

**ARCHITECTURAL REVIEW BOARD MEETING**  
**February 19, 2003**

Deputy Mayor Rauber called the meeting to order at 5:05 P.M.

**BOARD MEMBERS PRESENT**

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

**BOARD MEMBERS ABSENT**

Steven T. Russell

**OTHERS PRESENT**

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

**APPROVAL OF MINUTES**

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

**APPLICATIONS:**

1. Dave Lott - CDL Printing - 40 Slayton

**Application for Certificate of Appropriateness.**

**Signage**

Pictures/drawings presented: ARB File.

Discussion ensued between board members.

Mayor Walker summarized the Architectural Review Board's findings on the application for Certificate of Appropriateness - CDL Printing 40 Slayton Avenue.

Based upon pictures/drawings presented this date, the board approved the following:

- 12" White molded plastic letters.
- Sign is non-illuminated.
- Sign to be stud mounted to the area above the walkway on the metal front of the business location.

2. Jeff Schleede - Online Auction Company - 174 S. Union Street.

**Application for Certificate of Appropriateness.**

**Signage**

Jack Crooks: I would like to make a suggestion for this board to consider and I'll tell you the logic of this suggestion. Any vehicle parked in front of that building is going to obscure the sign. If the sign were at the top of the building it would be a lot more visible. If we are going to allow a sign it seems that it should have a function and I don't see that it function's well there.

Clerk Gilbert showed the color rendition of what the sign will look like.

Trustee Rauber: I am curious as to why he didn't buy Sullivan's sign and have it redone. Because, I have a lot of issues with the way this sign looks.

Mayor Walker: The only advantage to this is that it is tucked down low and not very visible from the street.

Trustee Peer: I think Jack makes a good point. Why have a sign if you can't see it.

Jack Crooks: You can see in the one picture an SUV there. If that were parked one more spot to the east your not going to see the sign at all. The sign serves no function if you can't see it.

Mayor Walker: His intent is red on a white background but the picture shows a dark red on a gray background. This is where we run into the issue is what he presents us is not what he is saying. I like the gray background.

Trustee Rauber: To me this looks like someone put a wood board up and wrote on it. It doesn't offer any character. For a little bit of money scallop that top board out and add a little character. To also build on what Jack was saying, raise the sign so it can be more visible.

Motion:

Introduced by Trustee Rauber  
Seconded by Trustee Granger

That the Architectural Review Board denies the conceptual sign of "Online Auction Services" on the basis that it lacks character and the "Canal Town" theme. The color (red on white) of the sign is ok but the placement of the sign on the building is not acceptable.

Vote of the Board:	Theodore E. Rauber, Trustee	Aye
	Glenn C. Granger, Trustee	Aye
	Timothy M. Peer, Trustee	Aye
	Theodore E. Walker, Mayor	Aye

The ARB offers the following suggestions for the "Online Auction Services" sign:

1. Why do you not want the sign on the peak of the building?
2. Red on gray color vs. red on white.
3. Re-design the shape and framing of the sign keeping with the Canal Town theme.

Trustee Rauber will be the contact between the ARB and Mr. Schleede.

3. Susan Pierce - DeMond's Decorating - 42 Nichols Street.

**Application for Certificate of Appropriateness.**

**Signage**

Susan Pierce: The history of this is I originally was going to buy Sullivan's but that didn't work out so we started fresh.

Mayor Walker: It looks like you will be taking two suites up on Nichols Street.

Susan Pierce: Yes.

Mayor Walker: So what you are here for is signage for your business. Per what we have received it follows in that same band of the other signs with the green background. You're looking at putting the white letters centered between the two suites. We are however not real excited about back lit signs. We do realize the plaza location from the road. Some people have put open neon signs up in their windows.

Jack Crooks: What are your normal hours?

Susan Pierce: 8-6 Monday/Wednesday/Friday; 8-8 Tuesday/Thursday; 8-4 Saturday.

Jack Crooks: If we were talking about a lit sign we would be talking about a need for lighting a couple nights a week.

Susan Pierce: Yes, Tuesday/Thursday and maybe in the winter time seeing that it gets dark earlier.

Trustee Rauber: We do allow interior signs that say open.

Mayor Walker: Part of this is consistence throughout the plaza. We are trying to not have the back lit signs. In other areas we have external lighting that would shine on the sign. But I'm not sure how you would do that here.

Susan Pierce: It would be a little challenging with the location of the sign. I'm not saying there wouldn't be a way I'm just not sure how.

Trustee Peer: When do you plan on opening?

Susan Pierce: Were looking towards the end of March.

Trustee Peer: You sell interior decorating?

Susan Pierce: Paint, wallpaper, and window treatments.

Trustee Peer: Are you currently in business somewhere?

Susan Pierce: Yes, out of my home. Clients call me and then I go to there homes or places of business. I also worked at Sullivan's until last October.

Trustee Peer: Are you looking at any specific way of marketing/advertising?

