

**VILLAGE OF BALDWINSVILLE**  
**ARCHITECTURAL REVIEW BOARD MEETING MINUTES**  
**Monday, June 5, 2006, 7:00 P.M.**  
Approved 8/7/06

**PRESENT:** Dean Johnson, Acting Chairman  
David Mott  
Connie Taft  
Toni Kleist  
Evelyn Mercer

**ALSO PRESENT:** Rolf Beckhusen, CEO  
Susan LaQuay, Secretary

**GUESTS:** Jim Patel, regarding 85 East Genesee Street  
Robert Berry, regarding 85 East Genesee Street  
John McFall, regarding 85 East Genesee Street  
Tim Taylor, regarding 7 – 9 Syracuse Street

**APPROVAL OF MINUTES**

Upon motion by D. Mott and second by C. Taft that the minutes of the May 1, 2006 meeting of the Architectural Review Board be approved as submitted. Motion passed.

**OTHER BUSINESS**

D. Mott stated the Village Board of Trustees has adopted a draft of the EDR Strategic Development Plan for the Central Business District dated 4/17/2006 and approved it as a tool for all boards to use in their decision making. He stated that from previous notes from this Board, this plan aligns with the ARB strategies.

D. Mott stated that comments from the ARB have been passed on to the Village Board regarding code changes and revisions and the Board of Trustees will be meeting on the June 15, 2006. All boards are invited to attend.

D. Mott noted that, as part of the EDR study and Strategic Plan, the ARB should be thinking about some of the artwork elements of it and some of the recommendations by the engineers such as lighting features and street signage, historical elements, and sidewalk elements. He feels this Board should be proactive in thinking about these elements and put together a common theme for the Village which will incorporate each element as each new development comes along. He stated the Village Board clearly sent the message that it values the historical significance of the central business district of the Village and the ARB can broadcast this to in the Village. For example, plaques can be put up to show what used to be located at certain sites, such as the old post office and Morris Pumps. This can be incorporated into the sidewalk scaping and the pedestrian nature of the Village. He feels this Board needs to lead with this type of strategy.

D. Mott stated he would like to see this Board set the precedent for theme, artwork and direction of elements as highlighted in the EDR's plan such as façade and public elements.

**NEW BUSINESS**

**7 East Genesee Street, Advantage Physical Therapy – Evan Abbey – sign ...**

This application was not reviewed as the Applicant was not present. It will be held for a future meeting.

### **85 East Genesee Street, S & G Wine and Liquor - sign ...**

Mr. Robert Berry, manager of S & G Wine and Liquor, Mr. Jim Patel, owner, and Mr. John McFall are present to address the Board.

D. Johnson stated he had called Mr. McFall on Friday after reviewing the application to explain to him that the sign proposed (an internally lit Plexiglas vinyl letter sign) is the type of signage this Board has been turning down recently. Mr. McFall noted to him that this type of sign has been installed in the recent past, for example in the Village Commons. D. Johnson stated he had looked at the signs at Village Commons and confirmed that this is indeed what is there. He stated it had not been his understanding that this is the type of sign that would be installed at that location based on ARB review of that site and had thought they were supposed to be metal faced lighted signs. The rest of the Board agreed that this had been their understanding. D. Johnson noted that even the Village Commons street sign is internally lit with plastic lettering. Mr. McFall stated he feels that to deny his client the use of this type of sign is selective enforcement, as there is a large retail center in the middle of town with signs that the ARB has stated they are attempting to eliminate. C. Taft stated the Code Enforcement Officer should have been addressing this type of signage. D. Johnson stated the Village Commons signs are all different than what was approved and he spoke to R. Beckhusen regarding this. R. Beckhusen stated those signs were all approved with the project approval a few years ago and were not reviewed by the ARB. C. Taft stated she clearly remembers that the Village Commons review and the Board at the time informed the developer that they did not approve of this type of signage.

D. Johnson noted that this puts the ARB in a bad situation as they have another applicant here that wants to put up this same type of sign. He noted that Gino & Joe's and State Farm Insurance both were denied this type of signage recently.

D. Mott stated the Code clearly states that this type of internally lit box signage is not desirable. J. McFall noted the code does not say they are not allowed and stating it is not desirable is not the same as stating it is not allowed. He feels the code needs to be clarified. D. Mott stated that the code is in the process of being updated and this is something that will be addressed. D. Johnson stated he agrees that this code was not handled properly and agrees it should be updated to be more clear.

T. Kleist asked for clarification of the location of the proposed signs. J. McFall stated the sign on the building will be over the fascia area and the pole sign will be on same pole as the Wacky Wyatt's sign. It will be mounted perpendicular to the pole. There is an existing light there that will light this sign. The sign on the building will be 22" in height.

