

**HARB BOARD MEETING
JUNE 23RD, 2009 4:30 PM**

PRESENT:

STEVE GIFFORD, CHAIRMAN
LEE CALISTI
BARBARA CIAMPINI
TERI LUTZ
PETE CICCAGLIONE
NANCY STEWART
BARBARA JONES

ABSENT:

TERI LUTZ

Steve Gifford: We have a full agenda tonight. Are there any questions or comments regarding the May 12th, 2009 minutes? If not can I have a motion to approve the minutes?

Pete Ciccaglione: I make a motion to approve the minutes

Lee Calisti: I second the motion.

All were in favor.

NEW BUSINESS:

Item #1 – 425 W. Pittsburgh Street-Owner- Progress Fund-Applicant-David A. Kahley/President, Progress Fund-Project-Ramp.

Item #2 - 226-228 South Maple Avenue-Owner- Westmoreland Human Services-Applicant-Tay Waltenbaugh-Project-Signs

Item #3 – 101 South Maple Avenue-Owner-Greensburg YMCA-Applicant-Rick Nedley, CEO-Project-Fence on Maple Avenue

Item #4 – 409 West Pittsburgh Street-Owner-Natale Pantalone-Applicant-Natale Pantalone-Project-Employee Shelter

Item #5 – 121 West Pittsburgh Street-Owner-Lois Ann Watson-Applicant-Pat Halfhill, Cricket Communications-Project-Sign

Item #6 – 660 East Pittsburgh Street-Owner-Bob Davis-Applicant-Frank Mesich, owner of East Pittsburgh Street Beverage-Project-Signs

Item #7 - 25 East Pittsburgh Street-Owner-25 E. Pittsburgh Properties LLC-Applicant-Lou Botti-Project-Knee wall/fence

Item #1 – 425 West Pittsburgh Street-Owner-Progress Fund-Applicant-David A. Kahley/President, Progress Fund-Project-Ramp.

David A. Kahley: The property is located at 425 West Pittsburgh Street. It's owned by the *Progress Fund* which is a nonprofit that moved here 2 years ago. Before you on the screen is a picture of the property at 425 West Pittsburgh Street and a handicapped ramp that we hope to add to the side of the property. You've received the pictures before and what this shows is the existing condition of it on the left and on the right my mock up of what would be the finished condition concrete. We will not be doing any physical changes to the building. There is nothing there except grass and an existing sidewalk which will be torn out. The historic integrity of the building is untouched. We have chosen the most nonintrusive location on the building for the ramp. It is on the north side of the building and towards the rear. It cannot be seen from West Pittsburgh Street, pretty much can't be seen from Otterman Street except the very few beginning inches. It is above grade of the parking lot, below which is the entrance to *Westmoreland Dermatology* so they won't be able to see it because they will be looking up. Like I said we are a nonprofit and therefore mission driven and interested in having a handicapped ramp and in additionally the *US Department of Agriculture* is requiring us to have one because we are a major lender for them. We did have an architect draw it up. We did submit to *Code. Sys* as required and they did review it and made some minor changes to it around the hand railing. They asked me, I didn't mind if they marked the drawings which got red lined and we submitted those. We went through that process. We are ready to go, we have a bid. The contractor is ready to go and I would ask your approval. Can I answer any questions?

Steve Gifford: Any questions from the board?

Barbara Ciampini: I would just like to comment on the fact that your application is put together so well.

David A. Kahley: Thank you very much. We don't want to come back a second time, not that we don't like you folks.

Lee Calisti: I have one question. It won't preclude my vote on it but, just from looking at the drawings it appears this area here (he is pointing to screen) is going to be just a bare concrete block, are you aware of that.

David A. Kahley: We were simply going to pour concrete or actually I think its block on this, a block wall and concrete slab on top.

Lee Calisti: Since it's not visible, are you aware that is what you're going to see there? Are you comfortable with it?

David A. Kahley: We could try to face it. The feeling was that the stone wall going around it is kind of a grey stone and it's also a belt course along the edge which is kind of light colored sandstone, kind of red like concrete. Instead of introducing a new historic element or try to recreate the texture of the stone we thought in some preservations allow the new item to be what it is instead of replicating. We decided to just let it be block. We can add something like texture or something like that. We want it to be attractive and be good neighbors but it's pretty low already.

Steve Gifford: Any other comments or questions? Can we have a motion?

Nancy Stewart: I make a motion to approve the project.

Barbara Ciampini: I second the motion.

All were in favor.

Steve Gifford: Dave I take it that you will get your building permit from the City of Greensburg?

David A. Kahley: I have the submittal here for Barb. (he hands the building permit application to Nancy Stewart) I will look at seeing if there is some kind of stone that will provide some texture on it. I know you're not putting it in as a requirement. We will talk to the contractor and see if there is something we can do that reads a little softer and more compatible.

Lee Calisti: I was more concerned for your image and that you are aware of what you are getting.

