

**SITE PLAN
and
APPEARANCE REVIEW COMMITTEE
MEETING NOTES
JANUARY 12, 2005**

APPROVED

Attendees:

Committee Members: Carolyn Brzezinski, Rajeeve Dahal, Dennis Marino, James Wolinski, Paul D'Agostino, Jim Edwards, Arlova Jackson, Arthur Alterson

Design Professional: Hans Friedman

Other Staff: Walter Hallen, Frank Aguado, Carlos Ruiz, Gavin Morgan, Jill Chambers, Susan Guderley

Chair Brzezinski determined that a quorum existed and began the meeting. J. Wolinski moved that the minutes of the January 5, 2005 meeting be approved. The motion was seconded by Arlova Jackson and passed. (8-0-1) Hans Friedman abstained from voting.

Projects Reviewed:

SPAARC 2450 Main Street Preliminary and Recommendation to ZBA
Construction of an Automobile Service Station with 6 gas pumps at Sam's club site.

PROJECT REPRESENTED BY: Jun Narciso

GENERAL PROJECT PRESENTATION:

Revised plans to add a gas station, with 6 gas pumps, within the existing Sam's Club parking lot.

DISCUSSION:

Referring to the site plan, Chair Brzezinski asked Mr. Narciso to show the committee how vehicles would approach the station and its proposed traffic circulation pattern. Mr. Narisco located painted islands and drive aisles. He indicated that some of the islands shown would be reduced or combined. He showed how cars would enter, via a one-way drive to either pull in or circle around the pumps. Rajeev observed how one turn was very tight. He asked about the effect of a parked tanker truck upon the proposed circulation system. Mr. Narciso stated that they will have the truck parked outside of the traffic pattern. Rajeev asked whether this design eliminated any parking spaces. He also asked how customers parked to the east of the station would exit the parking lot. Mr. Narciso said that customers would either drive to the aisle in front of the store or drive through the station. He asked if the City wanted them to eliminate the landscape islands to make more room for traffic circulation.

Walter Hallen stated that the committee needed a larger scale drawing of the station depicting the proposed circulation pattern, including the aisle widths and directional flows (one-way vs. two-way). Rajeev Dahal asked that it be made to 1"-20' scale and show both the turning movements and radii. Walter Hallen asked that plans be of a larger scale for the building department; suggesting 1"-16' scale. Mr. Narisco stated that after this review they would be submitting the full set of plans for permit.

Jim Edwards asked that the new drawings also show the location of the fire hydrants. He knew that there are two in the area, but was unsure as to their precise locations.

Rajeev Dahal said that his main concern was the impact of the proposed station location upon the parking lot's traffic circulation, particularly with regard to the exiting movement of vehicles parked between the station and the store. The proposed site plan blocks easy vehicular access to the outer exit lane to Main Street and encourages traffic to use the drive aisle in front of the store. He stated that he didn't want to introduce more traffic where there would be more pedestrians and loading activities. He thought that there should be another access lane provided. Chairman Brzezinski suggested adding a cross aisle. The Chairman also suggested that some of the site plan information could be provided at a smaller scale - fire hydrant locations, locations of access and drive aisles and traffic flow. The rest of the information— traffic circulation, landscape plan and other details - could be presented at a larger scale.

Mr. Narciso said that the issue of adding another drive lane would need to be discussed with Sams Club, because it would remove more parking spaces. Frank Aguado stated that the proposed gas station removes 90 spaces and that he would need to check to see if there was any problem with further reducing the parking supply.

Chair Brzezinski asked for information on the proposed landscaping plan. Mr. Narisco stated that it will include trees and shrubs planted around the station. C. Brzezinski explained that final site plan approval would require a detailed landscape plan. D. Marino cautioned that the plantings should not create any safety issues.

S. Levine noted that the proposed location of the station resulted in an oddly shaped area of parking lot isolated from the remainder of the site. W. Hallen stated that this area was used for employee parking. D. Marino added that North Shore Towing also uses these spaces for cars towed for parking violations. C. Brzezinski asked if the use of this area could permit rotating the station 90 degrees to provide better vehicular access to the pumps. Mr. Narisco stated that they had looked at that possibility but it did not work for tanker truck access.

D. Marino asked for the proposed hours of operation. Mr. Narisco said that he did not have this information but believed it may be until midnight. Mr. Marino stated that the city may want the hours to be coterminous with the store's hours and would be concerned about late hours, from a safety standpoint.

Staff asked whether the station would be manned by attendants. Mr. Narisco stated that there would be one or two attendants. Their duties would include acting as cashier and supervising

some convenience shopping. D. Marino asked that their final submittal include an operational statement addressing hours, staffing, access to the restrooms, and how the hours relate to Sam's Club.

ACTION:

J. Wolinski moved to table action of the project until the issues of parking lot circulation, business operations, and landscaping are addressed. D. Marino asked what zoning issues would be before the ZBA. F. Aguado stated that they are requesting a special use for the gas station and a variation for the height of the canopy. The motion was seconded by D. Marino and passed unanimously. (8 -0).

SPAARC 1225 Chicago Avenue Preliminary and Final
Interior and exterior alterations to accommodate a Tanning Salon, "LA Tan".

PROJECT REPRESENTED BY: Veer Sharma

GENERAL PROJECT PRESENTATION:

Exterior and interior remodeling of existing one story, commercial storefront resulting in a conversion from one space to two spaces.

DISCUSSION:

Chairman Brzezinski noted that the applicant was in for a building permit. She remembered that at his last appearance before the committee the applicant had proposed to straighten the existing recessed façade. She asked whether he had reconsidered this design. Mr. Sharma stated that they had not reconsidered.

