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VILLAGE OF WASHINGTONVILLE
ARCHITECTURAL REVIEW BOARD MEETING
regarding

SUNOCO
Located at 32 E. Main Street
Washingtonville, NY

Date: November 15, 2023

Commencing at: 7:00 p.m.

Location: Village Hall
9 Fairlawn Drive
Washingtonville, New York

Court Reporter: Laura Evans

MINUTES OF
ARCHITECTURAL REVIEW BOARD
MEETING

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APPEARANCES:

ARCHITECTURAL REVIEW BOARD:

Ted Ulloa, Chairman

Jeffrey LaDeau

Steven Tolli

Ramzi Aljamal, Owner, Sunoco

Jessica Davis, Pro Signs (appearing via video
conference)

Donna Jacaruso, Trustee

Jacqueline Lamer, Town Attorney

Susan Salo, Building Inspector

1 November 15, 2023 ARB Meeting

2 ARB CHAIRMAN TED ULLOA:

3 Good evening, everybody. My name
4 is Ted. I'm part of ARB with --
5 introduce yourselves.

6 ARB MEMBER JEFFREY LaDEAU:

7 Jeff LaDeau.

8 ARB MEMBER STEVEN TOLLI:

9 And Steven Tolli.

10 ARB CHAIRMAN TED ULLOA:

11 And we have the owner of Sunoco
12 here. Would you state your name?

13 MR. RAMZI ALJAMAL:

14 Ramzi Aljamal.

15 ARB CHAIRMAN TED ULLOA:

16 And then we have Jessica Davis on
17 the call. If you can kind of state who
18 you're representing, Jessica.

19 MS. JESSICA DAVIS:

20 I'm representing Pro Sign Company.
21 We manufacture and install the signage
22 that's proposed.

23 ARB CHAIRMAN TED ULLOA:

24 Are you able to hear us okay?

25 MS. JESSICA DAVIS:

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2 Yeah. I can hear you fine.

3 ARB CHAIRMAN TED ULLOA:

4 Perfect. So we're gathering here
5 today on the 15th of November to discuss
6 the review of Sunoco located at 32 East
7 Main Street in Washingtonville. An
8 application has come upon us where
9 there's a refresh being planned around
10 signage, lighting, canopy changes. So we
11 want to give you, Jessica, the
12 opportunity -- and Ramzi as well, if you
13 want to chime in -- the opportunity to
14 speak to the application and some of the
15 changes that you're planning. And then
16 members of our board will go ahead and
17 ask some questions and we'll have some
18 dialogue.

19 MS. JESSICA DAVIS:

20 Did you want me to go through the
21 drawings page by page? How do you want
22 me to handle the two separate parcels
23 involved?

24 ARB CHAIRMAN TED ULLOA:

25 We can separate by parcels, as you

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2 mentioned. We don't necessarily have to
3 go page by page, but if you can kind of
4 give us a high level overview of the
5 major changes, and then we'll chime in on
6 each topic.

7 MS. JESSICA DAVIS:

8 Okay. We can start with the
9 convenience store parcel, just the store
10 itself. Our proposal is to update the
11 fascia that's existing to a new ACM
12 fascia, and it would be non-illuminated.
13 And it would be the color of Hale Navy
14 and Kendall Charcoal from the heritage
15 color code on the color chart. And the
16 A Plus sign is going to be
17 non-illuminated. It will be an external
18 light bar that's shining down onto the
19 letters so they're visible at night
20 through the external lighting. That's
21 the gist of the building. It's
22 refreshing it to the updated look.

23 ARB CHAIRMAN TED ULLOA:

24 Okay. For the record, those colors
25 that she mentioned are under the approved

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2 colors for Washingtonville. So with that
3 being said, does anybody up here have any
4 questions for Jessica with clarification
5 regarding this parcel?

6 ARB MEMBER STEVEN TOLLI:

7 Yes. I do.

8 ARB CHAIRMAN TED ULLOA:

9 Feel free.

10 ARB MEMBER STEVEN TOLLI:

11 Why don't we start with, basically,
12 just taking it step by step as far as the
13 application. Everything, I guess, has
14 been checked out by the building
15 department?

16 ARB CHAIRMAN TED ULLOA:

17 Yeah.

18 ARB MEMBER STEVEN TOLLI:

19 And just looking at this fresh
20 packet, it looks like it's a duplicate of
21 what we've already got, I think. What
22 I'm looking at here, page 1 has the gas
23 canopy up on top.

24 MS. JESSICA DAVIS:

25 That's the other parcel.

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2 ARB CHAIRMAN TED ULLOA:

3 We're starting with the store. Go
4 a couple pages in. It should be in
5 there.

6 ARB MEMBER STEVEN TOLLI:

7 What exists right now, when you
8 stand on the actual front entrance and
9 you look up, there's a grating that's up
10 there. So when the lighting is changed,
11 is that grating going to stay there? I
12 don't know if you -- the building part,
13 we know, it's mesh grating. I've taken
14 photographs of it. In other words, I
15 don't know how the actual -- that right
16 now is, I believe, decalled, because it
17 looks like it's peeling off. It looks
18 like, where the A Plus is on the Route 94
19 side, it's peeling off.

