

ARCHITECTURAL REVIEW BOARD MEETING
September 18, 2002

Mayor Walker called the meeting to order at 5:30 P.M.

BOARD MEMBERS PRESENT

Theodore E. Walker, Mayor
Theodore E. Rauber, Trustee
Steven T. Russell, Trustee
Glenn C. Granger, Trustee
Timothy M. Peer, Trustee

BOARD MEMBERS ABSENT

OTHERS PRESENT

Pamela J. Cunningham, Village Clerk
Robert Burgdorf, Nixon Peabody LLP

APPROVAL OF MINUTES

Motion was made by Mayor Walker, seconded by Trustee Rauber; Trustee Peer abstained from vote, and carried that the minutes of the Architectural Review Board meeting held July 17, 2002 be approved as read.

Motion was made by Mayor Walker, seconded by Trustee Peer and carried unanimously that the minutes of the Architectural Review Board meeting held August 21, 2002 be approved as read.

APPLICATIONS:

1. Cruise One - Nancy & Steve Barton - 6 West Avenue (applicant not in attendance)

Mayor Walker summarized the Architectural Review Board's findings on the application for a Certificate of Appropriateness - Cruise One, 6 West Avenue.

Based upon designs/pictures presented this date, the Board approved the following:

Sign - Approved the colors, shape, and size (24' X 20') of sign as submitted plan for the September 18, 2002 ARB Meeting. Sign is to be mounted flush on the building on the right hand side of the door (right hand side - if you are facing the building). Elevation of sign not to exceed the top of the door frame and centered between the door and window. Sign is to be non-illuminated.

2. ESL - Parrone Engineering - 41 Nichols Street

Robert Burgdorf: I am here from Nixon, Peabody on behalf of ESL. Parrone Engineers was unable to make it here tonight. I won't be able to answer some of the technical questions but I can at least walk you through the changes that were made from the informal meeting you had in August 2002. I do believe that some of you were present at that meeting. I am assuming you are acting just as an ARB and are therefore only concerned with aesthetics. I will stay focused on the issues for ARB unless you have any other questions. I will be happy to answer them as well.

At this time Mr. Burgdorf showed and discussed the changes to the drawings from the last meeting.

Mr. Burgdorf: As you can see they changed the roof to more of a gabled roof with vinyl siding instead to the contemporary one that was here before. Pictures were taken of the homes and building from the village and sent back to the architect. The architect took a look at when they designed this to find something a little more compatible something with a more classic look than there standard one which they describe as more contemporary. What they wanted to do was incorporate the post and brick block as shown on the picture and drawings. They also changed the lighting. Their typically lighting is a shoebox style design. What they did here was a street light type design for a more classic look.

Trustee Russell: Is that the same light that is on Union Street?

Mr. Burgdorf: I believe that was what was mentioned to the Planning Board. I know that there was some discussion about the lights with Mr. Crooks and that they looked to match what was on Union Street. We also need to comply with the NYS ATM Safety Act that requires a certain amount of illumination around an ATM. They are done in a way that directs the light on this property to avoid spillage on neighboring properties.

Mayor Walker: Before you leave lighting there are still the soffit lights.

Mr. Burgdorf: Yes, there are soffit lights up underneath it. They illuminate right down onto the customer. As for the sign basically what they have designed here is a brick frame with a wood sign. The letters are carved into the sign, it is not back lit, and they are proposing these low grounds lights to light up the sign at night.

Mayor Walker: This is the only sign illumination?

Mr. Burgdorf: Yes, unless there is spillage from here. But the only direct sign illumination is from the two lights that will light the main sign.

Mayor Walker: What is the duration of lighting?

Mr. Burgdorf: I assume it would be from dusk to dawn. With regards to the landscaping I'm not sure if you are familiar with this area but there is quite a bit of existing foliage to the south of the site protecting it from the neighborhood behind it. ESL did a pretty good job with the landscape and before they do anything they look at increasing the trees and flowers beds.

Mayor Walker: Do you happen to know if the trees in the back are on ESL property?

Mr. Burgdorf: They will not be on ESL's when they buy it. The current owner took us to the back of his property and stated that he mows to where he owns.

Mayor Walker: So the natural vegetation is not in ESL's control.

Mr. Burgdorf: That is correct. We are taking a property that is basically entirely covered in pavement and end up with something that is primarily green space. These are one of the few commercial operations that do that. Well that is it in a nut shell. Does anyone have any questions?

Mayor Walker: How will this new building blend in with the building to the west?

Mr. Burgdorf: I don't think this building will be any higher than that building.