T. Kleist noted that the original proposal would have an internally lit sign. She asked if neon had been considered. Mr. McFall stated that had not been discussed. T. Kleist noted that neon would be more consistent with the building and the existing Wacky Wyatt's sign. D. Johnson stated for the record that this Board is not promoting neon, but is just looking at other options for this business. Mr. McFall stated that neon is difficult to maintain and an internally lit sign would require less maintenance.

T. Kleist suggested the Board should table this application until a new design is submitted. J. McFall stated the business is already open and has no real sign to attract customers. D. Johnson suggested holding a Special Meeting to revisit this application. Mr. Berry stated a speedy resolution to this is necessary as the lack of signage is impacting the business. He feels the sign proposed is better looking than a neon sign and even though it would be internally lit, it would go off at 10 pm. T. Kleist stated the ARB is trying to create a certain aesthetic appeal in the Village and a box sign does not fit with this desired aesthetic. She noted that there may be internally lit signs currently in the Village, but those are preexisting signs prior to the creation of the ARB are not to be considered. D. Mott noted that this is one of the reasons the ARB was created in the first place, to get a handle on signage.

E. Mercer stated she understands the need to resolve this quickly. Without signage, a business cannot work the way it needs to. J. McFall stated he is willing to compromise and use cut out letters on wood. He asked if they would be able to get that approved tonight. D. Johnson stated they would rather see a new proposal.

Mr. Berry asked if there is a restriction on the size of signs. D. Mott stated there is a size restriction and it is outlined in the Village Code very specifically. The ARB does not overrule code in regard to size. R. Beckhusen stated that a sign on a building can be up to 20% of the front of the building and a sign on the side of the building can be up to 10%.

D. Johnson stated that a Special Meeting will be held regarding this application on Thursday, June 8, 2006 at 7:00 pm. Mr. McFall stated he will redesign the sign and come back on that date. He noted the design will not change much, just the materials. D. Mott noted that materials for the pole sign should be changed as well. J. McFall stated the pole sign will be the same as the building sign.

E. Mercer asked if the Applicant would agree to a date for the gooseneck lighting to be in place. D. Mott suggested 30 days and the Applicant agreed.

D. Mott stated he will meet with Mr. McFall tomorrow to go over the ARB approved colors with him.

A Special Meeting will, therefore, be held on June 8, 2006 at 7:00 pm.

#### **7 – 9 Syracuse Street, Bonix Corp., d.b.a. Lake Effect – façade ...**

Mr. Tom Taylor, the new owner of Lake Effect, is present to address the Board. D. Mott asked him if he had been before the Planning Board yet. Mr. Taylor state he was asked to go to ARB first.

Mr. Taylor had with him a display showing the proposed new façade, which was like the one provided in the application.

D. Mott stated he surveyed the site and has some concerns. He is concerned from a Safety Board perspective about the presence of a crosswalk directly across from this property going east to west and this is the crosswalk for island access and Red Mill Inn access. He is concerned with traffic at this area and feels the biggest obstacle will be the visibility of this area with the crosswalks. D. Mott stated the proposal looks good aesthetically, but the plan to have a bar outside of the building that is not an integral part of building concerns him and presents a viewable element to be considered. He stated he raises this issue because of the crosswalk as he is concerned about the potential for distracted drivers. He acknowledged this is not part of ARB's jurisdiction as the Safety Board does not integrate with this Board or the Planning Board, but wanted to raise the issue as ultimately it is his opinion that this project will end up in front of the Board of Trustees and they will likely have final approval. He noted this is a pretty aggressive plan and he understands its intent.

Mr. Taylor stated the area in question is already licensed for the consumption of alcohol. He noted there is currently a temporary fence and he is looking to replace it with wrought iron. In regard to the safety concerns, Mr. Taylor stated that liquor laws state that the area where alcohol is being served or consumed has to be enclosed with a manned egress and ingress. Currently there is nothing to keep people inside the area other than the temporary fence, which is why he would like to change it to wrought iron as this would be much more effective for containment.

T. Kleist noted that there are sheriffs present at the crosswalks during events on the island. D. Mott agreed, but noted they are not there every day and this business is open daily. A congregation of people may be a distraction to drivers. Mr. Taylor noted there are presently people congregating outside of the business on a regular basis. C. Taft stated she feels the signs in the crosswalks are effective and people will get used to being more cautious at this area.

D. Johnson noted the obvious safety issue is cars potentially crashing into customers outside, but this could happen now just as easily. He suggested the placement of bollards for safety, but stated he does not feel it is this Board's place to require them. Mr. Taylor stated he understands this is a dangerous corner and appreciates the Board's concern regarding this.