20 MR. RAMZI ALJAMAL:

21 It shows before and it shows after.

22 ARB MEMBER STEVEN TOLLI:

23 But the way the lighting is up
24 there, when you look up, there's like a
25 grating like this. Is that going to just

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2 stay the same? Nothing's going to be
3 changed except for that?

4 MR. RAMZI ALJAMAL:

5 For lighting? I believe they're
6 changing everything.

7 ARB CHAIRMAN TED ULLOA:

8 Referencing the side, Steve, or the
9 front? I mean, the view, the bottom of
10 the side or the front?

11 ARB MEMBER STEVEN TOLLI:

12 All of it. All of it has the same
13 thing. Because I believe you changed it
14 to LED lighting a year ago.

15 MR. RAMZI ALJAMAL:

16 Five years ago.

17 ARB MEMBER STEVEN TOLLI:

18 According to Tom, he said a year.

19 MR. RAMZI ALJAMAL:

20 No. Five years.

21 ARB MEMBER STEVEN TOLLI:

22 I just didn't know how it was going
23 to be finished off, because I know the
24 lighting is going to be changed on the
25 inside. So I guess they're going to be

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2 taking down the fixtures out of there.
3 Would that be correct?

4 MS. JESSICA DAVIS:

5 The building lighting itself in
6 that band. So what you're referring to
7 as the end plates, they're underneath the
8 band, because currently, that entire
9 fascia lights up. So at night, the
10 entire fascia that's around the building
11 lights up and lights downward. So we
12 would be updating the down lighting, so
13 that would be LED lighting that would be
14 shining down for around the store. So
15 that's more for a safety precaution, to
16 put more bright lighting underneath the
17 store itself so that you can see where
18 you're walking. And the fascia itself
19 would be not illuminated.

20 ARB MEMBER STEVEN TOLLI:

21 So I guess that grating -- you know
22 what I mean by grating? It's like a
23 screen.

24 MS. JESSICA DAVIS:

25 We call them egg crates.

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2 ARB MEMBER STEVEN TOLLI:

3 So those are going to stay?

4 MS. JESSICA DAVIS:

5 No. Those will be replaced.

6 ARB MEMBER STEVEN TOLLI:

7 You're also going to have to change
8 the light fixtures in there. Am I
9 correct?

10 MS. JESSICA DAVIS:

11 Correct. It will be LED lighting
12 for the down lights.

13 ARB MEMBER STEVEN TOLLI:

14 The connection of that -- the
15 lights are going to be, say, spotlighted.
16 Would that be correct to say?

17 MS. JESSICA DAVIS:

18 That would be correct.

19 ARB MEMBER STEVEN TOLLI:

20 Because right now, they're going
21 horizontal.

22 MS. JESSICA DAVIS:

23 We'll be using all the existing
24 circuits that are in there. We'll be
25 re-wiring it with LED panels that shine

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2 down.

3 ARB MEMBER STEVEN TOLLI:

4 I guess you're going to repaint
5 that fascia, I guess. I guess you have
6 that one light that's going to flash down
7 from above the sign onto the sign where
8 it has A Plus?

9 MS. JESSICA DAVIS:

10 Yes. It will be directional onto
11 the sign, yes.

12 ARB MEMBER STEVEN TOLLI:

13 And we're going to the other sign,
14 so I don't have any other questions about
15 that. I was just curious about the
16 interior electrical connection and the
17 box grating. So as far as the store, I
18 really don't have any other questions.

19 MS. SUSAN SALO:

20 If I may add onto that?

21 ARB CHAIRMAN TED ULLOA:

22 Let us know if you can hear.

23 MS. JESSICA DAVIS:

24 I can hear you fine.

25 MS. SUSAN SALO:

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2 Just to add to that, because there
3 is electrical that's going in that's
4 newer, we will have the third-party
5 village-approved electricians, the
6 inspectors come in. That's part of it as
7 well.

8 ARB MEMBER STEVEN TOLLI:

9 All right, then.

10 ARB CHAIRMAN TED ULLOA:

11 Any further comments or concerns
12 about this portion? Jessica, feel free
13 to move on to the next parcel when you're
14 ready.

15 MS. JESSICA DAVIS:

16 The next parcel would be the gas
17 canopy and the freestanding sign that
18 currently advertises the price. So the
19 gas canopy would be updated to all Hale
20 Navy. There will be no signage, no other
21 colors. It will be all flat Hale Navy.
22 The sensors will be all Hale Navy, the
23 valances and the lower door will be the
24 Hale Navy color, custom. And there will
25 be no additional sinage underneath the

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canopy, other than the pump prices, which is required by law to advertise the price. The paint color for the columns, I believe, is Modern White, which is another one of the Heritage colors. So on the canopy, it's very basic, Hale Navy and white.

