

VILLAGE OF BALDWINSVILLE
ARCHITECTURAL REVIEW BOARD MEETING MINUTES
Monday, November 6, 2006, 7:00 P.M.
Approved 12/4/06

PRESENT: David Mott, Chairman
Dean Johnson
Connie Taft
Toni Kleist
Robin Augello

ALSO PRESENT: Susan LaQuay, Secretary

GUESTS: Jim Giancola, regarding 12 Oswego Street
Jerry Barker, regarding 93 Syracuse Street
Joanne DiPaulo, regarding Perfect Practice at Tri-County Mall

The meeting was opened by reciting the Pledge of Allegiance.

APPROVAL OF MINUTES

Upon motion by C. Taft and second by Chairman Mott that the minutes of the October 2, 2006 meeting of the Architectural Review Board be approved as submitted. Motion passed.

OLD BUSINESS

12 Oswego Street, Jim Giancola – front/rear façades ...

Jim Giancola is present to address the Board and he handed out plans. He stated he purchased the building earlier this year and is anxious to get this project completed. He stated there is an ice issue in the rear of the building so he will have address this with the design of the building and the soffit. He feels that fixing the front may flow naturally to fix the problem in the back. He stated he utilized the ARB guidelines from the Village website when planning the project. He plans to create a parapet and hopes this may alleviate the drainage problems, as the ice situation is dangerous. In terms of signage, Mr. Giancola stated he had been speaking with T. Kleist over the past year and she had concerns about them not having information on the proposed signage yet. He stated they are not yet ready to propose signage, but he will be sure to follow the ARB guidelines regarding this. He stated he intends to utilize gooseneck lights for signage on the front and back of the building and sketched this in on the drawings.

Mr. Giancola stated he is working to get the building rented and it is designed as a family medical practice office. However, he has not made any progress and stated he may end up splitting the basement up into rental units. He noted there is presently an orthodontist (Dr. Dolatowski), an attorney, and a photographer on the upper floor. He feels the changes he proposes will complement the rest of what is going on in the Village presently.

Mr. Giancola stated the lower windows need to be replaced and they will all be uniform. There is room for signage on the façade. He noted he presently has the three tenants and not all require signage. The orthodontist and the attorney are not interested in having signs, but the photographer is very interested. Mr. Giancola stated he may need the ability to have a total of seven signs for seven potential tenants in the future and will consider placing signs between the upper windows.

T. Kleist suggested removing the fixed widows. Mr. Giancola stated that this is where the tenants are located and he is concerned that this will be disruptive to them. He does not want to commit to that until he knows what is going on with the building, but stated he is not opposed to replacing them with full longer length windows.

C. Taft asked if the bottom of the building will be brick. Mr. Giancola stated that the existing brick will remain. C. Taft asked what colors will be utilized on the top of the building. Mr. Giancola stated he would prefer green tones, such as the Heathered Moss, and then combine that with lighter colors. He stated the top of the building in the back has James Hardy siding. Chairman Mott asked what color the window casings are. Mr. Giancola stated they are white. He noted there is one new window in the back and he will make them all uniform to that. Chairman Mott asked if the clock in the drawings is functional. Mr. Giancola stated he would like it to be a functioning clock to add character if it is feasible.

Mr. Giancola stated he is not looking to challenge the ARB guidelines regarding signage, he is just not ready to present them as of yet. Chairman Mott told him it is not necessary to address signage at this point. He noted that Sheehan's Appliances is a good example of the type of signage that is desirable.

T. Kleist stated she thinks the 2 green colors Mr. Giancola suggested are nice, but thinks he will need to incorporate a cream color around the windows so the white windows will not look so stark. The Board agreed that the design needs a third color for the brackets, keystones, etc. T. Kleist suggested a red color for the third color.

T. Kleist stated that the signs should be more at eyelevel so they will be visible. Mr. Giancola stated that the visual one would get of the building varies from different locations and noted that, with the firehouse gone, the lower level will be obstructed from view by vehicles. He feels the signs should be up higher than eyelevel because of this.

C. Taft clarified the colors. The building will be Heathered Moss, the trim color will be Navajo beige, as will the signage board and cornice line, the windows will be white, and the accent color will possibly be rust/red.

Upon motion by Chairman Mott and second by C. Taft to approve the architectural design of 12 Oswego Street based on drawings submitted by the Applicant with the primary color being JH50-20 Heathered Moss on the Hardy board specs and Navajo Beige accents with white windows. **Motion carried.**

93 Syracuse Street, P.E.A.C.E., Inc. – signs ...

Jerry Barker, Facility Director of P.E.A.C.E., Inc. is present to address the Board. He stated they would like to duplicate the sign that Baldwinsville Glass has, which was approved by the ARB recently.

Chairman Mott stated he had hoped Mr. Jim Nobles would be present tonight to address the lighting on the Baldwinsville Glass sign as the goosenecks hang down to far in front of the signs, which blocks the sign. He feels this should be addressed to make the sign more visible. Mr. Barker agrees that the head of the goosenecks block the full view of the sign.

Mr. Barker stated that their sign will have flat vinyl lettering except for the P.E.A.C.E., Inc, which would be raised lettering. The logo will also be flat. He stated that John McFall is doing the sign.

D. Johnson stated he feels this strip mall, Nobles Plaza, makes it clear that the Board should consider approval of a signage package for uniformity of signage in a plaza rather than have each tenant come in.

T. Kleist asked if the background color of sign will be yellow like in the picture included with the application. Mr. Barker stated it will not be yellow. They will use the same color palate as Baldwinsville Glass.

Upon motion by Chairman Mott and second by D. Johnson to approve application for 93 Syracuse Street, Suite 700 for the installation of two signs as per the submitted specifications. **Motion carried.**

Tri-County Mall, Perfect Practice Baseball/Softball Training Facility – sign ...

Joanne DiPaulo is present to address the Board. She stated they have no plans for lighting the proposed sign, which will be a very thin (3/8") but durable metal sign. C. Taft asked what color the building is now. Ms. DiPaulo stated it is a brick building. There are no windows. Chairman Mott asked if they will have a separate entrance for their facility. Ms. DiPaulo stated that they are creating a new entrance for just their facility, which will have glass doors. R. Augello asked if they will need a second sign. Ms. DiPaulo stated they have a banner sign at the front of the mall. She noted they are hoping to open on November 15th.

R. Augello asked how big their space is. Ms. DiPaulo stated it is 13,000 square feet. C. Taft wondered if a 4' x 4' sign will be big enough. Chairman Mott stated that they can have a sign that is 24 square feet in dimension. Ms. DiPaulo stated that the logo they are using is very colorful and they have no plans to make the sign larger. She stated that their facility is the kind of business that is very much word of mouth. Once people know of their location, large signs will not be necessary.

The Board stated they feel this is a good location for this type of business.

D. Johnson noted the background color is white. He stated he would like to see a frame for the sign to make it more finished and to stand out more. He suggested a 1.5" thick frame in black or red.

Upon motion by Chairman Mott and second by C. Taft to approve the sign for 167 Downer Street, Perfect Practice Baseball/Softball Training Facility, as submitted with the addition of a 1.5" border in black or red to complement the sign. **Motion carried.**

Upon motion by Chairman Mott and second by C. Taft, the meeting was adjourned at 8:10 p.m. The next Architectural Review Board meeting is scheduled for Monday, December 4, 2006 at 7:00 p.m.

Respectfully Submitted,

Susan A. LaQuay
Architectural Review Board Secretary