Mr. Sharma identified L.A. Tan as the new business tenant of one of the remodeled commercial spaces. He named several other store locations. He showed committee members the existing and proposed site plan for the building, photos of the existing storefront and proposed façade. He explained that the proposed design for the new façade would eliminate the recessed front entrance to the building.

Chair Brzezinski noted that one of the roof top HVAC units is too close to the front of the building. She asked if they had considered signage. Mr. Sharma noted that they planned to attach it to the front of the building

Hans Friedman asked why he was eliminating the recessed entrance. Mr. Sharma stated that it would yield more interior office space and would "look better". Ms. Brzezinski disagreed regarding the physical appearance. She stated that the proposed design would result in an ordinary building. She added that the current design offers shelter to persons entering and exiting the building and adds pedestrian area in front of the building. She questioned the amount of interior space gained by eliminating the recessed entryway.

ACTION:

Dennis Marino moved approval of preliminary and final site plan approval, as proposed. Rajeev Dahal seconded the motion. Chair Brzezinski stated that she could not support this

design, for the reasons she had previously stated. She observed that Chicago Avenue's sidewalks are extremely narrow and afford little area for pedestrians. Because it provided added space to the adjacent streetscape, the existing building design was superior to the new one proposed. Dennis Marino agreed. He also noted that this building is at a slight bend in Chicago Avenue and, therefore, well suited for its present configuration. He amended his motion to recommend preliminary and final site plan approval, conditioned on the façade retaining its existing configuration. R. Dahal agreed to amend his second. The motion to recommend approval, with conditions, passed. (7-1) Arlova Jackson voted nay.

SPAARC 1600 Church Street Preliminary and Final
Demolition and addition to Mason Park Field House and park renovation.

PROJECT REPRESENTED BY: Stephanie Levine

GENERAL PROJECT PRESENTATION: Renovation of this park will entail the renovation and expansion of the existing field house, reconstruction of its lighted basketball courts, installation of fencing and landscaping.

DISCUSSION:

Ms. Levine noted that the reconstructed basketball courts will be located in the same area now used for basket ball. Most of the new courts will be full sized; there will also be a round court installed for smaller players. The lights now serving the courts are not functional. The new lights will be both timed and user controlled. This means that the City will provide power to the lights within a certain time frame – for example between 3-10:00 p.m.; however, the lights will only go on if activated by users. Lights will also be timed to go off after a pre-determined period of time.

Ms. Levine displayed photos of the existing field house. She discussed some of its design deficiencies, which include no identifiable entry point, a lack of storage, and poor interior lighting. The renovation will add a user entrance in the building's north elevation. Leading to this, a round patio with seating and landscaping will be constructed. A "bump-out" will be added at each of the building's four corners. These additions which will provide extra storage space for sports equipment and supplies. An existing sky light will be replaced with new clear story lighting to allow more daylight into the building. The interior of the field house is currently very dark.

Depending upon funding, the renovation plans also include a plan for landscaping the street frontage of the field house (north elevation) and creating a corner "feature" at Church Street and Florence Avenue. The renderings of the corner showed a stone marker, engraved with the park name, and decorative wrought iron fencing. Staff asked whether wrought iron fencing could be used the length of the park's Church Street frontage. Ms. Levine stated that using all wrought iron fencing would be cost-prohibitive, therefore chain link fencing will be used.

D. Marino asked whether the park is currently used for summer basketball leagues. Ms. Levine stated that this is currently not the case. However, it is the Parks and Recreation Department's intention to reinstate it after the planned improvements. She stated that these leagues will be supervised by Parks and Recreation staff. She noted that the field house is used as one of the locations for the summer food program and contained several refrigerators for this purpose. After its renovation, the building will also be used for soccer and baseball teams, their sports equipment storage, and to provide bathroom facilities.

ACTION:

Dennis Marino moved to grant preliminary and final site plan and appearance review approval. The motion was seconded by Rajeev Dahal and passed unanimously. (8-0).

SPAARC 1950 Greenbay Road Recommendations to the Sign Board
Change gas pump canopy signage

PROJECT REPRESENTED BY: Walter Hallen

GENERAL PROJECT PRESENTATION:

W. Hallen stated that the operator of this gas station must change his canopy signage to comply with Mobile Oil's new corporate image and signage. The specific changes include the canopy signage and its lighting.

DISCUSSION:

Walter Hallen showed the committee the rendering of the proposed canopy design and its color scheme. He noted that the applicant has stated that the rim of the canopy will be continuously illuminated. He added that there will also be soft down-lighting under the canopy.

Chairman Brzezinski stated that she thought that illuminating the canopy as proposed was excessive and that she could not support its approval. Walter Hallen noted that there are no residential uses immediately adjacent to the canopy and that the gas station blocked its view from the homes to the west. He added that the under lighting would be very soft.

J. Wolinski noted that there are police issues at this location and that the lot has been used as a gathering place for homeless individuals. Chair Brzezinski stated that over illumination is not necessarily safety lighting.

Rajeev Dahal asked if the planned changes included redesign of access to the site. Mr. Hallen stated that the changes did not involve either the canopy's structure or location.

ACTION:

Arthur Alterson moved to recommend denial to the Sign Board. The motion died for lack of a second. Jim Wolinski moved to recommend approval to the Sign Board. The motion was

seconded by Dennis Marino and passed (7-2). Arthur Alterson and Carolyn Brzezinski voted nay.

Respectfully submitted,

Susan Guderley