David A. Kahley: We think it is so hidden from everything else that you are actually going to search out the handicapped ramp in my mind to find it because it's on the side. Thank you.

Item #2 226-228 South Maple Avenue-Owner- Westmoreland Human Services-
Applicant-Tay Waltonbaugh-Project-Signs

Steve Gifford: Is there anybody here to represent the Westmoreland Human Services? I guess not, we will come back to this to see if they arrive. Since no one is here, is anyone uncomfortable with no representation?

Barbara Ciampini: I'm not. Only because Mr. Waltonbaugh listened to Lee's comments about the fact that the ??? sign is not attractive and he promised that when they got more money that they come back and redo their signs. That is what he is asking for. We talked about letter by letter and I believe that is what he is doing.

Lee Calisti: He's doing individual letters?

Barbara Ciampini: Yes, that will look so much better.

Steve Gifford: His application is pretty straight forward.

Barbara Ciampini: I am comfortable with it.

Steve Gifford: Nancy you missed that meeting, that conversation with the property owner. He's following through.

Pete Ciccaglione: Do we want to approve it without him being here?

Barbara Ciampini: Yes.

Pete Ciccaglione: I make a motion to approve the sign project.

Barbara Ciampini: I second the motion.

All were in favor.

Item #3 101 South Maple Avenue-Owner-Greensburg YMCA-Applicant-Rick Nedley, CEO-Project-Fence on Maple Avenue

Rick Nedley: I am the CEO of the *YMCA* along side with George Boehme and he is our Director of Property Management for 21 years. What we are proposing to do is, we have an area right next to the *YMCA* between the City parking lot and the gymnasium that has been vacant for about 6 or 7 years. It was the former Mahady building and I am sure you all remember that. At one point we were going to put in a 4 story addition and that was placed on hold. In the meantime we have a dire need for a play area for a number of our programs. We are looking to do a fence, right now it's a temporary fence as you can see on there which is well and good. We want to put up a new fence which George has passed around to you it's from Home Depot and it's a wood grain pebble wood fence. We want to get approval for that and we will be able to use that area for our early childhood learning center and in order to get a three star rating we need to have a grassy play area and we want to move up in that quality rating and that will certainly help us out. None the less in our 151 years of the *YMCA* we have had fencing programs but in this case we just want to talk about getting acceptance for a fence.

Barbara Ciampini: Is there a color Rick that you're choosing? Or is it just the wood grain?

George Boehme: It's a brown fence okay; on the internet they did not have the brown fence. It will match the fence that is at the *First United Methodist Church*.

Rick Nedley: The *Boy Scouts* are going to be doing the project and they also did the project at the church.

Steve Gifford: Any comments or questions?

Barbara Ciampini: I make a motion to approve the fence project.

Pete Ciccaglione: I second the project.

All were in favor.

Item #4 409 West Pittsburgh Street-Owner-Natale Pantalone-Applicant-Natale Pantalone-Project-Employee Shelter

Natale Pantalone: I would like to build an employee shelter. (He is pointing to the screen showing the picture of the shelter) Any questions? It will match the porch right on top there.

Steve Gifford: Vicky, the original application did it have colored photos?

Vicky Williams: No.

Natale Pantalone: I have colored pictures of the house if you want them.

Barbara Ciampini: Do you have them with you?

Natale Pantalone: Sure. (he hands them to Nancy Stewart).

Nancy Stewart: So the stone and brick are going to match the house?

Natale Pantalone: The brick will match the roof will match. It will be 3 sided with glass.

Steve Gifford: The roofing material will be made out of what? Shingles?

Natale Pantalone: It might be red slate if not then it will be red shingles.

Steve Gifford: Regular brick, real brick, brick veneer?

Natale Pantalone: Regular brick.

Steve Gifford: And the same thing with the stone foundation?

Natale Pantalone: No that's just a stone face veneer.

Steve Gifford: Stone face veneer. In the arches is that made out of metal?

Natale Pantalone: Yes. It should match I hope.

Lee Calisti: Is there a gutter around this Nat?

Natale Pantalone: Yes

Lee Calisti: That changes the look a little bit. It makes it a little heavier just so you know.

Barbara Ciampini: Does the original house have a gutter around that part of it?

Natale Pantalone: Yes it does.

Lee Calisti: It's going to be identical to the way the porch is detailed, is what you're saying?

Natale Pantalone: That's the plan.

Barbara Jones: What is that left to the shelter?

Natale Pantalone: a ledge.

Nancy Stewart: When you're looking at the house from the street does it sit off below this terrace area?

Natale Pantalone: No it's right in line with the edge of the porch.

Nancy Stewart: So it's flush then with that last extension that is existing right now?

Natale Pantalone: Yes.

Barbara Jones: Was there something there previously?

Natale Pantalone: A wall with a little bench.

Barbara Jones: So it was just a back drop for a bench?

Natale Pantalone: Yes.

Lee Calisti: If you go to the second photo you can see there is a hole there.