Trustee Russell: Is there any study in terms of queuing?

Mr. Burgdorf: Yes, we went over that at length with the Planning Board. We have a potential for 5 cars. They find that when people see that it is backed up they will come back.

Trustee Russell: So if someone doesn't want to wait they can get out of line?

Mr. Burgdorf: No, once they are in line they have to go through and go out the exit. There is only one lane.

Mayor Walker: Everyone is aware that there are six signs being proposed. Four are at the road: two "Do Not Enter" and two "Entrance".

Trustee Russell: So it is obvious from the signage that there is one entrance and one exit.

Mr. Burgdorf: Yes.

At this time the board and Mr. Burgdorf reviewed the entrance and exit signs on the drawings.

Mayor Walker: What will be the colors of these signs?

Mr. Burgdorf: ESL likes to keep with their signature blue.

Mayor Walker: The frame would be wood painted white. The background of the sign would then be blue with black letters?

Mr. Burgdorf: I don't know what colors they have planned for those signs.

Mayor Walker: We would need to see something.

Trustee Rauber: Do we know the height of the street light type lights?

Mr. Burgdorf: We did go over that with the Planning Board.

Trustee Rauber: Steve do you know what height the street lights are on Union Street?

Trustee Russell: Sixteen feet.

Mr. Burgdorf: I want to say eighteen to twenty feet. They are also set so that they get that light footprint that they are required to have.

Mayor Walker: So they use the lenses inside the globe to make sure to keep the light on the property.

Mr. Burgdorf: Yes, it is shielded within.

Mayor Walker: So is the plan to duplicate the lights we have on Union Street?

Mr. Burgdorf: Do they look like the ones on this plan.

Trustee Russell: The cap is different.

Mr. Burgdorf: This is what they a planning on installing. If it is exactly the same I don't know.

Trustee Russell: It would be great if they could use the exact same.

Mayor Walker: The reason is that we are looking at extending the street lights up farther on Union Street.

Mr. Burgdorf: Who could I call to get correct information on the style?

Trustee Russell: Jack Linder, he is the Superintendent of the Electric Department.

Mr. Burgdorf: This board gives approvals not recommendations correct?

Mayor Walker: Yes.

Mr. Burgdorf: If you give approvals do you need to do a SEQR for negative declaration?

Mayor Walker: I don't believe we get into SEQR's but I will have the Village Clerk check with our Attorney but in the mean time I will summarize the Architectural Review Board's findings on the application for a Certificate of Appropriateness – ESL – 41 Nichols Street.

Based upon designs/pictures presented this date, the Board approved the following:

Signs -

1. Sign on Building – Size, configuration and color of sign is approved as submitted on the plans dated September 13, 2002. Sign to be constructed of fabricated blue PMS 2727 metal letters and logo.
2. Monument Sign – Size, configuration and color of sign is approved as submitted on the plans dated September 13, 2002. Sign will be a painted wooden sign, blue PMS 2727 background with white graphics and routed logo and letters. Sign frame to be brick as per drawings.
3. Directional Signs – Size and configuration of the 4 signs was approved. The color of signs and lettering color, style and material, is to be submitted to ARB for consideration. An actual color picture of these four signs showing color scheme is to be submitted to the ARB. Note: total sign area was not determined, may be ZBA issue.

Landscaping -

Landscaping was approved as submitted on the plans dated September 13, 2002. Addition of the Day Lilly (Village Flower) to the landscaping was recommended.

Lighting -

Lighting was approved as submitted on the plans dated September 13, 2002 with the following conditions:

- The 4 pole street type lights are to be of similar design to the ones located on Union Street in the villages Central Business District. Duplication of the new Village Street Lights is recommended. Light types to keep light on property. Wattage of light fixtures to be identified on drawings.
- The soffit lights beneath structure were approved. Wattage of light fixtures to be identified on drawings.
- That the only sign illumination that is approved is the lighting for the monument sign.
- Duration of all lighting will be from dusk to dawn.

Structure -

- The style, size, shape and material of construction of the single structure, as submitted on the plans dated September 13, 2002, were approved.
- The color of the structure was approved as white for everything except the roof (charcoal) and brick pillar supports.

UNFINISHED BUSINESS

1. Marelo - Abbott's - 138/148 S. Union Street

The board discussed the still pending issues and legal action with Mr. Marelo/Abbott's.

ADJOURNMENT

Motion was made by Mayor Walker, and seconded by Trustee Russell and carried unanimously that the meeting be adjourned at 6:24 P.M.