

**Planning Board
ARB Minutes
June 1, 2010**

Present

Absent

Chairman David Wohlers
Denny Marra
Joseph Slominski
William Rutter
Craig Byham

Donna Stassen, Secretary
Trustee Carol Nellis Ewell
David Gibbardo
Veronica Natiello
Theodore Rauber
Linda Rauber
John Progno
John Liu
Mike Progno
Shaun Lobene
Zachary Haas
Jessica Manzer
Michael Simonetti

At this time Chairman Wohlers led the Pledge of Allegiance.

ARB

**Nurse's Station
42 Nichols Street
Signage**

Lenny and Veronica Natiello will be representing the Nurse's Station application. Veronica Natiello stated that their sign is temporarily affixed to the building. The banner was taken down because Kinko's misprinted our name and we were holding our grand opening and didn't want the wrong name on the building.

Craig Byham: We want all signs on that façade to have scalloped edges; the Lakeside sign was given approval for that location without scalloped edges because the rectangle signage fit in on that side of the building.

Denny Marra stated that the application states the material of the sign is sheet metal, and that is a material which is not allowed and the reason for that is because in the event it comes down it shears and cuts.

Lenny Natiello stated that he believes that to be a misprint, he doesn't think the material is sheet metal.

Lenny Natiello: What kind of material would you prefer?

Denny Marra suggested that the sign maker refer to our code and guidelines.

Veronica Natiello: The sign is only temporarily affixed we can bring it in. We don't believe that it is sheet metal.

After board discussion the following resolution was offered.

Motion made by Chairman Wohlers seconded by Denny Marra and carried unanimously to table the application of Nicole Dobbins, Nurse's Station for signage located at 42 Nichols Street, Spencerport NY.

Such application was tabled until next month to allow the applicant time to provide the type of material used to make existing sign.
Furthermore the Board has granted permission allowing the applicants to keep their sign up until next month.

**Abbott's
138 S Union Street
Signage**

David Gibbardo stated that the old sign is in pretty bad shape; also Abbott's has new colors and logo which they want us to use.

Prior to last year there was a blade sign which blew down, I am requesting to put the blade sign up in the corner of the deck facing Union Street, this would also be a replacement.

Craig Byham: There will be a total of 3 signs?

David Gibbardo: Yes.

Chairman Wohlers: Are these the new corporate colors?

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David Gibbardo: Yes.

Chairman Wohlers: The sign you are proposing does not meet the code, it is a little too large. Could you bring that down to 20 sq. feet to meet code?

David Gibbardo agreed to that request.

Craig Byham: Will the sign be lit?

David Gibbardo: Yes, they are lit now.

Chairman Wohlers: Are the lights on timers?

David Gibbardo: Yes they come on at 6 pm, and I believe they turn off at 2:00 a.m.

Craig Byham: I would like to see the ice cream cone incorporated into the sign itself, so that it isn't sticking outside of the sign.

After Board discussion the following Certificate of Appropriateness was granted.

Resolved, that the Architectural Review Board grants a Certificate of Appropriateness to David and Linda Gibbardo of Abbott's located at 138 S Union Street for signage.

Such approval granted with the following conditions.

1. Signage on south side of building not to exceed 20 sq. feet and centered over doorway.
2. Sign materials and colors to be as shown on submitted application.
3. Ice cream cone logo placed within the perimeters of the sign.
4. Lighting to be turned off one hour after closing.
5. Signage to be installed in a safe manner.
6. Signage to be kept in good condition as determined by the VOS ARB.
7. After installation the applicant shall submit a photograph of the completed installation to the Village Office for filing.

Ayes: Wohlers, Marra, Slominski, Byham, Rutter

Nays: none

**Elsie Cond
Slayton Place
26 Slayton Ave
Signage**

Elsie Cond the owner of Slayton Place is requesting approval to install a lit sign measuring 4'6" x 9' on restaurant located at 26 Slayton Ave.

Chairman Wohlers: The sign does exceed the permitted size and I don't know how you will fit the lights in the area shown on the drawings.

Elsie Cond: The lights will come off the white board.

Chairman Wohlers: But that is covered by the sign in these pictures.

Elsie Cond: I think anything smaller on that great big building will just look ridiculous.

Chairman Wohlers: I don't mean 20 sq feet sign but just to give you a little more room for lights.

After Board discussion the following Certificate of Appropriateness was granted.

Resolved, that the Architectural Review Board grants a Certificate of Appropriateness to Elsie Cond of Slayton Place for signage located at 26 Slayton Ave.

Such final approval was granted with the following conditions.