And the freestanding sign, we've updated that to show the removal of the car wash cabinet. There is no longer a car wash, an operational car wash. We've removed the car wash cabinet and we've updated the fascia in the existing for Sunoco A Plus to be the new Heritage colors of Modern White and Hawthorne Yellow. I don't recall the red color off the top of my head. Even the logo colors have been updated. And the price sign itself, we're still proposing the red and green LED digits, the industry standard for red: regular fuel, and green: diesel fuel, with the face itself being the Hale Navy colors. And this will be all externally illuminated. That's it.

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2 ARB CHAIRMAN TED ULLOA:

3 You said externally illuminated, or
4 are they LEDs?

5 MS. JESSICA DAVIS:

6 The LED pricers are internally
7 illuminated, the pricers themselves, but
8 there's no back lighting in the actual
9 sign. They will be externally
10 illuminated from the top only.

11 ARB CHAIRMAN TED ULLOA:

12 Okay.

13 ARB MEMBER STEVEN TOLLI:

14 Are they required, the number on
15 the fuel blades?

16 MS. JESSICA DAVIS:

17 The fuel blade numbers? They're
18 required so that you can see what pump
19 you're operating from the store. They're
20 for the store operator, manager, whoever
21 is running the cash register, so they can
22 see what pump is being used from the
23 store. The pump numbers are small.
24 They're on the bezel itself, which is the
25 portion of the pump where you can

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2 actually select your grade. You can't
3 see them from the store. So they need to
4 see what pump somebody is having an issue
5 with or somebody needs help with. They
6 need those numbers above to show what
7 pump is --

8 ARB MEMBER STEVEN TOLLI:

9 There's a number on the pump, isn't
10 there?

11 MS. JESSICA DAVIS:

12 Yes, but you can't see it from the
13 store.

14 ARB MEMBER STEVEN TOLLI:

15 The other canopy, in imaging -- I
16 don't know. Do we have a picture of what
17 is going to go above the pump?

18 ARB MEMBER JEFFREY LaDEAU:

19 Nothing.

20 ARB MEMBER STEVEN TOLLI:

21 Nothing at all? I have a picture
22 of the under canopy imaging that has the
23 front. Do you see that? It's the pump
24 itself.

25 MS. JESSICA DAVIS:

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2 Yes.

3 ARB MEMBER STEVEN TOLLI:

4 Nothing is going to be here, it's
5 just going to be painted?

6 MS. JESSICA DAVIS:

7 It's just all blue.

8 ARB MEMBER STEVEN TOLLI:

9 Okay. Because before, there was
10 going to be "Sunoco."

11 MS. JESSICA DAVIS:

12 Right. We were told we weren't
13 allowed to have any signage at all. The
14 only sign or logos we're allowed to have
15 are on the freestanding sign.

16 MS. DONNA JACARUSO:

17 One sign permitted per parcel, as
18 per code. That's why they have to remove
19 the signage from above the pumps if they
20 wanted to keep the cabinet. That's all
21 on the same parcel.

22 ARB MEMBER STEVEN TOLLI:

23 And you're going to do that
24 recessed lighting up on top?

25 MS. JESSICA DAVIS:

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2 It will be another light bar that
3 will be directionally pointed down onto
4 the sign itself.

5 ARB MEMBER STEVEN TOLLI:

6 Right. Thank you. And I guess the
7 bollards or the protective barriers that
8 are there, just looking at it, there was
9 a color picked for that?

10 MS. JESSICA DAVIS:

11 That's Kendall Charcoal.

12 ARB MEMBER STEVEN TOLLI:

13 Are you going to, or did you have
14 intentions of painting -- there's other
15 lights that go around the perimeter. You
16 know, the pole lighting -- you know, the
17 poles themselves. I think you have,
18 like, five or six of them.

19 MS. JESSICA DAVIS:

20 The aerial lights, like around that
21 whole perimeter?

22 ARB MEMBER STEVEN TOLLI:

23 Yeah. You got six poles, two
24 lights on each pole. Were you going to
25 repaint those?

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2 MS. JESSICA DAVIS:

3 We're going to paint them in a
4 Modern White or a Kendall Charcoal. Is
5 there a preference if they're white or
6 gray?

7 ARB MEMBER STEVEN TOLLI:

8 I prefer white, quite frankly, the
9 lighter tone. Either Whitewash or the
10 Crown Point Sand.

11 MS. JESSICA DAVIS:

12 If we're doing Modern White for the
13 canopy columns, we prefer to do Modern
14 White so it's matching on the aerial
15 lights.

