

ARCHITECTURAL REVIEW BOARD MEETING

April 17, 2002

Mayor Walker called the meeting to order at 5:37 P.M.

BOARD MEMBERS PRESENT

Theodore E. Rauber, Trustee
Steven T. Russell, Trustee
Glenn G. Granger, Trustee
Timothy M. Peer, Trustee

BOARD MEMBERS ABSENT

Theodore E. Walker, Mayor

OTHERS PRESENT

Pamela J. Cunningham, Village Clerk
Jack Crooks, Building Inspector

John Marelo - Abbott's
Tom Valentine (sp) - Abbott's

APPROVAL OF MINUTES

Motion was made by Deputy Mayor Rauber, seconded by Trustee Peer and carried unanimously that the minutes of the Architectural Review Board meeting held March 20, 2002 be approved as read.

Motion was made by Deputy Mayor Rauber, seconded by Trustee Peer and carried unanimously that the minutes of the Architectural Review Board meeting held March 27, 2002 be approved as read.

APPLICATIONS:

1. Joe Dinolfo - The Dollar Store - 19 Slayton Avenue.

Applicant had to withdraw application for tonight's meeting but will be ready for next month's meeting.

UNFINISHED BUSINESS

1. John Marelo - Abbott's - 138 S. Union Street.

At this time the Board addressed several pending issues with Mr. Marelo.

DECK:

Deputy Mayor Rauber: How are you making out with the deck changes?

Mr. Marelo: What needs to be changed?

Deputy Mayor Rauber: The approach that was discussed about the grand staircase.

Mr. Marelo: Nothing has ever been settled. What I told Tim Peer was that if someone would tell me what they want I will be happy to do it. If they want the grand staircase the only problem is the last step will come out onto the sidewalk. If that is ok then we will do it.

Deputy Mayor Rauber: Could you show us a drawing of how it would look?

Mr. Marelo: That I could do but I can't come to you with four different drawings of different decks and say here pick one.

Deputy Mayor Rauber: When you say out on the sidewalk that has to be a spec. Is it a foot, six-inches, two feet?

Building Inspector Crooks: I don't think you are going to get Tom West to agree based on my conversation with him. Which means you would have to cut the deck back farther.

Mr. Marelo: First of all I don't have to do anything. Because I don't think I broke any law. I am trying to make something work here where everybody is happy.

Trustee Peer: Why don't you and Mike come to us with the plan and we will deal with Tom.

Mr. Marelo: I would be happy to try to make something that looks to what Mr. Mayor thought he wanted.

Trustee Russell: Do we have the original specs on this that were submitted.

Deputy Mayor Rauber: We never had a drawing submitted just a photograph.

Mr. Marelo: That was a conceptual drawing (picture). Then when we went to get the building permit we were told we had to have a ramp. To do the ramp we had to move the steps.

Trustee Russell: That is why you carried the rails all the way down.

Mr. Marelo: Right.

Mr. Russell: The issue with the stairs Jack is?

Building Inspector Crooks: I don't have an issue with the stairs. Structurally I don't have any issues with the deck. The issue that was presented to me, as I understood it is wasn't built as it was approved by the ARB. What I looked for is the structural integrity of what they were building. I didn't have the two to mate together at that time. What John and Tom brought me was structurally fine but we needed to incorporate handicap access somewhere. What could have happened in my opinion was that the ramp could have come out and ended right here at the sidewalk. This six-foot setback shown here could have happened. For the handicap access ramp to take the blame for the way the deck was built I don't think is fair. The two don't have anything to do with each other.

Tom Valentine: We put this ramp all the way to the sidewalk because we didn't want to encroach on the electrical service.

Building Inspector Crooks: According to ARB standards the ramp needs to go to a solid surface. Which is what they did.

Trustee Russell: Beyond aesthetics what needs to be changed.

Building Inspector Crooks: The structure of the deck is fine. It is whether you approve of the aesthetics.

Trustee Russell: Tom West's issue is?

Deputy Mayor Rauber: I would guess snow removal on the sidewalk.

