

Village of Baldwinsville Architectural Review Board  
Tuesday August 4, 2025  
Approved

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**PRESENT:**

Dean Johnson, Chairperson  
Bruce King  
Peg Halleron  
Jim Hawthorne  
Terrie King  
John O'Brien, Hueber- Breuer Construction  
Andrew Schuster, Ashley McGraw Architects.  
Kyle Prolia, Tymeless Tattoo Owner  
Ryan Brough, Artesian Construction  
Michelle Hamilton, Architectural Review Board Secretary

Chairperson Dean Johnson called a meeting to order at 7:00 PM and led The Pledge of Allegiance.

Motion made to approve corrected Architectural Review Board of May 20, 2025, by Dean Johnson and seconded by Peg Halleron. Motion carried. Unanimously approved.

**Old Business:** None

**New Business:**

**Bronze Foundry Lofts**

The design, which is a synthesis of concepts and roof styles tested the previous year, features six three-story apartment buildings and three one-story garages. These structures are clustered around a large, central green space that includes amenities such as a fitness center and leasing offices. Key discussion points encompassed the site layout, architectural style (including gable roofs and masonry), and specific technical details. A significant concern was raised regarding the proposed side lighting, described as having “holes coming out of the fixture” with no surrounding room, and its potential impact on neighbors; it was noted that the village has a standard light fixture to consider.

The architectural style represents an evolution of schemes tested the previous year, incorporating a synthesis of different roof styles. The design utilizes many of the same archetypes throughout the building, including gable roofs, and prominently features masonry. The color palette presented digitally on screen was confirmed to be an accurate representation of the physical colors in the prints or films.

The proposed design direction appears to be set with the consistent use of these specific styles and materials, including arche types and masonry.

A significant concern was raised about the proposed side lighting fixtures, which were described as “holes coming out of the fixture” with no surrounding room or housing. This design was noted to pose a risk of light pollution affecting neighboring properties, leading to concerns about the neighbors. It was explicitly pointed out that the village has a standard light fixture that should be considered as an alternative. Separately, signage for the development was discussed. Signage complies with code and was checked.

The project team needs to address the concerns about side lighting, potentially by investigating and adopting the village’s standard fixture to mitigate impact on neighbors.

Motion made to approve submission on the contingent to approve the lighting submission on later date by Dean Johnson and seconded by Bruce King. Motion carried. Unanimously approved.

### **Tymeless Tattoo**

The meeting centered on exterior and interior design choices for a multi-story commercial renovation, with emphasis on aesthetics, potential neighbor impact, and efficient site usage.

Key topics included the selection of siding material, color, and finish, the finish for the staircase (specifically staining), coordination with neighbors due to the building’s two-story height and potential sightlines, and the confirmed capacity and utilization of on-site studio spaces. The generous nature of these studio spaces was also noted. Emerging decisions leaned toward darker stain tones, such as charcoal, intended to unify the exterior framing and staircase aesthetic. Caution was expressed regarding reflectivity or “shining” due to the two-story elevation and the proximity of neighbors across the street. Action items focus on finalizing siding and stain selections, confirming the precise on-site studio capacity (ranging from five to potentially ten), and ensuring effective communication of plans with neighbors to proactively address any visual impact. concerns.

Confirm siding material and finish, finalize selection (natural material requiring staining vs. pre-finished dark/charcoal), ensure low-gloss to avoid “shining”;  
Approve staircase stain color, select charcoal/dark stain to match exterior framing for a cohesive look.

## Exterior Siding and Finish

Consideration of siding color and finish, with “phone color” likely referring to the initial color selection discussion.

Significant concern was raised about “shining” or high reflectivity, given the two-story facade and the direct proximity to neighbors across the street.

A strong preference was expressed for a darker stain to “tie it together” aesthetically, with specific mention of charcoal tones. It was noted that the natural material would require staining.

Preliminary alignment was reached toward a darker, stained finish for the framing and siding to unify the overall exterior aesthetics.

A commitment was made to maintain low-gloss or matte finishes to actively avoid glare and reflectivity issues.

Action Items:

Confirm the final siding material (natural requiring stain vs. pre-finished) and the exact color/finish.

Designer/Architect: Provide samples/mockups of dark/charcoal stains and low-gloss options for review.

The discussion included staining the staircase to either match or complement the exterior framing, ensuring visual continuity.

Charcoal or a similar dark stain was specifically suggested to create a cohesive and unified look with the rest of the exterior.

Tentative agreement was reached to use a dark/charcoal stain for the staircase.

The building’s two-story height was a key factor, with the team explicitly stating they the project will proceed with neighbor-friendly finishes, specifically prioritizing lower reflectivity and cohesive darker tones to minimize visual intrusion.

Clarification was needed regarding the precise on-site studio capacity, with mention of five studios, and the potential for up to ten studios to be active on-site at a time.

The generous nature of these spaces was also highlighted.

The impact of the studio count on the overall site plan and scheduling was a significant point of discussion. The speaker noted they were “not a part of site play” (referring to the site plan), indicating a need for alignment on previous decisions regarding the studio count and its implications.

Several clarifications were requested regarding the term “signing” and other specific details, which were reiterated to ensure complete understanding among all participants.

were “cognizant” of its visual impact and the concerns of neighbors across the

Motion made by Bruce King to approve the project as submitted with the following conditions:

- Porches be stained dark or blackish
- Decks be stained grayish
- Signage and lightning are excluded from this approval pending further submission

And second by Peg Halleron. Motion carried. Unanimously approved.

Motion made to close meeting at 7:33 by Dean Johnson and seconded by Bruce King. Motion carried. Unanimously approved.

Respectfully submitted,

*Michelle Hamilton*

Michelle Hamilton  
Architectural Review Board, Board