Steve Gifford: It's important for us to see the photos because we need to make sure that we understand the color combination and the materials that you're using. A comment from my perspective is that it would have made it easier on us if we would have had a description stating all the materials that will be used that way we can fully understand your project.

Natale Pantalone: I think I wrote brick to match.

Steve Gifford: I think it just said construct a shelter for your employees.

Barbara Jones: It's on there.

Steve Gifford: Sorry I missed that.

Lee Calisti: When you say matching the stone, the stone that is on your house now is some large pieces of limestone there.

Natale Pantalone: It will be a little smaller than that but the same color.

Lee Calisti: Okay. The pattern, is that going to be the same?

Natale Pantalone: Yes.

Steve Gifford: Any other comments or questions?

Barbara Jones: I would have liked to have seen materials and colors.

Steve Gifford: Does anyone else share that concern? That we should see the materials before we approve it?

Pete Ciccaglione: I am comfortable with it. I think he's going to make it match the house. We should trust Mr. Pantalone. He takes very good care of his property.

Steve Gifford: I share Barb's opinion; it would have been nice to see the materials but given the attention you give your property we are taking the assumption that you're going to do a good job on this as well. It will be a nice addition to that area for Greensburg. I am comfortable just from your description so we can go ahead forward. Does anybody else have a concern with that we shouldn't approve the project given the status of the application? Can I have a motion to approve the project?

Lee Calisti: I make a motion to approve the project.

Nancy Stewart: I second the motion.

All were in favor.

Item #5 - 121 West Pittsburgh Street-Owner-Lois Ann Watson-Applicant-Pat Halfhill, Cricket Communications-Project-Sign

Pat Halfhill: I would like to rent this spot that was formally the *Shaggy Dog* and I'd like to change the exterior signs from the way it looks now to put our company logo on there with a minimal amount of messing with the exterior like it is right now. And try to make it look like the other buildings in the area. This is what corporate would like on it (he is pointing to the screen) with a black back ground with white letters and I thought that would work out pretty nice because I noticed that town seems to be going with awnings with white letters.

Barbara Ciampini: Have you given any thought to projecting signs since you're on a one way street and that will give your business more visibility?

Pat Halfhill: I like the idea of a projecting sign and have discussed it a little bit with Mr. Kaylor and I am okay with a projecting sign. Is it going to block off the people east of me is my concern?

Barbara Ciampini: I think that is probably something you will have to talk to Mrs. Watson and the balance of the tenants there to do some sort of master signing plan for that whole building. We do have grant money available through our Community Development Corporation because you're in the downtown district and you would be eligible for that to pay for a portion of your signage.

Pat Halfhill: Okay.

Barbara Ciampini: I think with that Cricket, I can see a really cool projecting sign coming out of the building and that will give you a lot more visibility then this wall mounted sign.

Pat Halfhill: My biggest thing is I don't want to put a huge burden on Mrs. Watson.

Barbara Ciampini: Steve probably has more information in regards to that, Steve you said you met with her?

Steve Gifford: She discussed the project prior to submitting the application and I explained to them the role that I play, the grant program and how you would qualify and how she would qualify as the property owner. She talked about making some other improvements to the property using the grant funding that's available. I think she is receptive to it. Just some back ground information, one of the things that we try to do as an organization, as a board here is looking at a building signage packet in its entirety. With this one going to the black background and white letters and internally lit while that is a good design it really stands out more so than Tommy's and if we have an opportunity to speak to Lois and with Tommy to see if he also wants to improve his signage and utilize the grant funding to do a projecting sign as well then we have the opportunity to make everyone happy and get a good project in town and also distribute some of our

grant money that we have available for this year. Would you be receptive if we would table your application for 30 days and that gives us time to speak with Lois and Tommy to see if they want to participate and then revisit this next month?

Pat Halfhill: My intentions are to open July 1st, 2009. If we were to table it for the 30 days can I hang something temporary to go over what is there now?

Steve Gifford: The City does permit temporary banners.

Barbara Ciampini: We can give you a 30 day permit.

Pat Halfhill: Just out of curiosity can I do that sign like it is proposed? I'm all for the projecting sign I think it would work better. I'm all for it. Can we take that sign off and turn it towards the west and hang it on the wall?

Steve Gifford: I see what you're asking, the design that you are proposing for the box sign is the design that you would like to use for your projecting sign, is that your question?

Pat Halfhill: Yes, we can use that design for the projecting sign, that's fine.

Steve Gifford: Did I state that correctly?

Barbara Ciampini: I don't think that is what he meant.

Pat Halfhill: No that's not what I'm saying. We do have corporate standards and also time wise and making the store look right. If I can have that sign made as is and mount it real soon, because I think by the time we go back to Tommy and go back to Lois and we decide to do the projecting sign we may be putting it off 30 or 60 or 90 days and it will be winter quite possibly and then getting a contractor out there to hang it could be a different monster. Can we accept this as is but put a footnote on it, I'm all for it, I love what you guys are doing, I like the way downtown looks. If we can come to a conclusion on the projection sign and the grant money I would be more than happy to take it down and stick it in my basement or like I started to say mount it on the east facing side of the building and never turn the lights on. I did read in the guidelines that you don't want big corporate well lit signs. My hours are only going to be 10:00AM to 7:00PM and it's almost never going to be lit.

