

VILLAGE OF BALDWINSVILLE
ARCHITECTURAL REVIEW BOARD MEETING MINUTES
Monday, November 7, 2005, 7:00 P.M.
Approved 12/5/05

PRESENT: Dean Johnson, Acting Chair
Evelyn Mercer
Connie Taft
Toni Kleist

NOT PRESENT: Sarah Baker, Chairperson

ALSO PRESENT: Susan LaQuay, Secretary

GUESTS: Lindsay Luu, State Farm Insurance
Tom Scuiga, Golden Legacy Adult Living Facility – Meigs Road

APPROVAL OF MINUTES

Upon motion by T. Kleist and second by E. Mercer that the minutes of the October 3, 2005 meeting of the Architectural Review Board be approved as submitted. Motion passed.

OLD BUSINESS

Golden Legacy Adult Living Facility – Meigs Road – B. S. Enterprises, LLC (Thomas D. Scuiga)

Mr. Tom Scuiga is present. He noted he had submitted all the plans and specs that he is intending to use for the project. He submitted a layout as well and stated this is going through the approval process with the Planning Board. He noted this layout is already changing because the Village is looking to put a collector road in alongside his property and the layout will need to change to accommodate this.

D. Johnson informed Mr. Scuiga that the Architectural Board will be reviewing the structure itself. Mr. Scuiga noted a picture he had submitted of an existing structure that he had built last year. He stated the plans for this building are essentially the same except for the colors. The color in the picture is cream and he plans to use a clay color.

T. Kleist noted that the plans submitted show a different entryway than what is shown in the picture. The plans have a balustrade. Mr. Scuiga explained that the building has a flat roof system and he did not want to have the balusters coming up through. He noted there is no roof access from inside the building. D. Johnson stated he is much more in favor of what is shown in the submitted plan than what is shown in the picture. Mr. Scuiga stated he would be willing to put in a reverse gable. T. Kleist stated that she would prefer what is shown in the plan as well and likes how the plans shows that the entryway projects out from the building. She stated she does not feel a reverse gable would be sufficient. D. Johnson agreed and stated it would be good to break up the flat appearance of façade. Mr. Scuiga stated he can make sure it will project out from the building.

Mr. Scuiga then stated he is concerned about protruding out 1', as this may affect his square footage ratio, which is something the Planning Board is concerned about. He noted the calculation is already close to the requirements. D. Johnson asked if this calculation is to address lot density. Mr. Scuiga confirmed this and stated this calculation is based on total square footage, not just on living space. Because of this, he wants to be careful not to affect this calculation.

D. Johnson stated he feels the building is consistent with ARB guidelines. He reviewed the samples of the siding and shingles that were submitted.

T. Kleist stated she likes the use of the darker clay color for the siding, as this will make the building look smaller than the one in the picture.

C. Taft asked what color the garages will be. Mr. Scuiga stated they will match the buildings.

T. Kleist asked if the proposed sign will be like the one pictured for the existing building. Mr. Scuiga stated it will be very similar to that. The look will be the same. D. Johnson asked if the sign will have lighting. Mr. Scuiga confirmed this. C. Taft asked where the sign will be located. Mr. Scuiga showed the location on the layout and stated it will be at the main entrance on Meigs Road.

C. Taft asked if there is a buffer to other properties. Mr. Scuiga stated there will be a buffer between the existing apartments and his property, but no buffer on the other side, as it will now be a collector road. C. Taft asked what was located on the other side of that road. Mr. Scuiga stated that property is owned by Syracuse Home.

Mr. Scuiga explained that 40' of his property is being given to the Village and 40' of Syracuse Home's property will be as well to provide an 80' right of way for the collector road.

C. Taft asked when he plans to start building. Mr. Scuiga stated he will start as soon as he gets approval from the Planning Board. He thinks he will likely start in the spring.

Upon motion by T. Kleist and second by E. Mercer to accept the project for Golden Legacy Adult Living Facility - Meigs Road as presented with the sign as presented, which will say "Golden Legacy..." The sign will have a background of dark green with gold lettering and leaves. The lighting for the sign will be landscape lighting pointing up at the sign. The siding will be RMC Siding in adobe clay. The shingles will be dark green architectural shingles. The shutters will be dark green. There will be a projection at the entranceway of 1', as shown on the elevations, without the balustrade across the parapet roof. **Motion passed.**

NEW BUSINESS

State Farm Insurance sign - 16 ½ Salina Street - Lindsay Luu

Lindsay Luu is present. She stated the building currently is Bob Bonney's location at 16 ½ Salina Street. She would like to put up new sign to replace current sign. She noted the current sign is approximately 18 years old and the company has updated their colors and logo and she will need a new sign. The new sign will be in the same location. D. Johnson asked if the proposed sign will be illuminated from behind. Ms. Luu confirmed this.

T. Kleist noted the new sign proposed has a white background with red state farm logo.

D. Johnson stated, given that this is an internally lit sign, this is the type of sign the ARB does not like. They would like to see signs that are lit from the ground or above and not internally lit as proposed. He noted this is the most common type of commercial sign, even in the Village, but the ARB would like to move away from this. He noted those signs all were put in prior the ARB. He showed Ms. Luu pictures of signs that would be acceptable.

Ms. Luu stated she is concerned because State Farm is very specific with their signs and there is not much room for creativity. D. Johnson suggested she could do a sign similar to the one presented only painted. He noted Bob Bonney's sign is lit from the ground up. Ms. Luu stated she will be willing to keep the lighting the same as the existing lighting.

T. Kleist suggested painting the posts. Ms. Luu stated they will be painted by Syracuse Signage.

D. Johnson stated the sign will need to be constructed of a different material. Ms. Luu noted the sign company will likely propose a different material when she tells them the sign needs to be externally lit. D. Johnson told her the colors and the design can be same, she just needs different lighting and materials from what was proposed.

D. Johnson suggested using a framing and post design. Ms. Luu agreed that this would be appropriate and stated she will make this suggestion to the State Farm sign company (Syracuse signage).

D. Johnson showed Ms. Luu the ARB guidelines. She noted she would be more creative if this were her sign to do. However, the company gave her 4 choices of signs. She stated she will talk to the company and see what can be done.

D. Johnson stated this application will be tabled until the next meeting. Ms. Luu will return at that time with a new sign proposal.

OTHER BUSINESS

D. Johnson noted that Mr. Jim Orlando has requested a Special Meeting to address his proposal for 16 Oswego Street. A Special Meeting was scheduled for Monday, November 14, 2005.

The meeting was adjourned at 7:40 p.m. The next Architectural Review Board meeting is scheduled for Monday, November 14, 2005 at 7:00 p.m.

Respectfully Submitted,

Susan A. LaQuay
Architectural Review Board Secretary