16 ARB MEMBER STEVEN TOLLI:

17 Well, with white, more dirt shows.

18 MS. JESSICA DAVIS:

19 That's why we didn't want to do
20 white on the bollards themselves. If
21 they get scuffed, you'll see it right
22 away. So that's why we were going to go
23 with a gray color.

24 ARB CHAIRMAN TED ULLOA:

25 Question, Jessica. So we were told

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2 something around the digits having the
3 ability to have a dimmable light. Is
4 that something that's included here?

5 MS. JESSICA DAVIS:

6 That's accurate. They are
7 dimmable. They have an automatic photo
8 cell on them so that they dim throughout
9 the day to the night. At nighttime,
10 they're brighter because there's no more
11 ambient light. In the daytime, they're a
12 little bit dimmer. And there is a manual
13 feature where you can dim them down by a
14 percentage based off of the distance or
15 whatever.

16 ARB CHAIRMAN TED ULLOA:

17 Okay. Do you know more or less,
18 compared to what's there now, if the
19 night light would be brighter or about
20 the same or whatnot?

21 MS. JESSICA DAVIS:

22 It would be comparable to what's
23 there now, but that's without any kind of
24 dimming feature on it. So you have the
25 dimming feature, and then it would be

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2 less bright than what's currently
3 existing.

4 ARB CHAIRMAN TED ULLOA:

5 Thank you.

6 ARB MEMBER STEVEN TOLLI:

7 The LEDs, are they going to be the
8 same ratio of output?

9 MS. JESSICA DAVIS:

10 I'm not sure what you mean.

11 ARB MEMBER STEVEN TOLLI:

12 Well, because they can --

13 ARB CHAIRMAN TED ULLOA:

14 You mean brightness?

15 ARB MEMBER STEVEN TOLLI:

16 They're at 4,000 LEDs per square
17 meter right now, so I guess they'll
18 probably stay the same. And then the
19 dimming feature -- because I'm reading a
20 letter from Able Applied Technologies.
21 They explain how all this functions and
22 what can be done. So it seems like it
23 can be done to -- you know, we'll have to
24 see what brightness it is, I guess. Full
25 brightness, they're saying -- well, there

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2 are the red LEDs, and then green is 40,
3 50 percent, and night ones are 10 to
4 15 percent.

5 MR. RAMZI ALJAMAL:

6 They're the same brightness as
7 Stewart's right now.

8 ARB MEMBER STEVEN TOLLI:

9 As what?

10 MR. RAMZI ALJAMAL:

11 Stewart's, next door.

12 MS. DONNA JACARUSO:

13 One of the concerns is that this is
14 also in a residential area and there are
15 homes across the street. So the concern
16 with the dimming features on all of the
17 lighting is that they're not being
18 reflected onto homes, you know, late at
19 night.

20 ARB MEMBER STEVEN TOLLI:

21 Do you own the property that has
22 the hedges that butts against the sign,
23 or is that the next parcel over? Do you
24 know what I mean by that? When you look
25 at your sign, you'll notice there's

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2 hedges, by the street sign. The hedges,

3 I think, is Rose Agency.

4 MS. DONNA JACARUSO:

5 The insurance agency?

6 ARB MEMBER STEVEN TOLLI:

7 The insurance agency, yeah. You

8 know the hedges I'm talking about? It's

9 right behind the sign.

10 MS. DONNA JACARUSO:

11 They're in the picture.

12 ARB MEMBER STEVEN TOLLI:

13 It's in the pictures.

14 MS. DONNA JACARUSO:

15 It's unknown as to who owns --

16 MR. RAMZI ALJAMAL:

17 No. We own -- up to the bushes, we

18 own.

19 MS. DONNA JACARUSO:

20 Including the bushes?

21 MR. RAMZI ALJAMAL:

22 Up to the bushes.

23 MS. DONNA JACARUSO:

24 Are you responsible for the bushes?

25 MR. RAMZI ALJAMAL:

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2 Sometimes we trim it. Like, the
3 landscaper trims.

4 MS. DONNA JACARUSO:

5 So you're probably right there on
6 the lot line.

7 ARB MEMBER STEVEN TOLLI:

8 You trim --

9 MR. RAMZI ALJAMAL:

10 Yeah, yeah. The landscaper does.

11 ARB MEMBER STEVEN TOLLI:

12 I know they were cut down. When I
13 was there a while back, a month or so
14 ago, I noticed they're all -- they were
15 cut down recently, or shaved down. I
16 didn't know if it was Rose Agency. I
17 know they were concerned about -- they're
18 not there at night, but sometimes it gets
19 dark early, so they are concerned about
20 that sign. It flows right into their
21 front windows in the office. That's why
22 I was curious as to I didn't know who
23 owned the hedges. I know they wanted to
24 keep that sign blocked out.

25 MR. RAMZI ALJAMAL:

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2 Yeah, yeah.