Steve Gifford: Okay, I understand now what you are proposing.

Nancy Stewart: Are you talking about mounting around the corner right here (she is pointing to a picture of the building) so when you're coming up the street you can see it?

Pat Halfhill: We will have a projecting sign and like I said if we don't I don't care but the thing with *Cricket* they are rebranding and their launching and it's important to them for the store to have presence of a certain type and we will be good about historic

character. We have other drawings and stuff we can do but I also have a bit of a time issue and a presence issue. We've got these ugly green plastic banners that say Cricket is here that I can plaster over that for 30 days. I'd really rather not.

Barbara Ciampini: So you're willing to forgo if we turn around and say we don't want that anywhere on the building; you're okay with that, too if we approve a projecting sign?

Pat Halfhill: Absolutely. I have other stores I can put it in.

Steve Gifford: I understand what you're proposing.

Lee Calisti: So this sign that you're proposing to put up whether temporarily or permanently is a solid sign?

Pat Halfhill: It's just like the existing one there, they can be back lit. I am willing to just leave the light bulbs out of it; if you guys are more comfortable with that. If we do the projecting sign I love the look of the bell lights coming out instead of the direct light on the people and going into the window across the street. I've read the guidelines and know what you're going for and I prefer that look. I like the *Edward Jones* across the street with the green and the gold. We have other ways of doing it so if we want to do something temporary on this, I know how complicated it can be if we're trying to coordinate with Lois with Tommy and myself and time is a bit of an issue.

Steve Gifford: Any other comments or questions? I think we understand what he is proposing and that seems to be very reasonable compromise and give us a chance to speak to the property owner and the business owner. So that being said and that being understood can I have a motion to approve the project as presented?

Barbara Ciampini: I make a motion to approve the sign as long as it's not back lit and that we give it a 90 day approval period.

Nancy Stewart: If Lois and Tommy decide that there not much interested in making adjustments in 90 days then this would be permanent?

Barbara Ciampini: Yes, I have a problem with that though.

Pat Halfhill: Like I said I like the projecting sign. I think it would be more affective as long as the process is started within 90 days. Can we leave it up until it's done?

Barbara Ciampini: Yes, we will start the process as soon as possible

Barbara Jones: Couldn't we also approve a projecting sign for him if Tommy and Lois agree he would still get some credit for that sign and that would be a start on that building.

Barbara Ciampini: He is correct, Cricket has so many different new signs that, I saw when I was searching them on the Internet.

Pat Halfhill: Have you been up to Charleroi?

Barbara Ciampini: No.

Pat Halfhill: A gentlemen with a store up there has a similar look with the green background and gold letters. There are variances and things and right now you wouldn't want what *Cricket* wants. They want single letters that are black with black perforated plastic on it.

Barbara Ciampini: I think you can lead the charge with *Cricket* you get it.

Nancy Stewart: So what we are saying in our motion is whatever we approve today will only have a 90 day life?

Barbara Ciampini: Right. At some point, we will try to all work together, I'll work with you and Mrs. Watson and Tommy and your input would help too.

Pat Halfhill: I can see the traffic flow into Tommy's and after meeting Mrs. Watson I don't want to put a burden on them. I think we can change the awning to all black like you've done on the other streets. I don't want to ugly up your streets with ugly banners.

Barbara Ciampini: We can do a nice lighting project and that would really improve the whole façade.

Steve Gifford: Maybe we can convince Tommy to put his art work back up.

Barbara Ciampini: Yes.

Steve Gifford: He got concerned with liability so he took it down. It was a three dimensional sculpture. Okay we can keep moving forward then.

Barbara Ciampini: I did put a motion on the table for approving it for 90 days.

Steve Gifford: Correct, so we are comfortable with the 90 day limit, is that correct Nancy?

Nancy Stewart: Yes.

Steve Gifford: Okay, can I have a second to the motion?

Barbara Jones: I second the motion.

All were in favor.

Steve Gifford: Motion approved as presented with the 90 day stipulation.

Barbara Ciampini: We will put that right on your permit. Between all of us we'll work together and try to come to some sort of conclusion.

Pat Halfhill: That sounds great.

Charles Kaylor: Will you let me know when you amend this permit and ready for me to pick up?

Barbara Ciampini: Did you already submit it all?

Charles Kaylor: Not the permit because we didn't have this but I would like to have the wording.

Barbara Ciampini: Okay, I'll put that right on the permit once you apply for it. Did you apply for the sign permit, you don't have an application?

Charles Kaylor: Isn't the process to appear here first then apply for the sign permit?

Barbara Ciampini: Yes. You don't have to worry about the wording because I will put that on the permit.