1. Signage to be sized inside the trim border.
2. Signage will be lit with white gooseneck lighting as shown per submitted diagram.
3. Lighting to be turned off one hour after closing.
4. Signage material will be MDO sign panel with vinyl graphics.
5. Signage colors will be dark green paint with white vinyl copy lettering as shown on submitted application.
6. Signage to be installed in a safe manner.
7. Signage to be kept in good condition as determined by the VOS ARB.
8. After installation the applicant shall submit a photograph of the completed installation to the Village Office for filing.

Ayes: Wohlers, Marra, Slominski, Byham, Rutter

Nays: none

**Spencerport Bowl
45 Nichols Street
New Entrance
Landscaping**

John Progno share holder for Spencerport Bowl stated to the Board the need for the vestibule is to provide a separate entrance way to the new pub. To show that it is a different entity from the bowling alley.

Chairman Wohlers: I don't know why it has to look different?

John Progno: It is going to be similar, the colors will match. Right now because the bowling alley is kind of dilapidated and we have financial hardship I was trying to build it economically as opposed to hiring a commercial contractor.

Chairman Wohlers: Unfortunately it appears that way too. It looks more like a shed than an entrance.

John Progno: I wasn't sure what you were looking for, we can basically do whatever, and I am building it. We want people to realize this is not the bowling alley this is CJ's Pub.

Discussion ensued regarding possible designs for the entrance way.

The Board asked the applicants to submit new drawings, with colors and materials.

After Board discussion the following Certificate of Appropriateness was granted.

CERTIFICATE OF APPROPRIATENESS

This is to certify that on June 1, 2010 the Architectural Review Board granted a Certificate of Appropriateness to, The Gordon Group Inc. of Spencerport Bowl for landscaping as per submitted design.

Furthermore, the Architectural Review Board tabled any decision on proposed addition pending new drawings depicting exactly what applicant is proposing.

Ayes: Wohlers, Marra, Slominski, Byham, Rutter
Nays: none

Theodore & Linda Rauber
117 So Union Street
Landscaping, Planter, Lighting

Ted Rauber: My wife Linda and I are the proud owners of the new building on Main Street. I have been a member of the Village Board for 13 years and the liaison to this board. I will say that in my life I have never built anything more than 2000 dollars, this last construction which ended up being over ½ million dollars really gave us an insight to the process, in the outcome of it all and the anxiety of time lines and the weather elements we had some hasty decisions to make. I have letters from contractors to back that up.

I received a letter from Building Inspector Jack Crooks citing us for a couple of items we failed to get tweaked along the way and I am here to talk about that.

1. Lighting

Ted Rauber: When Mr. Fennity was in with our application we weren't sure what type of lighting we should have because of the closeness of the building next door. The building next door has a business and apartments; we didn't want to go with commercial lighting like the post office and the Schultz building which floods out a lot of light.

We enlisted Lauterborn Electric to provide us with concepts of lighting that work and would appeal to what we both felt would have canal town theme, along with a goose neck features. Some research was done on the historic lighting in that era, and brass was found to fit in that era. The brass cost more but we went with their recommendation.

The time line was fast approaching to receive a C of O and get approvals in place. I looked at it from my ARB experience and thought it would look really well on the building and fit the character also the lighting per code for rental states that we need lighting for liability and security.

If I could have gotten in front of this board prior to that I certainly would have done that. The bulbs are 42 watt bulbs energy efficient state of the art old look new technology.

Chairman Wohlers: When you say time frame you go back to the July 2nd meeting and our engineer Scott Dehollander asked you to submit any exterior lighting way back in July prior to your construction time. At that time you stated there wouldn't be any need for lighting, I am not sure why it got to the point where you decided you needed lighting.

Ted Rauber: That is a good question, prior to tearing down the old building I didn't think we would need any, but after the architect looked at it, he thought we may need some lighting there.

Craig Byham: At that same meeting we asked you and you said you didn't think you would need any additional lighting other than what was in the parking lot, Gary Inzana was at that same meeting and he commented that less lighting was better he didn't want any additional lighting for his tenants to have to deal with. Any other business that comes in we ask them not to have their lighting go off the premises.

Ted Rauber: They light the paved area, I have had conversations with Gary since then and he is pleased with it. He has even cleaned up his side of the building too, I would have to say it is a better facility today than what was there before.

Chairman Wohlers: You started out this evening saying that you were the liaison to this board and I think that is the issue you knew the steps and you didn't follow them.

Ted Rauber: Trust me I wasn't trying to pull anything over I was just trying to get things done.

Chairman Wohlers: Is there any way of cutting those bulbs back anymore or timers something that would reduce the amount of lighting at night.