3 MS. DONNA JACARUSO:

4 So they're removing the internal
5 lighting from the signage. The only
6 thing that will be internally lit, as per
7 this application, is the pricing. And we
8 did discuss having a dimmer, as you see.
9 You have the paperwork for that.

10 ARB MEMBER STEVEN TOLLI:

11 Yeah. I was just curious. I spent
12 time with Tom when I was there, and he
13 didn't know, he wasn't really sure who --
14 'cause he wanted, really, to cut them
15 down. He wanted, quite frankly, people
16 to see the sign traveling, I guess,
17 westbound on Main Street. The bushes,
18 they were going up as high as the sign.
19 So I don't know whether, like I say -- I
20 guess your landscapers cut it, then I
21 guess that's part of your property, which
22 we can check the lines. Would you be
23 closing down the store when you do all
24 this?

25 MR. RAMZI ALJAMAL:

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2 I'm not sure. I mean --

3 ARB MEMBER STEVEN TOLLI:

4 Especially the canopy work and the
5 electrical.

6 MR. RAMZI ALJAMAL:

7 Of course. If it's done for
8 safety, the store will be closed. If
9 there's a way to work around it, then
10 there is a way to work around it. If
11 it's just signs -- because most of it is
12 just paint. Most of what's going to be
13 done is with paint.

14 ARB MEMBER STEVEN TOLLI:

15 Right. So you have to shut your
16 pumps down, obviously, if they're going
17 to be painting the canopy.

18 MR. RAMZI ALJAMAL:

19 Like, any time they do any kind of
20 service on the pumps, they shut down the
21 pumps.

22 ARB MEMBER STEVEN TOLLI:

23 Right. I'm talking about when you
24 paint the canopy, you wouldn't want
25 people getting gas.

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2 MR. RAMZI ALJAMAL:

3 I mean, when they do, like, fire
4 inspection and stuff like that, whatever,
5 they shut down half of the pumps and do
6 one section, and then the other. If we
7 have to close, we close. It's not a big
8 deal.

9 ARB CHAIRMAN TED ULLOA:

10 Jessica, is there anything else you
11 want to highlight?

12 MS. JESSICA DAVIS:

13 Nope. That's it.

14 ARB CHAIRMAN TED ULLOA:

15 Jeff and Steve, any additional
16 comments that come to mind?

17 ARB MEMBER STEVEN TOLLI:

18 No.

19 ARB MEMBER JEFFREY LaDEAU:

20 No.

21 MS. DONNA JACARUSO:

22 Can we ask our attorney if there's
23 any comments? Jacqueline?

24 MS. JACQUELINE LAMER:

25 No, unless you have questions for

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2 me. I don't have any comments.

3 ARB CHAIRMAN TED ULLOA:

4 Anybody else?

5 MS. DONNA JACARUSO:

6 I just want to bring up the dimming
7 feature one more time. I'm not sure
8 where we're at with that. For the
9 pricing, is that set for a certain time,
10 is it --

11 ARB CHAIRMAN TED ULLOA:

12 So the way she described it, it's
13 similar to a car, where it has a sensor
14 that lets it know if less light is coming
15 in, it will be brighter. But they do
16 have the manual override where they can
17 bring it lower. And it seems like
18 they're willing to kind of work with us
19 to see if it's adequate. We don't want
20 it to be too dim where nobody can see,
21 but we also don't want to disturb the
22 neighbors. Is that correct, Jessica?

23 MS. JESSICA DAVIS:

24 That's correct.

25 MS. DONNA JACARUSO:

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2 But especially towards the later
3 part of the evening when there's less
4 business coming into the station, but yet
5 the residents are right across the
6 street. As long as that's not, you know,
7 bright and reflecting.

8 ARB CHAIRMAN TED ULLOA:

9 Is there some sort of sample we can
10 see, whether it's a video or something,
11 Jessica? Or maybe go somewhere that you
12 all have worked on before so we can see?

13 MS. JESSICA DAVIS:

14 I may be able to get a video of it.
15 I don't know of any offhand that require
16 the new feature in the area. I may be
17 able to get a video. I'll have to find
18 out from the manufacturer. I don't have
19 that personally.

20 ARB CHAIRMAN TED ULLOA:

21 The concern is more around, how dim
22 can go they go where we can have a happy
23 medium, right?

24 MR. RAMZI ALJAMAL:

25 Right. Dim as much as possible

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2 where I can still see it.

3 MS. SUSAN SALO:

4 Plus, they're also going down. The
5 lighting is going down, so the span of
6 the light, I do not believe, would go
7 across the street.

8 ARB CHAIRMAN TED ULLOA:

9 Right. Based on the description of
10 the design.

11 ARB MEMBER STEVEN TOLLI:

12 It can also be tested as well.
13 There's a meter that you can use to
14 check. They call it nits coming in.
15 That can be -- we'll just to wait and see
16 when they turn them on. According to
17 this company, which I guess is Applied
18 Technologies, it says -- is that sign
19 coming from them?