Susan Pierce: We are looking at advertising on the radio station WARM, Suburban News. I have joined the Chamber of Commerce.

Trustee Peer: I wish you well.

Motion:

Introduced by Mayor Walker  
Seconded by Trustee Granger

That the ARB approves the signage as identified with the white letters to be 16 inches tall matching the existing size of Rubino's and Sunsational Tan store signs. But we will not allow them to be back lit. Store owner Susan Pierce is to contact the Building Inspector, Jack Crooks or Village Clerk, Pam Gilbert with the type of sign (wood, plastic, vinyl). Background will be the existing green.

Vote of the Board:	Theodore E. Rauber, Trustee	Aye
	Glenn C. Granger, Trustee	Aye
	Timothy M. Peer, Trustee	Aye
	Theodore E. Walker, Mayor	Aye

### **UNFINISHED BUSINESS**

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

Jack Crooks: I have talked to Owen McEntee regarding the lighting. Our focus was to come up with a lamp that would be similar in style to the village's street lights. Obviously, it would be scaled down so that is was more fitting for the deck. It doesn't sound like Owen is having any luck at all. I made a couple trips to Chase Pitkins and Lowe's. They have some lamps that are meant to be post lamps and going on my memory they are pretty similar to our street lights. I think if you want to move forward on this and just go with a regular post lamp that meets the luminary requirements and giving the placement of each one would be fine. The cost I believe is around \$40.00. So for around \$200-250 dollars he should be in good shape with us and get that issue done and get the light off the roof. The other issues are the deck itself and what were we doing with these planters?

Discussion ensued between the Board and Jack Crooks, Building Inspector regarding the outstanding issue with the deck.

Trustee Rauber will go to Lowe's and get a brochure on the type of light this board will allow on the deck.

Mayor Walker stated that Building Inspector, Jack Crooks will draft a letter to Mr. Marelllo stating the outstanding issues that need to be addressed.

Trustee Granger: Or what?

Jack Crooks: Failure to comply means that the deck comes down.

Trustee Granger: With him you have to tell him that or he will plead ignorance. It is all well in good the way it looks with the bushes and benches on paper but it is not flat ground.

Jack Crooks: That is what I thought about the benches that are out there now.

Mayor Walker: That is why I think we need a very specific list.

Trustee Rauber: When we complete this list and Jack works with him and he declines to do the above then what is the process to have him remove the deck?

Jack Crooks: We state that it has to be done by a certain date and if it is not done we turn it over to the courts. I think our code states that he has thirty days to comply. I think we need to be very precise in what we offer to him. You tie up every loose end that you can and state this is where we are going if you don't.

Mayor Walker: Do we have a list of everything?

Clerk Gilbert: Yes, I have the Certificate of Appropriateness that we issued.

Trustee Granger: Can that be revoked?

Jack Crooks: If it was issued in error.

Clerk Gilbert read the Certificate of Appropriateness that was issued in July 2002. Clerk Gilbert also read the follow-up items that needed to be addressed.

Trustee Granger: Has he done any of the follow-up items?

Clerk Gilbert: No.

Trustee Granger: What is our recourse when that happens?

Mayor Walker: I think we can give him thirty days to complete. I believe that Jack has been discussing this with our attorney, Dick Olson to make sure that yes this is the action we can take.

Trustee Granger: I issue is that the guy doesn't do what he is directed to do and we have no recourse.

Mayor Walker: Other than take it down but I think the deck is a real attribute to the village. So if it turned out that he wasn't doing a good business then I would agree with you let's get this thing out of there because it is just terrible.

Trustee Granger: You have rules and you don't support them then why have the rules.

Jack Crooks: You have a business that has a potential to being a real asset to the community. Unfortunately, for us he is not here all the time. We have had some stumbling blocks along the way and if we go to court we need to have everything in order.

Mayor Walker: This letter that we send him states the items he is not in compliance with and a date to get them in compliance.

Jack Crooks: I will state in the letter that failure to comply will result in a direct order to remove the deck. Failure to remove the deck would result in a referral for him to appear before the judge.

Mayor Walker: I will generate this list and e-mail it to you for review prior to Jack writing his letter. This is his final chance.

Trustee Granger: Can I go on record saying that this won't be the last time. I would like to see this as a motion.

Motion:

Introduced by Mayor Walker  
Seconded by Trustee Rauber

Hereby be it resolved that the ARB by this motion is granting Mr. Marelo one final time to comply with all issues outstanding per letter to be sent and attached by Building Inspector Jack Crooks.

Vote of the Board:	Theodore E. Rauber, Trustee	Aye
	Glenn C. Granger, Trustee	Nay
	Timothy M. Peer, Trustee	Aye
	Theodore E. Walker, Mayor	Aye

#### **ADJOURNMENT**

Motion was made by Mayor Walker, and seconded by Trustee Peer and carried unanimously that the meeting be adjourned at 6:15 P.M.