Ted Rauber: Timers I don't think I can do because of the tenants I have been told that by code you need lighting for your tenants.

Craig Byham: Can you provide us with that code.

Ted Rauber: Sure, Jack Crooks would have that you could ask him directly.

Denny Marra: This is a learning curve because this is all after the fact. You brought up a good point you have been the liaison since I have been on this board and a couple times you have said that is the cost of business and now you have the other hat on and you see how that it is. I didn't like it because the procedure wasn't followed I am not going to say yes or no what I would like to see changed is the light spill off. I think you have done a nice job with the building.

Joe Slominski stated that he liked the building.

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William Rutter: I was surprised when I went by and saw all the lights on and couldn't recall any lights on the plan. No-one is arguing that the building doesn't look good; once again it was that procedures weren't followed.

Chairman Wohlers: I think that maybe your contractors steered you a little wrong on the style and the brightness of those lights can a different bulb be put in?

Ted Rauber: They are removable bulbs I would have to check, I asked for the lowest wattage they had. I have learned that energy efficient lighting gives off a lot of light.

Chairman Wohlers: I think you can buy a medium base for smaller bulbs.

Ted Rauber will follow up with his electrician and do what needs to be done to reduce the wattage.

Ted Rauber stated that he doesn't want to shut off the lights if a tenant falls he would be liable.

Chairman Wohlers: Unfortunately we are backed into a corner because it is already done and I would like to see something showing us the spill off this would most likely come from the manufacturer and not your electrician.

Denny Marra: My feeling is after the fact; there was a miss in the process. If the owner can correct it and try and work with the board I am ok with that.

Chairman Wohlers: So you know what we are after, try and tone down basically the lighting that is spilling off onto the other property.

Planters

Ted Rauber: After I received site plan approval in October I hired Architect Larry Fennity to begin the drawings for the building. Larry came to me and told me we had to change the building design and that steps were needed in the front of the building. I came back in front of this board and what I was trying to convey was the building had to come up which changed things. Larry has submitted a letter to this board which states that the building had to come up which meant that architecturally the planters had to come up. If you look at the contractor's letter it basically says that if we were to build it that way there would be a problem with freezing and breaking. We had Tim from Weckesser Brick come out and bring samples we originally looked at all colors the stones just didn't compliment the building. Mark suggested we look at gray the problem with the gray is it is a stained stone the color won't remain hue light will attack it so as the stone weathers it

changes. So as the building went up we had to refigure the planters. With this stone every one is individual and can be replaced as needed. That is why the design changed and we could not build the planters as originally planned.

William Rutter: Again, it would have been nice to review the changes with this board. I don't know what the other colors would have looked like I think the gray with the brown really doesn't look good. I will have to take your word for it that this is the best.

Ted Rauber: We looked at 4 different groupings of stones.

Craig Byham: I guess my only comment is that 13 years in Village government you know the process and procedures it appears that you made a decision that should have been the ARB's decision as to the colors of these planters and never came back to us so now we have 2 issues that you never came back for. Better than anybody you know better. I guess that is my issue. Everybody else plays by the rules they make a change on the building they come in and ask for the change.

Denny Marra stated that he felt the general contractor should be held responsible more so than Ted Rauber, when he knew a change was happening he should have approached this board. I think for us this is a learning curve and again I can't penalize him, yes I felt the same way as you did but now he is on the other side of the coin and he made a mistake the building is built.

Denny Marra stated that he feels a system for checks and balances needs to be put in place. Again, let's take this as a learning experience.

Joe Slominski agreed with Denny Marra that maybe Ted was led in the wrong direction and that the general contractor didn't follow through but like we have seen and learned in the past those checks and balances need to be done.

Chairman Wohlers: I agree with you the cul de stone does not work well below grade level because with moisture the stones will pop up I have learned this from experience. I will take your word on it too as far as color match I don't like the color match but I know sometimes you just can't find the exact match you have to use the contrast. You will have to keep the stones in good shape, maybe you should have just left them off.

Ted Rauber: When I looked at the south side waterfront study it does comment in there it would be nice to have planters and tall windows on Main Street and this building has tall windows.

Chairman Wohlers stated that the building is within the right of way.

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Ted Rauber shared the landscaping plans with the board.

Denny Marra: Whatever plantings you choose are certainly up to you.
The Board agreed that the landscaping along with the rest of the project is a huge improvement compared with what was there before.

Approval of Minutes

Motion made by Chairman Wohlers seconded by Craig Byham and carried unanimously to approve the amended minutes of May 14, 2010.

Adjournment

Motion made by Chairman Wohlers seconded by Joe Slominski and carried unanimously to adjourn the meeting at 8:40 p.m.