20 MS. JESSICA DAVIS:

21 They're an LED digit manufacturer.
22 Just the digit itself.

23 ARB MEMBER STEVEN TOLLI:

24 Okay. Did you ask them to do that
25 survey that I have in front of me?

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2 MS. JESSICA DAVIS:

3 I requested they send me paperwork,
4 and that's what they have. It's kind of
5 a standard form for permitting.

6 ARB MEMBER STEVEN TOLLI:

7 Because it does go back quite
8 away. But they did do a direct lighting
9 feature on it. I guess the dimming can
10 be adjusted. It can always be checked
11 once it's there. They can check, using a
12 meter, what gets projected out.

13 ARB CHAIRMAN TED ULLOA:

14 Yup.

15 ARB MEMBER STEVEN TOLLI:

16 And I think the car wash sign's
17 being excluded. And there's three signs
18 on the right-hand side. They're coming
19 off as well?

20 MS. DONNA JACARUSO:

21 It's the Price Chopper information.

22 ARB MEMBER STEVEN TOLLI:

23 Yeah, there's like three things
24 that are there.

25 MS. DONNA JACARUSO:

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2 That's coming out.

3 MS. JESSICA DAVIS:

4 Yeah, they'll come off. They'll be
5 removed.

6 ARB MEMBER STEVEN TOLLI:

7 I don't have any other questions at
8 this time.

9 MS. DONNA JACARUSO:

10 I have one question. Jessica, you
11 and I, when we met that day, there was an
12 afterthought regarding the white digital.
13 You said you weren't sure if it even
14 existed. Did you get an opportunity to
15 look into that at all?

16 MS. JESSICA DAVIS:

17 I couldn't hear what you said.

18 ARB CHAIRMAN TED ULLOA:

19 I can repeat it. It was Donna. So
20 she mentioned you and her had a
21 conversation around potentially switching
22 the digits from green and red to white,
23 and you had mentioned you were going to
24 look into that, if you were able to.

25 MS. JESSICA DAVIS:

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2 I sent Susan a different option to
3 show what that would look like, and
4 that's not our preference. We'd like to
5 keep the red and green, since that's the
6 universal colors for regular and diesel
7 fuel. But I did send Susan an
8 alternative drawing showing white LEDs.

9 ARB CHAIRMAN TED ULLOA:

10 And white is generally brighter,
11 Donna.

12 MS. DONNA JACARUSO:

13 Well, with the dimmer.

14 ARB CHAIRMAN TED ULLOA:

15 The fact of whether they're cooler
16 or warm, it gets a little tricky there.
17 Any other questions, comments from
18 anybody present here today?

19 ARB MEMBER STEVEN TOLLI:

20 I think we've done enough to
21 discuss what we're going to do as far as
22 I'm concerned, I think. I guess the car
23 wash is going to be taken out of service,
24 I guess.

25 ARB CHAIRMAN TED ULLOA:

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2 Yup. Susan, Donna, anything?

3 MS. SUSAN SALO:

4 The only question we have right now
5 is, with the red and green, they're
6 stating that that's kind of across the
7 country.

8 MR. RAMZI ALJAMAL:

9 It's like a DEC thing.

10 MS. SUSAN SALO:

11 Yeah.

12 ARB CHAIRMAN TED ULLOA:

13 Yeah, it's diesel and gas.

14 MS. SUSAN SALO:

15 Okay. Or going with the white, so

16 --

17 ARB CHAIRMAN TED ULLOA:

18 What do you mean? So she said they
19 prefer not to based on the fact that red
20 and green is a standard across --

21 MS. SUSAN SALO:

22 Exactly. So we would be going with
23 that.

24 ARB CHAIRMAN TED ULLOA:

25 For this application, I think she's

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2 presenting the red and green.

3 MS. SUSAN SALO:

4 Okay. Thank you.

5 MS. JESSICA DAVIS:

6 Correct.

7 ARB MEMBER STEVEN TOLLI:

8 The green has always been diesel
9 throughout the country, so to change
10 would be a nightmare. It's always been
11 that way.

12 ARB CHAIRMAN TED ULLOA:

13 Give us a second, Jessica. We're
14 kind of shuffling through a couple
15 packets.

16 ARB MEMBER STEVEN TOLLI:

17 So when do you plan on doing the
18 work? How fast are we looking? When
19 would you start to proceed to do this?

20 MS. JESSICA DAVIS:

21 We'd ideally love to have it done
22 before the end of the year. It's going
23 to depend on lead time for materials.

24 ARB MEMBER STEVEN TOLLI:

25 Right, right. You want to get it

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2 done as fast as you can.