Mr. Marelo: If we put stairs on we wouldn't be any further than any of the other stairs there now. I don't mean to be disrespectful but I sat here the last time and Ted Walker said that what I did is not what he envisioned. I apologized for that. I was doing this long distance and based on some of requirements we had to change certain things. Maybe some people took liberty to do certain things because they didn't think it was a big deal. If someone says they want lattice along the front of the deck. Will put lattice there. When I was here then I did say that when the weather improves I am going to put shrubs, hedges, and benches around the deck.

Building Inspector Crooks: It would have been nice if it had been shown in the original presentation.

Trustee Granger: I am not an architect and I have had my issues since this board was created. You say that was conceptual. But when I saw this picture that was what I was expecting.

Mr. Marelo: Then you wouldn't have had a wheel chair ramp.

Trustee Granger: Yes you could have.

Mr. Marelo: This was a photo image taken off a building. If I had know that what we gave you was what you expected it would have been that. If there is blame it has to go on everybody shoulders. There is a lot of maybes or what ifs.

Trustee Peer: About the stairs?

Mr. Marelo: I would love to do the stairs.

Tom Valentine: How wide do you want the stairs?

Deputy Mayor Rauber: Not to quote Ted Walker but I think what he is looking for is the distance from where the deck starts at the edge of the building over to where the other entrance is for the handicap ramp. That whole section.

Mr. Marelo: Not what the pictures shows.

Building Inspector Crooks: The grand stairway is not what was approved. If we are going to take a look at landscaping in front of this you just took all away. But if you had a four, six, or eight- foot wide stairway with room on both sides then you could put in some shrubs or something to soften up what you have. With all due respect it is not

the responsibility of this board; John may disagree with me; but supplying something for the board to make a decision on is the responsibility of the applicant.

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Mr. Marelo: But no one has been able to tell me what they want. I could ask each one of you and I would get so many ideas my head would be dizzy.

Building Inspector Crooks: That is the way with any board that you stand in front of. That is why you have a number of people so you get different ideas and ultimately you would get a marriage of all the ideas and a product that everyone can live with.

Mr. Marelo: My goal is that the deck you see flipped over to the other side of the handicap ramp. So the ramp is in the middle of the deck and the grand stairway would come down into the lot on the south side.

At this point in the meeting Trustee Peer asked that Mr. Marelo come back with a drawing of the deck addressing the stairway with a six-foot width or perhaps the entire front of west side of the deck either encroaching one step on the sidewalk or not encroaching at all. We would also like to see the drawing showing latticework on the east/west side and benches and shrubs on the south side. Any staining (color options) of the deck will require ARB approval prior to doing.

Mr. Marelo: We can do that.

LIGHTS:

Floodlight:

Deputy Mayor Rauber: Zoning is the board that approves lightening. You put up a flood light on the south side and I understand that it is for safety purposes. The ARB prohibits those types of floods. That was not on the conceptual picture but it is up there now and it is pretty bright. So that then speaks to what other ways for you to light up the deck without flooding it. Are there other light fixtures that can be mounted that would give off enough light to safely light the deck for people?

Tom Valentine: My concern is people coming up the ramp tripping and falling.

Mr. Marelo: We also talked about that in three weeks the trees will be in full bloom that light might not even be visible.

Deputy Mayor Rauber: I have to go back to the law that is on the books. The Zoning Board would approve lighting. This board approves the style of the light. The Zoning Board regulates the hours of illumination.

Mr. Marelo: Then why don't we put it on a timer so it goes off when we close.

Deputy Mayor Rauber: That is not up to this board it is up to the Zoning Board.

Mr. Marelo: Well one night we sat out on the deck with the electrician and he asked what do you want for a light. I said like that one over there (referring to the light on the backside of the Old Post Office Building).

Deputy Mayor Rauber: That light may have been installed prior to the Zoning Law.

Trustee Russell: I know that this is a Zoning Board issue but is it this board's feeling that deck lighting is more appealing verses the current flood lighting.

