the Board he does not intend to skimp on the outside. He just will wait until spring to do more work. He stated he has invested a significant amount of money on the interior and will make sure that the outside matches. D. Johnson stated he feels they will be sacrificing some of the architectural elements and feel by giving up the panels and suggested moving the lights instead so they can maintain that architectural detail. Mr. Schmidt stated he will consider doing nthis.

D. Johnson asked if both building sections are considered 16 Oswego Street. Mr. Schmidt stated one was 16 and the other is 18 Oswego Street. However, the wall has been removed and the entire building is now considered 16 Oswego Street. D. Johnson noted that the formerly 18 Oswego Street is completed and asked if he will consider changing it when 16 is renovated. Mr. Schmidt stated he may just add some stone work to tie it together in the back. He will tie them together by using the same color palette.

Chairman Mott noted that it appears there is no entrance on the formerly 18 Oswego Street. Mr. Schmidt stated this is correct. Nationwide Insurance will be remodeled at 20 Oswego Street and will look different than it does now. He stated the whole thing will be connected inside but will have separate entrances.

D. Johnson encouraged Mr. Schmidt to get the sign moved up onto the sign board. He thinks the sign itself is very attractive and the raised lettering is much better than the vinyl. Chairman Mott suggested he can raise the goosenecks up by cutting the conduit or maybe could shorten the neck rather than having to remount them. T. Kleist noted they would then have to buy new brackets and noted that she encountered this problem at Pizza Man as well and they ended up having to move the lights up, which was difficult.

D. Cronk thinks the sign looks great. C. Taft agreed. T. Kleist noted that, like D. Johnson, she would like to see the sign moved up onto the signboard rather than altering the façade. Chairman Mott agreed that this is preferable if it is possible. He noted that Mr. Schmidt has been working well with Board all along and thanked him for his cooperation.

Chairman Mott asked if there were any more questions. Hearing none:

Upon motion by Chairman Mott and second by D. Johnson to approve the sign for 16 Oswego Street as submitted with the note that it would be preferable to see the lettering on the higher signboard location and the lights be relocated and the potential for adding additional lights over the sign and over the address space. Motion carried 5:0.

The Shoppes at Baldwinsville (formerly Tri-County Mall) – Crossroads TCM, LLC– Paul Anderson
Chairman Mott noted that there is no one in attendance for this property and the applicant has not submitted anything to the Board. D. Cronk noted that the Planning Board last saw this Applicant in August and held special meetings for them. The Applicant was anxious to get started, but the Planning Board has not seen them since. He has heard there are easement issues the Applicant is dealing with. Chairman Mott stated he spoke with Mr. Paul Anderson, who indicated they would like to demolish the front portion of the mall and make it similar to the Waterloo Outlets with stores that have their own unique identities. He was seeking guidance from the ARB regarding the design.

D. Cronk stated he has only seen the site plans at the Planning Board meetings, but has not seen any façade plans. He stated he has the impression that the Applicant is courting tenants and may have some lined up. Chairman Mott stated that Mr. Anderson indicated they are not sure what to do with the façade. They had some basic ideas along the lines of Lake George. He told Mr. Anderson they could come to an open forum meeting tonight, but the Applicant did not show up. Chairman Mott had asked him to submit the site plan and conceptals for architectural review, but nothing was submitted.

The meeting was adjourned at 7:50 p.m. The next Architectural Review Board meeting is scheduled for Monday, December 3, 2007 at 7:00 p.m.

Respectfully Submitted,

Susan A. LaQuay
Architectural Review Board Secretary