3 MS. JESSICA DAVIS:

4 Yeah.

5 ARB MEMBER STEVEN TOLLI:

6 One last question. I just wanted
7 to go back to those signs, the fuel blade
8 signs. They're going to be attached to
9 the existing pole that's there?

10 MS. JESSICA DAVIS:

11 Correct.

12 ARB MEMBER STEVEN TOLLI:

13 And do you know how they're
14 attached?

15 MS. JESSICA DAVIS:

16 It screws into the steel.

17 ARB MEMBER STEVEN TOLLI:

18 It's just going to bolt around the
19 circular --

20 MS. JESSICA DAVIS:

21 Yeah. There's a flange on one
22 side, or a flag, and you screw it in.

23 ARB MEMBER STEVEN TOLLI:

24 You just screw it into the pole?

25 MS. JESSICA DAVIS:

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2 Yes.

3 ARB MEMBER STEVEN TOLLI:

4 Right, okay. I don't have any
5 other questions.

6 ARB CHAIRMAN TED ULLOA:

7 Okay. Once more, anybody else in
8 attendance have any final comments? Are
9 we ready to bring it to a vote?

10 MS. SUSAN SALO:

11 Let me add before -- I'm sorry.
12 I'm just looking at the sign permit
13 application. I think what we should do
14 at this point is extend your replacement
15 agenda as to what's going on on this
16 paper. And also, we need to get it
17 signed -- so this would make it
18 official -- on each one. I can go over
19 that with you tomorrow if you'd like.
20 The permit right now is showing the
21 alternate existing freestanding sign, the
22 colors to match the historic district
23 requirements, remove the car wash
24 cabinet. And the other one -- there's
25 two here -- is replace the sign on the

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2 store with the externally lit
3 14-square-foot sign, reface canopy with
4 the fascia and gas pumps with historic
5 district colors. So if we could just add
6 on there what the colors are going to be
7 on the permits so we know exactly what
8 we're dealing with here, and then it just
9 gets signed because we don't have
10 signatures.

11 MS. DONNA JACARUSO:

12 Are you referring to the original
13 permit application?

14 MS. SUSAN SALO:

15 Not the original. This is the new
16 one.

17 ARB CHAIRMAN TED ULLOA:

18 Were you able to make that out,
19 Jessica?

20 MS. JESSICA DAVIS:

21 No.

22 ARB CHAIRMAN TED ULLOA:

23 Essentially, she mentioned that the
24 two new applications, she kind of read
25 over the review. It's a little vague.

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2 She just wants to make sure the specific
3 colors are documented. And she said she
4 can work with you tomorrow. And then it
5 would just need to be signed and
6 confirmed to make it official from this
7 perspective.

8 MS. JESSICA DAVIS:

9 Okay. That's fine.

10 ARB MEMBER STEVEN TOLLI:

11 I finally found the page I'm
12 looking for. Three sets of things. I've
13 actually got four sets. We have the
14 original, we have the second, and then we
15 have two other packets. But it actually
16 states here -- just to verify, again,
17 what I'm looking at is the comparison,
18 the main ID sign from what it was and
19 what it's going to be. Below, it says
20 externally illuminated. Only price
21 digits to illuminate. Which means, I
22 guess, the Sunoco Plus sign, there's
23 going to be no illumination on there.
24 It's just going to be the numbers.

25 MS. DONNA JACARUSO:

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2 Just the digits.

3 MS. JESSICA DAVIS:

4 Correct. Only the external light
5 bar on the top of the sign, that will be
6 directionally pointed towards the faces.

7 MS. SUSAN SALO:

8 I'm bringing this up only to not
9 have confusion afterwards.

10 ARB MEMBER STEVEN TOLLI:

11 Sure, because the application
12 itself is not descriptive of what we're
13 talking about right now. So we just have
14 to make it, like you're saying, official.

15 MS. DONNA JACARUSO:

16 All that is in the new application,
17 the revised application.

18 MS. JESSICA DAVIS:

19 Would it helpful if I wrote a
20 narrative to put with the application?

21 MS. DONNA JACARUSO:

22 It can't hurt.

23 ARB CHAIRMAN TED ULLOA:

24 Yeah, it wouldn't hurt.

25 ARB MEMBER STEVEN TOLLI:

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2 The vacuum units, nothing there is
3 going to be changed?

4 MR. RAMZI ALJAMAL:

5 No. Nothing's going to be changed.

6 ARB MEMBER STEVEN TOLLI:

7 You have to let us know if you're
8 going to repaint those poles.

9 MS. JESSICA DAVIS:

10 We can repaint the poles.

11 ARB MEMBER STEVEN TOLLI:

12 I didn't know if you were doing it
13 or not doing it. It wasn't in any of the
14 diagrams we have or anything like that.
15 I figured you'd probably repaint them.