Item #6 – 660 E. Pittsburgh Street-Owner-Bob Davis-Applicant-Frank Mesich, owner of East Pittsburgh Street Beverage-Project-Sign

Frank Mesich: I am here representing *Pittsburgh Street Beverage*. I would like to put two signs up one on the back of the building facing *Davis Shopping Center* and the one on East Pittsburgh Street where the old sign is for *Greiner Security*, Mr. Davis gave us the sign, that's it right there, (he is pointing to the screen). It's a 5 x 5 I think and we would like to put a new one there facing both sides of East Pittsburgh Street. The second one will go on the building would face Davis Center like towards *Ollie's* and *Szechuan Gardens* and *Gold N Tan* for the back traffic. I brought Mr. Vinkler here with the signs.

Steve Gifford: Just to clarify, this sign the bottom of it is there going to be an opportunity to put removable letters for specials that you will be offering? (he is pointing to the screen)

Frank Mesich: Yes.

Steve Gifford: Any other questions or comments about this sign or should we just go through and discuss all the elements first?

Barbara Ciampini: Yes.

Lee Calisti: Is this the same sign? (he is pointing to the screen)

Steve Gifford: Correct. The sign that is still left is looking east on East Pittsburgh Street and the top panel popped out during a storm at some point and the image that is on the right is looking west into town and that panel remains.

Robert Vinkler: I am the owner of Vinkler signs. I think you all know me. That sign up there is pretty hammered. It's really an eyesore the ballast is gone and it's all rusty. We are going to put a whole new box up there and change the outlook of what the sign looks like from what it use to look like across the street. We are going to drop that pole; we were looking in the guidelines, 10 feet from the ground surface to the bottom of the sign. That will be a pole mounted back lit and it should brighten up that area. It won't hurt that area at all. You need something there for the traffic coming up east. The establishment will be sort of in the rear of *Subway*.

Steve Gifford: Just to clarify, the ten feet will be from grade to the bottom of the sign from the Plaza parking lot of the *Sherwin Williams*?

Robert Vinkler: From right at the bottom of that sign is where that wall is. (he is pointing to the screen). From there to the bottom of the sign, it's 13 feet right now but

according to regulations they want 10 feet. We're going to bring that down to 10 foot from here to here. Right here is level.

Barbara Ciampini: Bob, what is in here? (she is pointing to the screen).

Robert Vinkler: That is just dirt. It's level with this lot here. This wall here is *Advanced Auto*.

Barbara Ciampini: Okay. I can only speak for myself, I am not speaking for the board. We are trying to garnish a new look on East Pittsburgh Street and I think we started with the *Rite Aid* project at the corner of East Pittsburgh and Urania Avenue with a monument sign that still enables the business owner to do the changeable copy thing at the bottom. I think that is where we are trying to head. If there is enough room to do something like that, bring the sign down eye level to the automobile rather than looking up to a sign on Pittsburgh Street, I'm asking, is there an opportunity to do that?

Robert Vinkler: Possibly, but what we were looking at was the safety feature of pulling out on the street, traffic not being able to see.

Barbara Ciampini: That is exactly what I am asking. I don't know if you need to move it more this way because this is a parking lot and you come in from the parking lot and I don't want anything to hinder the vision that way. Couldn't you move it this way? (she is pointing to the screen)

Robert Vinkler: We can bring it down right where it's at because it's 51 feet I measured from the street to the sign.

Barbara Ciampini: We are not the Pennsylvania Turnpike, its East Pittsburgh Street. The traffic travel is at a slower speed. You have a hindrance in the fact that you said you are trying to occupy the building behind, so make it visible so people will actually know you are there. Unless you're in my car with the roof down you're not going to see that sign up there.

Robert Vinkler: I am for that because you got to cut it anyway to bring it down to the 10 foot level. We can bring it down to where it's eye level which will be very noticeable.

Barbara Ciampini: Well is there an opportunity there instead of making it a single pole, can you eliminate the large pole and make it look like a monument? Does anybody else have an opinion?

Lee Calisti: I agree with that, we've done that with *Rite Aid* and we've seen that in other places, not even a pole but the *Rite Aid* one was a wall. It looks like a double sided wall that looks permanent. It was made of block, a decorative block and it just looked really permanent.

Robert Vinkler: That can be done. I got some good ideas; I think I can fix that up. That sign there is pretty shot. We can work on that.

Steve Gifford: I agree with that as well. If you're going to the extent of cutting the pole and rebuilding the case I would say you're going to have a greater impact by reconfiguring maybe not going with your 5 x 5, it might give you the ability to have it a little bit wider so it's not so cramped.

Barbara Ciampini: You have a lot of font and a lot your trying to say in that little bit of space.

Robert Vinkler: That is a good idea. I'm good for that.

Barbara Ciampini: Take a look at the two *Rite Aids*, the one on East Pittsburgh Street and the other is on N. Main Street. They did a nice job.

Steve Gifford: There is a lot of traffic in and out of that plaza and there is really an opportunity to have a good looking sign that is able to capture those and to also see what you are offering as well.

