

Minutes of a Meeting of
ARCHITECTURAL BOARD OF REVIEW
held March 11, 2015

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

Absent: Mark Chernisky

Also Present: Gina Albano, Lou Belknap, Diana DeCesare

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 January 14, 2015. **Motion** by Vincent, second by Krol, to approve the minutes as prepared and distributed. Yeas – Ernst, Krol, Sedlak, Vincent. Nays – None. **Motion carried 4-0.**

Commercial Sign Installation
Gina's Pizza
622 Dover Center Road

Gina Albano presented plans for commercial sign installation at the pizza restaurant she will be opening at the Dover Commons Shopping Center, 622 Dover Center Road, in the space formerly occupied by Nirvana Pizza.

The sign will be printed on max-metal, which is layered aluminum, with PVC in the middle. The sign is lightweight and durable and will not bend or wave. The sign will be 2' x 8' and fill the existing space. There are two existing spotlights, and the sign will be centered between those two spotlights or more centered with the building. The sign will have a red background and white lettering. A letter of approval for the sign has been received from the owner of the Bay Commons Shopping Center.

Mr. Ernst discussed the solid panel, noting that some of the shops have the painted background that matches the sign band. Ms. Albano stated that the landlord is installing white vinyl siding. She would like to stay with the red and white which are the colors of most of the signs in the shopping center. Discussion followed about the possibility of changing to a white background with red lettering. Mr. Vincent asked if it would be possible for the Building Department to furnish an illustration of the existing signage at the shopping center to be used in future reviews.

After further review and discussion regarding the background color of red as proposed, Mr. Ernst noted that the backgrounds of the existing signs at the shopping center are different shades of white and beige.

March 11, 2015

Motion by Sedlak, second by Krol, to approve the sign proposed for Gina's Pizza, 622 Dover Center Road, as submitted.

Roll Call Vote: Yeas – Ernst, Krol, Sedlak, Vincent.

Nays – None.

Motion carried 4-0.

Citizens Bank

411 Dover Center Road

Change of Name of Property

Mr. Lou Belknap of Agile Sign, presented plans for a change of signage for the Citizen Bank, 411 Dover Center Road, formerly known as Charter One Bank. The application is for a face change on the building sign. On the front monument sign, the new sign letters will be 6 inches high by 65 inches long, slightly longer than the existing Charter One sign. The letters are flat cut, aluminum. A color sample was displayed. The ATM will not be changed, but the small sign over the back door will be changed appropriately.

Motion by Vincent, second by Sedlak, to approve the sign for Citizens Bank, 411 Dover Center Road, formerly known as Charter One Bank, as submitted.

Roll Call Vote: Yeas – Ernst, Krol, Sedlak, Vincent.

Nays – None.

Motion carried 4-0.

Cynthia Mukula

419 Dover Center Road

Temporary Vestibule

Diana DeCesare of The Awning Company presented plans for the installation of a portable vestibule at the dental office of Cynthia Mukula, 419 Dover Center Road. Ms. DeCesare explained that the lobby is directly off the existing front door. When the door is opened, all of the cold air rushes into the building where patrons are seated waiting for their appointments.

A temporary structure is proposed with three rigid wall panels attached to the building and the sidewalk surface with brackets. Installation will take place the second week of October each year, and the vestibule will be removed in April of each year and stored off site.

Ms. DeCesare suggested a modification of the plans presented to have the entry door of the vestibule at the side of the building, rather than in the front. The front door opens out, and there would be an effort to close it before opening the primary door. The existing door on the building opens inward. The vestibule door is made out of the same material as the panel with an aluminum frame. The vestibule will project out three and one-half feet from the building.

March 11, 2015

Ms. DeCesare added that business owners have informed her that vestibule installations have decreased electric bills due to air conditioning by 30 to 35%. If the City is comfortable with allowing the vestibule to be up year-around, Dr. Mukula would hope that could be done.

Mr. Vincent asked the life span of the vestibule if it is left up year-around. The fabric is warranted for 10 years, but if subject to severe weather the fabric may tear. The integrity of the frame and the way it is attached would lend itself to a 20-year life span if not compromised by high winds, hail, or ice.

The overhang fully covers the structure, pitched for the snow load to run off. Mr. Ernst stated that the swing-out of the door is proper for accessibility, but the vestibule entry is not ADA accessible. A five foot turning radius clear to turn is needed to get into the door. The Building Department will need to take this into consideration.

Further review and discussion followed. Mr. Ernst stated that he is not sure if he would prefer a black color of the material, thinking black would be less noticeable. If the vestibule is entirely underneath the overhang, Mr. Ernst would permit it staying all year. If it is protruding out he would not want to see it all year. He noted that there are also the clearance issues, but the Architectural Board of Review does not review ADA accessibility. Ms. DeCesare advised that there is more than one way into the building. The Board members also expressed preference to the black color, and keeping it underneath the existing overhang. Mr. Ernst noted that he does not have an issue of the vestibule projects beyond the building during the winter. He would not want to see it up during the summer if it is not under the canopy. Mr. Vincent added that if the vestibule is going to be up all year around, he would like a more permanent looking structure.

Motion by Sedlak, second by Krol, that the Architectural Board of Review grants approval for the awning for Dr. Cynthia Mukula, 419 Dover Center Road, providing that the canvas color is changed to black. If the structure does not project beyond the existing overhang it can be in place year around; if it does project beyond the overhang it must be a temporary structure installed from mid-October to mid-April. The door to the vestibule is permitted to be on the north elevation of the building, subject to approval by the Building Department.

Roll Call Vote: Yeas – Ernst, Krol, Sedlak, Vincent.

Nays – None.

Motion carried 4-0.

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

Greg Ernst, Chairman

Joan Kemper, Secretary