16 MS. JESSICA DAVIS:

17 Yeah, we can repaint them. I can
18 add that in the narrative so that it's
19 descriptive.

20 ARB CHAIRMAN TED ULLOA:

21 Yeah, just as detailed as possible,
22 Jessica, everything you're planning on
23 doing. And that will allow us to have a
24 source of truth on the line.

25 MS. JESSICA DAVIS:

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2 Okay.

3 ARB CHAIRMAN TED ULLOA:

4 Steve, Jeff?

5 ARB MEMBER STEVEN TOLLI:

6 See what I mean about the hedges?

7 They used to be up here. That's in my
8 packet here, the photos that I took when
9 I was on site. That's why I wondered,
10 like, who cut all the shrubs down? I can
11 understand why. You can't see the sign
12 too much from the other side because the
13 hedges were almost to the top of this,
14 and now they're not. So somebody cut
15 them. I was just wondering whose
16 property, like yours, or is it Rose
17 Agency's? It's no big deal. That's
18 pretty much it. I haven't seen anything
19 that's missing except for the poles.
20 We'll put that in there.

21 ARB CHAIRMAN TED ULLOA:

22 Okay. Steven and Jeff, are we
23 ready to bring it to a vote then?

24 ARB MEMBER JEFFREY LaDEAU:

25 Yes.

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2 ARB MEMBER STEVEN TOLLI:

3 Yes.

4 ARB CHAIRMAN TED ULLOA:

5 Okay.

6 MS. DONNA JACARUSO:

7 Someone make a motion.

8 ARB CHAIRMAN TED ULLOA:

9 I need someone to make a motion to
10 approve -- no, for the Sunoco signage
11 refresh. I have a question first. Since
12 they're adding the new verbiage, should
13 this be picked up again?

14 MS. DONNA JACARUSO:

15 I think because the -- I understand
16 it's not in the application, but -- yes,
17 it's not in the permit application, but
18 it is in the revised application. Can
19 legal chime in on that?

20 MS. JACQUELINE LAMER:

21 Sure. As long as you vote on -- as
22 long as it's in compliance with
23 everything agreed upon today and
24 everything in the record.

25 ARB CHAIRMAN TED ULLOA:

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2 Okay.

3 ARB MEMBER STEVEN TOLLI:

4 Provided that everything that's
5 been discussed for revision or whatever
6 is stringent, so that it's the decision
7 that we've discussed.

8 MS. DONNA JACARUSO:

9 It's on the record.

10 ARB MEMBER STEVEN TOLLI:

11 It's contingent upon fulfilling
12 that permit application.

13 MS. JACQUELINE LAMER:

14 And you'll be reviewing the
15 narrative to make sure it complies with
16 everything.

17 MS. SUSAN SALO:

18 When it comes in for the permit
19 review, I mean, we review it. And we
20 need to know exactly what's going on with
21 that.

22 MS. DONNA JACARUSO:

23 From a Building Department point of
24 view, they would need that --

25 ARB MEMBER STEVEN TOLLI:

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2 I'm just trying to figure out, do
3 we have to come back to approve this?

4 MS. SUSAN SALO:

5 No.

6 MS. DONNA JACARUSO:

7 No. But they would need that
8 language in order for them to issue the
9 permit for that project to take place.

10 MS. SUSAN SALO:

11 Exactly.

12 MS. JACQUELINE LAMER:

13 Yes.

14 MS. DONNA JACARUSO:

15 So by you approving, it doesn't
16 mean -- you're not issuing any permits
17 here. You're approving that --

18 ARB CHAIRMAN TED ULLOA:

19 There's still some contingencies
20 after.

21 ARB MEMBER STEVEN TOLLI:

22 It doesn't have to come back to us.

23 MS. DONNA JACARUSO:

24 No. It's to the Building
25 Department at that point.

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2 ARB MEMBER STEVEN TOLLI:

3 Right.

4 ARB CHAIRMAN TED ULLOA:

5 Okay. So I need someone to make a
6 motion to approve the Sunoco signage.

7 ARB MEMBER JEFFREY LaDEAU:

8 I make a motion, approval.

9 ARB CHAIRMAN TED ULLOA:

10 I need someone to second the
11 motion.

12 ARB MEMBER STEVEN TOLLI:

13 I'll second the motion.

14 ARB CHAIRMAN TED ULLOA:

15 All in favor? Jeff and Steve: Aye.

16 Ted: Aye. If there any other comments?

17 If not, we can adjourn this meeting. No
18 further comments. Meeting adjourned.

19 Thanks, everybody.

20 (MEETING ADJOURNED AT 7:44 P.M.)

21

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25

C E R T I F I C A T E

STATE OF NEW YORK)
)SS:
COUNTY OF ORANGE)

I, LAURA EVANS, a Court Reporter and
Notary Public within and for the State of New
York, do hereby certify that the foregoing is
a true and correct transcript of the minutes
recorded by me and reduced to typewriting
under my supervision to the best of my
knowledge and ability.

X



Laura Evans