Robert Vinkler: That will give me more room to design something and move it out and build around it. It will look pretty nice then.

Barbara Jones: My suggestion would have more of a logo. This to me sort of reads as a logo Pittsburgh Street Beverage. This to me looks totally different. To make the look similar.

Robert Vinkler: Well, the reason that is like that is because the long skinny one is going to be in the back of the building and will be facing *Shop N Save* that is to capture the people coming in that way from *Ollie's* and all of that.

Barbara Jones: Right, but where to you then make it the same? Do you know what I am saying you have two different fonts?

Robert Vinkler: I understand, if that will help us get this through.

Barbara Ciampini: You saw the last applicant, everyone knows what the *Cricket* sign looks like, and you need a logo.

Robert Vinkler: I agree. We can do whatever it takes to get this through.

Barbara Ciampini: Do you want to talk about the other sign, the location of that sign?

Lee Calisti: This is on the opposite side of the building of Pittsburgh Street facing *Ollie's*?

Robert Vinkler: It's a 2 foot by 12 foot and it will fit so it will capture the people coming through the establishments on the other side.

Lee Calisti: So your front door is in the back?

Robert Vinkler: The front door is facing *Advanced Auto*.

Barbara Ciampini: It's on the west side of the building.

Robert Vinkler: Right now where that sign is (he is pointing to the screen) on there we want it to face the back toward Mr. Davis establishment up there. This sign here you can't see it because there is only 32 feet from the building to the end of the parking lot and then *Advance Auto*, there are big trees there you can't even see the signs. So we decided to flip it around and put it on the other side and catch all these people coming into the shopping center which I think is a great idea.

Frank Mesich: From Route 30 where like *Busy Beaver* used to be, you're not going to notice it unless you come up East Pittsburgh St.

Steve Gifford: So what you have depicted there of the first version and what your saying is that the second version will only be facing Davis?

Robert Vinkler: On the bottom picture the sign will probably be more or less down to the left side of the building because it's higher there and you can see it better from the parking lot.

Barbara Ciampini: Where is that? Is that on the roof?

Robert Vinkler: There is the block wall that come up to the top of the roof. It will be mounted right on there; it will be there to the left hand side. (he is pointing to the screen).

Barbara Ciampini: Right in there? (she is pointing to the screen)

Robert Vinkler: It will be right here. (he is pointing to the screen) This is the side of Ollie's and it will be right there. (he is pointing to the screen) I had it on this side but you can't see it.

Barbara Ciampini: Oh, okay.

Nancy Stewart: Where are you standing in the upper picture?

Steve Gifford: This is a picture that I took and this is the entrance into *Ollie's*.

Robert Vinkler: All of this is back here.

Barbara Ciampini: You put the sign in this area.

Robert Vinkler: Right on top of the wall.

Barbara Ciampini: It can't be, you can place it on the façade.

Robert Vinkler: We can do it right there then. Actually on here, the roof drops down so far as the wall comes out. That is where we were thinking about mounting it. But if it's better here that is fine. (He is pointing to the screen)

Barbara Ciampini: Just so it's not on the roof.

Robert Vinkler: Okay.

Barbara Ciampini: Its individual letters, it's like a channel sign right?

Robert Vinkler: No it's going to be painted face and lettered with a back lit. We were going to originally put it there (he is pointing to the screen) but you can't see anything over here because of all the trees and *Advance Auto* is there. It would serve no purpose there. In order to attract business, on this side of the building would be fine.

Steve Gifford: I think mounting it on the backside you're going to reach the people going to *Ollie's*.

Robert Vinkler: And also it will be lit and it will help the area and it seems to me that it will make it safer in the long run. It gets pretty dark back there.

Steve Gifford: And there is a sufficient amount of traffic but they seem to park up near *Szechuan Garden* and this end is relatively open so it will be visible from the access road. I think that is a good location for you. I don't have an issue with the flat panel sign with lettering on it as opposed to individual letters. Since it's in the back of the building and it's really not his primary sign. It's just capturing the plaza customer base.

Lee Calisti: The sign that you're talking about placing up front, that's not going to be back lit or illuminated sign is it?

Robert Vinkler: It will be illuminated. It will be two sided, florescent illuminated facing on both sides and what we will do is build a structure to add beauty.

Barbara Ciampini: I think I am going to need to see that.

Lee Calisti: Yes, me too. We've denied every internally illuminated sign that's visible. We have a good reputation for denying internally illuminated signs.

Robert Vinkler: Do you what to do just a flat face sign? How about illumination from the ground?

Steve Gifford: There are different opportunities to illuminate it either from above or from the ground.

Lee Calisti: An internally illuminated sign is just not going to fly.

Robert Vinkler: Do you want neon? If we're going to eliminate that we can go with neon.

Barbara Ciampini: We are going to need to see it, the sign.

Lee Calisti: I think what we need to do is for every sign we need a photograph with a sign in place so we're not going: is this going here or over here? There should be no guessing because I am still kind of confused.

Steve Gifford: I think with your software you are able to do that, correct?