C. Taft stated she feels this plan looks great.

R. Beckhusen stated the Applicant already has a liquor license for outside and the fence will be required by the State. He stated he thinks the plan may not have to go before the Planning Board except for possibly the retaining wall, but feels this will be considered landscaping, not a structure. The outside bar would be considered an addition and could even be considered temporary. He feels it is a fine line if Planning will need to be involved.

T. Kleist asked Mr. Taylor to review the plan.

Mr. Taylor showed the Board samples of pavers which will be used for a retaining wall. They will be stacked a maximum of 2' in height to even out the grade. D. Mott asked if the entire section will be paved. Mr. Taylor stated some of the existing grass area will be maintained. He stated the awning will be the signature color, which is Pacific Blue, but stated there are many colors to choose from. D. Johnson stated he thinks the blue may be too intense.

Mr. Thompson stated there will be clam bakes and chicken barbeques on Friday, Saturdays, and Sundays on the back deck.

Mr. Taylor stated that the existing fence is wrought iron look fencing. The fence he proposes is wrought iron and like the one in the drawing. He showed them where the fencing will be placed. He noted he will be keeping the existing fence and adding complementary fencing. The outside bar will have blue stained cedar on the front of the bar and a marble top to resemble a pool. There will be rope lighting under the bar. He showed the location of 2 lampposts. D. Johnson and D. Mott both noted he will need additional lighting for the area and for the parking lot as well. Mr. Taylor agreed and for the sake of safety would like to really light up the area. He stated the signage will be screened on the awning, which is a temporary awning on a permanent welded aluminum frame. The actual screened sign will be 40.25" in height and 67" in width.

R. Beckhusen stated he will run the idea of bollards by the Safety Committee. D. Johnson stated if the bollard issue comes to fruition, he would like it back before the ARB so they can review and approve them. He feels they can be effective while still be aesthetically appropriate.

C. Taft stated she feels this plan is consistent with the EDR plan, noting the brick walkways, etc. Mr. Taylor stated he has seen the plans for Marble Street and wanted to be consistent with that. D. Mott commended Mr. Taylor for the effort and preparation he has put into this project. He asked if there was any consideration at this point regarding the memorial across the street to align the two projects aesthetically. He noted there are no plans for this memorial before the Board yet but stated he would like to see them aligned aesthetically and feels the Board could set the stage for this. E. Mercer suggested they could incorporate the fencing with the memorial. Mr. Taylor stated he had had the fencing custom made by a metalworker and he has since found it in Lowe's.

Mr. Taylor noted the drainage is consistent with the existing drainage. The retaining wall will serve as seating as well and he will take all measures to protect the area from cars, etc.

D. Mott noted the existing railing and stated he feels it maintains the feel of the canal. Mr. Taylor noted this is made from galvanized pipe and is more of a handrail. He noted this will stay.

R. Beckhusen referred to the survey and noted the property line extends into the road. He stated Mr. Taylor will have to move the fence in 2'. Mr. Taylor stated he will do this and noted he was only trying to maintain the landscaping to keep it within the fence line to protect it.

R. Beckhusen noted they will want to run the plan by Public Safety and D. Mott noted they have a meeting on Wednesday. R. Beckhusen stated he will approach the Chief regarding this. He stated he does not recall any accidents at this location and the current situation there is similar to the one proposed. He asked Mr. Taylor asked if the Chief has signed off on the liquor license. Mr. Taylor confirmed this.

D. Mott stated he prefers to not see exterior lighting under awnings. Mr. Taylor stated he plans to have rope lighting. T. Kleist agreed this is a good idea as it is soft lighting. Mr. Taylor noted it will not be visible when driving by as it will be within the frame itself.

D. Johnson stated he would like to see the color of the canvas awning and umbrellas toned down. He feels the blue is too bright.

Upon motion by D. Johnson and second by C. Taft to approve the application for 7 – 9 Syracuse Street as submitted with the exception that the color of the canopy will be consistent with the computer generated color submitted as opposed to the somewhat the brighter blue color. **Motion passed.**

Mr. Taylor stated he will get to work on this as soon as possible and will start to line up contractors, pull permits, etc.

#### **Discussion regarding the appointment of a new Chairperson for the ARB**

D. Johnson noted the full board is present tonight and they need to select a new chairperson. D. Mott has expressed interest and D. Johnson stated he feels it makes sense that D. Mott should be chairman as he is a Village resident as well as a Village Trustee.

Upon motion by D. Johnson and second by E. Mercer to appoint D. Mott to be the new Architectural Review Board Chairman. **Motion passed.**

The meeting was adjourned at 8:20 p.m. The next Architectural Review Board meeting is scheduled for Monday, June 8, 2006 at 7:00 p.m.

Respectfully Submitted,

Susan A. LaQuay  
Architectural Review Board Secretary