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Trustee Peer: My own opinion is that if they could tone it down. If you are heading north on Union Street you have this light in your eyes. Is there someway you could tone it down or redirect the light, dim it down.

At this time Deputy Mayor Rauber and Building Inspector Crooks reviewed the section of the Village Code pertaining to lighting.

Based on this review it has determined that the ARB can address the issue of the Floodlight and not the Zoning Board. Based on the fact that we are dealing with an exterior issue and given that fact that it falls in the performance section of the code book and specifically addresses the architectural theme.

The board has asked that the floodlight be toned down and or re-directed; restrict the time of illumination from dusk to close of business.

Lighting of Signs & Signs:

Deputy Mayor Rauber: The south side sign with spot lighting and the Union Street sign with spot lighting talk to us about them. When I looked at this picture you presented in January which shows street lamps I was thinking there's the light to light the sign. I can understand your argument about having to move the south side sign to the flat part of the building verses your picture showing it on the roof.

Mr. Marello: Again, it was a one-minute decision. The sign maker suggest to place it on the building because once you put it on the pitched roof you are going to have birds nesting behind the sign.

Deputy Mayor Rauber: But it would require some board to approve the lighting for the sign. The discussion for today is the spot light the right type of lighting or is there other ways to light the sign and does it really need lighting.

Trustee Russell: Generally, lighting of signs is a zoning issue and having served on that board I can tell you that it is very hard to get someone to move on spot lights. What was your reasoning for putting the spot on the sign? Do you need it?

Mr. Marello: So you can see the sign in the dark. I just figured every sign had a light on it.

Deputy Mayor Rauber: I know your approach you put a sign up let's light it. As I look at the law in the book I'm saying that John broke the law. He has a light up that wasn't approved by the Zoning Board. Now what do we do?

Mr. Marello: There was not intent to that. I just that figured every one lights their sign.

Deputy Mayor Rauber: Not every one. Maybe on Stuey's but that has been up for quite some time.

Building Inspector Crooks: I think Trustee Russell point is that it would probably take an act of god to have a lighted sign.

Mr. Marelo: I think of a lighted sign as one that has a post with plastic and lights inside. That's a lighted sign.

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Trustee Peer: In the ARB code does it talk about lighted signs?

Building Inspector Crooks: No, the ARB can address the style, color. But the lighting goes to the zoning.

Deputy Mayor Rauber: Which means that in order for you not to be in violation you should not light those signs until you go in front of the Zoning Board and get their approval.

Mr. Marelo: Is that something that you don't like?

Trustee Russell: If you could picture a village with every merchant having lights on every sign. Try to picture that in your mind and whether or not you liked that look.

Mr. Marelo: If I was that merchant and wanted to keep my business based on people knowing that I was there I would keep my sign lit. That is coming from the business side. Does it have any barring on the side of the building?

Trustee Russell: Your building is unique because it is really at the four-corners. While sitting on the Zoning Board we did generally approve a spot on a sign if it was on the ground shinning up on the sign.

Deputy Mayor Rauber: To get us in the right direction what I see here is that you not turn on your lights. Because even not knowingly violated the Zoning Ordinance without getting prior approval to do so. Once you go in front of the Zoning Board they would determine the proper lighting for your signs if any at all. To get that process going you would need to contact the Building Inspector Crooks. To address the issue of the south side sign the board approves the current location of this sign. I would just ask that you give us a picture of this sign in its current location for our records.

Deputy Mayor Rauber: We also need to address the Menu Board that you currently have up prior to getting ARB approval. I would ask that you produce some pictures on this sign and also illustrate the size, colors, and placement on the building. When you get this picture and the ones we asked for prior just drop them off to the Village Clerk for our review.

Mr. Marelo then presented to the board with the concept for a Carousel for his lot at 148 S. Union Street. The board stated that they would need to contact Attorney Richard Olson to see which board should address the Carousel issue.

ADJOURNMENT

Motion was made by Deputy Mayor Rauber, and seconded by Trustee Russell and carried unanimously that the meeting be adjourned at 7:00 P.M.