

BRIG NIAGARA COMMERCE PARK
ARCHITECTURAL REVIEW COMMITTEE

MAY 8, 2017

The meeting was called to order at 12:00 p.m. by Brody Walters. Committee members present were David Munger, Brody Walters, Joe Belinske, and Michelle Green. Also present were the applicants, Troy Fritch and Brian Burns of Cutting Edge Countertops, and their representatives Mike Muse of the Collaborative and Ronald Guiliani of DGL Consulting Engineers.

The purpose of the meeting was to review a preliminary and final site plan of a large addition to the south and east of the existing Cutting Edge Countertops site. This is a three phase project and at the end of the three phases, the building will be squared off into a large rectangle. The visitor parking will remain out front, truck traffic will be along the east elevation. There are three recessed dock doors. Semis are loaded during the second or third shift and pull out the next morning. The drainage flows around to a dry pond. The 8' block with the white metal panel above that will continue, but the south and east elevations will have full height metal temporary walls for now. The parking lot lights will be replaced with LED lights.

Ms. Green said that the masonry dumpster site makes sense and there is a significant landscape barrier there. She said that she had concerns regarding the dock doors and dumpster enclosure facing the neighbor, but she visited the site and saw that landscaping screens it all. Mr. Walters said that the landscape plan is not large enough in scope to understand and to the east of the property, if the adjacent owner chooses to remove the landscaping, the screening would be gone. Mr. Munger stated that the elevations are fairly simple and utilitarian which is appropriate and they break up long spans. There was discussion regarding the signage, and Mr. Walters said his office will review it for size, the ARC's signage review is for general layout and scale. Mr. Munger and Ms. Green said that they feel the signage is appropriate. Mr. Munger said the lighting is good and is contained on the property. Mr. Walters asked if the parking spaces will be 10' by 20' and he was assured that they will be. Mr. Walters also stated that any outdoor storage would need to be approved by the ARC, but Mr. Burns said they will hide everything inside. Mr. Walters said that there will need to be screening so people travelling on the expressway do not see the truck docks. The building materials will match the existing. There was discussion regarding the Falco siding and the quality of it. Mr. Burns said they have had no peeling or staining and he feels it's a higher quality product. Mr. Walters noted that when the third phase is completed they will need to do block on all sides to match the existing materials.

The Committee agreed 4-0 to unanimously approve the preliminary and final site plan for Cutting Edge Countertops with the following conditions: a lot combination be completed

and a new enlarged landscape plan be provided showing screening for the docks and the east side that must be approved by the Planning and Zoning Administrator.

Mr. Burns was asked about the timing of the project and he said they are planning on moving dirt beginning in August. Mr. Walters said that construction plans need to be submitted before zoning permits can be issued.

There being no further business, the meeting adjourned at 12:28 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Mary Jo Sutton". The signature is written in dark ink and is positioned above the printed name.

Mary Jo Sutton