

Minutes of a Meeting of  
ARCHITECTURAL BOARD OF REVIEW  
held October 8, 2014

Members present: Greg Ernst, Chairman  
Mark Chernisky  
Kevin Krol  
Paul Vincent  
Tom Sedlak

Also Present: John Cheatham, SAFEbuilt, Inc., Nicolet Candrea, Leon Sampat, Thomas Skliros

Chairman Ernst called the meeting to order at 7:30 p.m.

Mr. Ernst called for approval of the minutes of the meeting of the Architectural Board of Review held September 10, 2014 **Motion** by Vincent, second by Sedlak, to approve the minutes as prepared and distributed. Yeas – Chernisky, Ernst, Krol, Sedlak, Vincent. Nays – None. **Motion carried 5-0.**

**Candrea Properties**  
**583 Dover Center Road**  
**Proposed New Restaurant**

Mr. Cheatham advised that the applicant has submitted this plan for preliminary review by the Architectural Board of Review. The application has not yet been submitted to the Planning Commission.

The Board reviewed the plans and discussed the proposal at length. The architect presented a picture of the current state of the building. The existing Bay windows, the shutters and the arch awning will be removed. A green awning will be installed with the name of the restaurant, “Panorama Family Restaurant.” The Bay windows and the store front will all be replaced with a new aluminum storefront, a little larger in size than the existing storefront. The rear elevation is to remain as it currently is. On the north side of the building windows and fire shutters will be added. On the south side of the building the existing windows will be enlarged.

Mr. Sedlak asked the color of the metal on the storefront. The aluminum frame color has not been decided but white is being considered. The existing windows are white.

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Mr. Ernst asked if the building will be painted. Mr. Skliros stated that the building will be sandblasted.

Mr. Chernisky asked if the new awning will be lighted. He was informed that they did not have any intention of lighting the awning. Mr. Chernisky noted that currently there are lights above the parapet. Mr. Skliros stated that they would like to be able to light the sign with some gooseneck lights.

Mr. Ernst asked if the sign is part of the review. The architect stated that they would like the sign as part of the review. However, they can return for the sign if there is an issue.

Mr. Ernst asked about screening for the roof top equipment. Mr. Cheatham stated that the Planning Commission will require screening for the roof top equipment. Mr. Cheatham advised the applicant that the Planning Commission will require a pictorial of the proposed screening and a sample of the composition of the material to be used for the screening. They prefer something that blends in with the building. Mr. Ernst noted that his preference is the horizontal aluminum louvers, which are standard in the industry.

The block of the building will be painted a beige color. The brick will remain brick.

Mr. Ernst stated that "Panorama Family Restaurant" will be slanted on the awning. Further discussion followed regarding adjustments to the awning to make the sign more readable. The architect suggested that dropping the awning two feet would give the sign a lot less angle. Mr. Sedlak asked if it would make sense to have the awning come down and have a vertical piece for the signage. The architect stated that he believes the slope looks more modern than the vertical.

Mr. Krol mentioned the Rockport Development in Lakewood where they did the black awnings. Those seem as though they are tall and they do not project out very much. Mr. Ernst stated that if that design is used he would eliminate the valance. Mr. Sedlak asked if the top of the awning could start higher on the building. The architect stated that they could probably come up another 8 inches.

Mr. Ernst noted that the windows on the north elevation will be an improvement. Mr. Chernisky asked if there were any other considerations to improving the north elevation. It is a zero lot line, therefore any awning extending over the lot line would require a variance from the Board of Zoning Appeals.

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Mr. Skliros asked about painting signage on the north elevation. Mr. Ernst noted that Mr. Cheatham will have to check the square footage of the building.

Mr. Cheatham will check the number of parking spaces in front of the building. He noted that he must calculate the number of parking spaces needed based on occupancy and square footage prior to submittal to the Planning Commission.

Mr. Chernisky asked about entranceway lighting and building lighting. The architect stated that they will probably replace the sconce lights. Exit discharge lighting will be provided.

Mr. Chernisky asked if a refuse truck will have to get behind the building. The architect stated that the truck will have to have access to the dumpster behind the building. Mr. Cheatham noted that the Planning Commission will be concerned about delivery trucks being able to go back through the drive and make the turn for their deliveries.

Mr. Ernst stated that there is additional information that is needed, as far as cut sheets for the sconces and what the elevation would look like with the modified awning, gooseneck lights added, the color of the awning, and the color of the paint. Another idea is whether or not the width of the awning could be reduced to the edges of the windows. Also, if there is an opportunity to pursue a variance to put some awnings on the north façade it would be beneficial, but this is up to the applicant. If it is decided to put a sign on the northwest corner of the building, the Architectural Board of Review would have to look at the proposal. The west sign would have to be more detailed by an awning fabricator or signage manufacturer.

Mr. Sedlak asked the Board their feelings about white storefront metal on the brick façade. Mr. Chernisky stated that it will be very pronounced with the brick. He noted that if awnings are done on the north side, a gooseneck light over each awning would be a nice feature and light up that side of the building.

Mr. Ernst asked the Board's feelings about clear anodized silver. There were no objections expressed.

Mr. Ernst asked the time table for the project. Mr. Skliros stated they hope to be finished before Christmas. Mr. Sedlak asked if the gas service will need to be increase. The architect stated that the gas service should be adequate. It is a high pressure line and the only thing that will be necessary is to increase the manifold.

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Mr. Ernst asked if there is anyone from the public present that has any comments. There were none. He stated that he personally does not have a problem with the applicant sending the Board the items for administrative approval to keep things moving, otherwise they will have to come back before the Board next month. If the information is sent to John Cheatham, we can consult with the Law Director to see if a special meeting is necessary. Mr. Chernisky stated that the ABR cannot schedule a special meeting until after the Planning Commission reviews the application.

The Planning Commission will be asked if they can meet October 22, 2014.

**Motion** by Sedlak, second by Chernisky to approve the landscaping, window and door sizes and placements submitted by Candrea Properties for the proposed restaurant at 583 Dover Center Road, but require additional submittals for the following items:

- Awning Profile
- Sample of Awning Color
- Paint Color
- Final Decision on Metal Color
- Catalog Cut for Sconces
- Catalog Cut for Gooseneck lighting
- Information regarding roof top screening including material and color.

**Vote resulted: Yeas – Chernisky, Ernst, Krol, Sedlak, Vincent.**  
**Nays – None**

**Motion passed 5-0.**

Mr. Ernst thanked the applicant for putting the effort to upgrade this building. Additional information may be submitted by email when it is prepared.

There being no further business to discuss, the meeting adjourned at 8:15 p.m.

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Greg Ernst, Chairman

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Joan Kemper, Secretary