Robert Vinkler: You mean do a drawing and all of that, yes we can figure that out.

Lee Calisti: That way we are not having this conversation of trying to give direction on where these are. There should be no guess work. It should just be here it is this is what we are proposing. Some surrounding photographs as well would help. We are all familiar with the area but maybe not as familiar as you are with that specific location.

Robert Vinkler: Is this going to cause any problems for him opening?

Frank Mesich: I'd like to open the end of July.

Barbara Ciampini: That would be perfect because our next hearing is July 21st, 2009.

Steve Gifford: Any other questions regarding the signs before we move on to the awning?

Barbara Ciampini: There's an awning too?

Steve Gifford: Correct.

Robert Vinkler: Do we go with the drawing of this part of it or do we have to change.

Barbara Ciampini: I think you need to look at that and like Barb said, give him some sort of logo. There is a lot your trying to say on that and maybe you need to change the size of that.

Steve Gifford: I think just revisiting the size you will be able to give more spacing, so instead of it being 5 foot wide possibly you can take that out to 6.

Robert Vinkler: 5 x 6 would be nice.

Steve Gifford: That way you have more spacing and the letters become more noticeable.

Robert Vinkler: Sure we can do that.

Barbara Ciampini: Take a look at the sign at *Rite Aid* on N. Main St.

Robert Vinkler: I will do that.

Lee Calisti: So there are three signs and an awning, is that correct?

Robert Vinkler: Two signs and an awning.

Frank Mesich: That is the entrance where the awning will be going. We are going to put a new glass door in. (he is pointing to the screen).

Barbara Ciampini: You mean right here?

Frank Mesich: Yes. There will be an awning above that.

Barbara Ciampini: Now this is the side beside *Advanced Auto*?

Frank Mesich: Yes.

Steve Gifford: And below the *Subway*?

Frank Mesich: Yes.

Barbara Jones: What is the type face of that sign on the awning? Will it match this one or this one?

Robert Vinkler: That there was just *Pittsburgh Street Beverage* and in block letters.

Barbara Ciampini: I think you're onto something, Barbara.

Steve Gifford: We want to see consistency and a whole plan where everything is being placed.

Robert Vinkler: Sure.

Lee Calisti: It would be in your best interest for your business image.

Robert Vinkler: I didn't know we could come down like that but now that she mentioned it, why not? Let's give it a shot.

Frank Mesich: Can we put up a temporary banner until the July meeting?

Barbara Ciampini: Yes, we can issue a 30 day temporary banner.

Frank Mesich: They are going to close down across the street in a month and I want to let people know that we are going to be across the street.

Barbara Ciampini: I make a motion that we table this.

Steve Gifford: The dimensions on your awning are 9 foot long, 4 x 4?

Robert Vinkler: Yes 4 x 4 just to cover the door.

Barbara Ciampini: It doesn't say that. Your application just needs to be put together better.

Robert Vinkler: That was Nicewonger's part of it.

Barbara Ciampini: You might have to reel them in.

Robert Vinkler: I think Nicewonger drew up some kind of a drawing.

Steve Gifford: I wasn't certain.

Barbara Ciampini: There is no scale or anything for it. I don't know what that is. (she is pointing to the screen)

Steve Gifford: Frank, if you notice there is a cement sidewalk leading into that door, are you planning on putting an awning over the entire sidewalk? Is that why it's 9 feet long?

Frank Mesich: Yes, in case it is raining or something.

Steve Gifford: So the awning will be from here to here?

Frank Mesich: Yes.

Steve Gifford: To cover that sidewalk?

Frank Mesich: Yes.

Barbara Ciampini: You need to show that in your next application.

Steve Gifford: So to offer direction for Frank is the board concerned about an awning covering that complete sidewalk?

Barbara Ciampini: No.

Steve Gifford: So that size is okay?

Barbara Ciampini: Yes.

Steve Gifford: I think we gave you some good information and we will work with you over the next 30 days so either Frank or Bob get back to us and we can offer some comment that way you will be ready to go for July's approval. Any other comments or questions?

Barbara Ciampini: I make a motion to table the request until July 21st. meeting.

Steve Gifford: Can I have a second to that?

Lee Calisti: I second the motion.

All were in favor.

Item # 7-25 East Pittsburgh Street-Owner-25 East Pittsburgh Properties LLC-Applicant-Lou Botti-Project-Knee wall/fence.

Mark Stunja: I am one of the partners with 25 East Pittsburgh Properties LLC. I think you are all aware that this is the old Elks building. It's been there and has been converted over to a few different things. What we are proposing is a patio fence to be, if we look at the pictures, in the upper left hand corner is the side where the patio is currently located. At one point it used to be a wooden fence which is no longer there. What we would like to do is come up on the right corner of the building and come straight across. I believe there is a picture of what we would like to do (he is pointing to the screen). It's an 18 foot opening and what we would like to do is a knee wall up and also attach the fence to the top of it. Its height would be 60 inches high and a 72 inch high gate. The space in between leading into it would be a sidewalk and there would be an open planter area or opened green area in between the two locations leading up to the sidewalk. I think everyone is acclimated with the fence that we used at the *Headkeeper* and we are looking at using the same type of fence. I don't know what the final details are for the top of the fence will look like. I don't know if there will be an arched gate or not. What we are trying to do is just get design ideas right now to see what you guys are thinking.

