

VILLAGE OF BALDWINSVILLE
ARCHITECTURAL REVIEW BOARD MEETING MINUTES
Monday, October 3, 2005, 7:00 P.M.
Approved 11/7/05

PRESENT: Sarah Baker, Chairperson
Dean Johnson
Evelyn Mercer
Connie Taft
Toni Kleist

ALSO PRESENT: Susan LaQuay, Secretary

GUESTS: Dane Morse, Sabre Demolition

APPROVAL OF MINUTES

Upon motion by D. Johnson and second by E. Mercer that the minutes of the September 6, 2005 meeting of the Architectural Review Board be approved as submitted. Motion passed.

NEW BUSINESS

Sabre Demolition – 73 East Genesee Street – Steve Dixon

Mr. Dane Morse is present on behalf of the Applicant, Steve Dixon. Mr. Morse drew a picture of the existing building and Chairperson Baker noted they also have photographs of the different elevations that were provided with the application. Mr. Morse stated that the Applicant's intent is to take the existing building and demolish the front portion of the building. The purpose of this is to open up the front and elevate it so it will accommodate heavy equipment to be worked on inside over the winter and to get it off the street. This will require them to demolish the entire front of the existing building. He noted the front 50' of the building will be smaller, but higher, than it is currently.

Mr. Morse stated the new construction will be prefabricated. T. Kleist asked what color it will be. Mr. Morse stated it is galvanized steel. He noted they are aware it is not very attractive, but wanted the Board to consider that coming from the east on Route 31, the building is difficult to see because North Side Collision blocks it. Going east on Route 31, it is also difficult to see. Mr. Morse stated the existing overhead door will be demolished. The new doors will be sliders to accommodate the equipment. T. Kleist asked if they plan to paint the building. Mr. Morse stated it will be left as it is made, which is silver.

Chairperson Baker noted this proposal came to the Board 2 weeks ago and she went to the site. She researched the Code and noted that under Section 72-64, regarding applicability, that it would appear, regarding this building, to question whether or not this building will be subject to review by this Board and if it were, how would they review it because it is something this Board has not encountered before. Chairperson Baker stated she spoke with the CEO and the Village Attorney and they reviewed the code with her. She noted the code says, "The following shall be subject to Architectural and Design review by the ARB, which shall be limited to the architectural style and general arrangement of such portion of the exterior of the building or structure as it is designed to be open to view from a public street or waterway." Chairperson Baker noted this building is really not open to view from a street or waterway. However, the Code continues to say, "... including the kind and texture of building materials, siding materials, types of all windows, doors, lights, fences, signs, and other fixtures pertinent to such portion within Business B1, Business B2, Commercial, Industrial, and Planned Development Zoning districts." The Code says the ARB will review any buildings within those 4 zones. Chairperson Baker stated she gave this to the Village Attorney for interpretation as she was concerned if they did not review this proposal, they would set the precedent of not reviewing buildings and they would rather set the precedent of reviewing any building

within those districts whether it can be seen or not. The Village Attorney agreed and said a building's use can be considered and the standard can be negotiated as a result, as the building cannot be seen from the street. Strict adherence to the guidelines can be negotiated as well in this circumstance and the ARB will consider, in this particular case, the intent of the ARB law rather than the absolute letter of the law. The precedent being established is that any building in any one of those 4 zones will be subject to review by the ARB.

Chairperson Baker noted the use of this building will be to house heavy equipment for Sabre Demolition for their business. She feels it will be more desirable that the equipment be inside rather than left outside in view.

Chairperson Baker noted that, if this building were in view, the proposal would not be acceptable to the ARB as it does not follow the guidelines. D. Johnson stated he feels the existing building looks better than new one, but understands it must be changed to accommodate the equipment. He feels that, as it is not visible, it is an acceptable proposal. T. Kleist agreed and feels it should be kept as "nonvisible" as possible with color choice, etc. T. Kleist asked if the existing texture 111 along the side remain white. Mr. Morse stated that will be gone completely. T. Kleist stated she does not feel this is a problem as long as it is not visible.

C. Taft asked why they chose a galvanized steel building. Mr. Morse stated they considered cost and convenience. This building is a kit that will go up quickly.

D. Johnson noted that Chairperson Baker had mentioned that this Board does not want to set a precedent of not reviewing buildings, but also does not want to set a precedent of ignoring the ARB guidelines. He wanted it noted for the record that the Board in this case chooses not to apply the guidelines as the building is not visible from the street.

Upon motion by D. Johnson and second by E. Mercer to approve the application for 73 East Genesee Street, Sabre Demolition, as submitted on the basis that it is not going to be reviewed pertinent to ARB Guidelines because this building is not visible from the street. **Motion passed.**

Golden Legacy Adult Living Facility - Meigs Road - B. S. Enterprises, LLC (Thomas D. Scuiga)
Chairperson Baker noted this application will be reviewed at a later date, as there is no representative present at the meeting.

The meeting was adjourned at 7:32 p.m. The next Architectural Review Board meeting is scheduled for Monday, November 7, 2005 at 7:00 p.m.

Respectfully Submitted,

Susan A. LaQuay
Architectural Review Board Secretary