Steve Gifford: Any comments or questions from the board?

Pete Ciccaglione: What is the knee wall going to look like?

Mark Stunja: Just to build a little charter to match the brick building.

Barbara Jones: What type of materials?

Pete Ciccaglione: It's going to stand out a lot.

Mark Stunja: Yes , you can see to the right where the old fence was. They need to dig the patio down to grade, its 10 or 12 inches higher.

Pete Ciccaglione: I think the fence is going to look great. The wall is going to be just a little higher on the right and lower towards your neighbor's building. It's going to be an important look there.

Barbara Jones: Is the wall stone or brick?

Mark Stunja: I don't have the answer.

Barbara Ciampini: They only bought the building June 15th.

Mark Stunja: I would like to talk about it but did not find out the specific details if that is going to be stone or brick.

Courtney Pallitto: We actually didn't know we would be addressing you people today. We thought we would come and see what goes on. We're really not prepared so we apologize. It probably would be stone but we don't know that for sure. It's hard to match brick.

Pete Ciccaglione: Brick going across the top?

Courtney Pallitto: This was our contractor's drawing so I don't know. I think along the top is going to be some sort of stone, I'm not sure.

Steve Gifford: What you're asking for is just some feedback based on your preliminary proposal and in the future either July or August we can see a formalized presentation with paint colors, lighting.

Pete Ciccaglione: Can you go back to the picture that shows the brick front? If you look at the right side of the steps right where the car is, (he is pointing to the screen) if you sort of brought that along and you dug a footer there and put block in and carry that little masonry band across there. I am assuming that is going to be a courtyard that is going to have a lot of traffic. You want something substantial. You need a substantial knee wall. That would look pretty good; you can match the brick and carry the masonry band across there.

Lee Calisti: I think in the context of this building it's right on, I mean, even though we are very favorable for stone, there is no stone on this building.

Courtney Pallitto: Well there is just so much brick, so we didn't want to do brick, but I think the only reason the contractor said anything about brick being the knee wall, to anchor the fence. We're fine just putting up a fence to be quite honest and not have any wall. I don't know if that makes a difference to anybody.

Pete Ciccaglione: Well, it could be that when he digs it all out and lay the fence out you may not really need it other than a concrete sidewalk.

Courtney Pallitto: Yes, because we are going to level that whole thing.

Mark Stunja: It's more of a concept of putting in a patio and a fence similar to what we did down at the *Headkeeper*. A couple of questions we had are, we'd like to spruce up that corner, and it's an eye sore for the past 6 years or more. We have some good intentions, would there be any problem if we would dig it down to grade and put the fence up and show that we are working to improve the neighborhood and clean it up from what it does look like.

Barbara Ciampini: I can testify for you because I thought that's what your partner wanted to ask.

Pete Ciccaglione: You know if you guys dig it down to grade and obviously your going to have to pour concrete off from the sidewalk to bring it in there and that might be all what you need after you dig it out and level it.

Mark Stunja: If we can do that, when is the next board meeting?

Barbara Ciampini: We meet on July 21st, 2009. In the mean time you can be doing that.

Mark Stunja: If we go straight down this wall here it's like a retaining wall made out of railroad ties and we'd like to get that dug out. If we could just get this dug down so we can see what we're working with.

Greg Nichols: The reason we are here today is because we are sensitive to the people coming in and just doing without asking. And we do intend to start whatever portion of the renovation we can do and we didn't want that done without you guys being aware that our intention is that we will come back with a plan and we realize that our plan is subject to approval. Our contractor is not here but I presume if he goes in there and begins to excavate he may have to put up some type of a structure as far as a retaining wall or whatever. One of the things that we talked about not using brick. When we had lunch today, as much as contractors try to convince you, I can match that brick they never can. In any event we're not going to put any structure in there until we get approval and we will have depictions to bring to you before we do that. We did not want anyone on this board to believe that we were in the process of improving and putting in a structure without your approval. That leads me to thanking you because the day after we had the meeting for the *Headkeeper* you approved this and you told Barb Ciampini and she told me that it would be a mistake in your opinion if we anchored a fence to the top of our planters and we didn't. We put footers in for every pole and obviously we appreciate that, that was the proper thing to do.

Steve Gifford: Since it's formally on the agenda do we need to table it?

Barbara Ciampini: Yes.

Steve Gifford: Can we have a motion to table this project?

Lee Calisti: I make that motion.

Barbara Ciampini: I second the motion.
All were in favor.

Nancy Stewart: I make a motion to adjourn

Lee Calisti: I second the motion.

Meeting adjourned at 6:00 PM

