

CHILI PLANNING BOARD  
August 13, 2013

A meeting of the Chili Planning Board was held on August 13, 2013 at the Chili Town Hall, 3333 Chili Avenue, Rochester, New York 14624 at 7:00 p.m. The meeting was called to order by Chairperson James Martin.

PRESENT: Richard Brongo, Karen Cox, David Cross, John Hellaby, John Nowicki, Paul Wanzenried and Chairperson James Martin.

ALSO PRESENT: Michael Hanscom, Town Engineering Representative; Michael Jones, Assistant Counsel for the Town; David Lindsay, Commissioner of Public Works/Superintendent of Highways and Building Department Representative; Matt Emens, Architectural Advisory Committee Representative.

Chairperson James Martin declared this to be a legally constituted meeting of the Chili Planning Board. He explained the meeting's procedures and introduced the Board and front table. He announced the fire safety exits.

JAMES MARTIN: I will recognize Paul Bloser, Chairman of the Zoning Board of Appeals, in the back of the room.

PUBLIC HEARINGS:

1. Application of Darlene Adams, 45 Echo Hill Drive, Rochester, New York 14609; property owner: Church Radiant; for preliminary site plan approval for a change of use in portion of building to allow a catering business at property located at 525 Paul Road in R-1-15 zone.

PASTOR SMITH: Good evening. My name is Shane Smith. I am the Senior Pastor at Church Radiant on 525 Paul Road. I met with this Board a couple years ago to get permission to put a church in our community and I'm very thrilled to report that things are going very well. We have made incredible improvements on the building, thousands of dollars. New roofs, new parking lot. Just a lot of money that has gone in to making a nicer place. We have chopped down trees that were straggly looking and we just made it a really nice place.

We have been reaching a lot of people. Good sized congregation, probably about 150 people and even neighbors. Right across the street the Durbin (phonetic) family started coming to our church. There is another family right across the street, two families that are very supportive what we're doing.

I had somebody come to me and ask if they could use our kitchen, which is about a 400 square foot area, which is a big reason why we even bought the Party House. We bought the Party House because I was excited to see a kitchen where we could make food and feed people who are less fortunate. Also, to be able to use that as a way to have Town meetings and things like that in our facility, which we recently had the National Day of Prayer which we provided food and stuff for with that big event with Town officials.

And people in my church who get sick. I recently had somebody who had brain surgery. Another person who was sick. So I asked the people who want to be using our kitchen to prepare meals, and again, that is my heartbeat.

As far as making money or the money end of things, it's a very, very small business. Just to give you a quick history, the owner of Michelina's Italian Eatery, well known eatery in Henrietta, sure you been there, the owner went out on his own and he and his cousin, Darlene Adams, are cuginos. Means cousins in Italian. They're the ones that are actually using the space.

We wanted to come into compliance, which is why we're here. You know, there is businesses that operate in the Chili area since -- I'm a Chili kid -- I have grown up in Chili, you know -- Scoops Ice Cream. They have been operating illegally in Chili since I have been this big (indicating) and nothing has happened with them. They're catering. They're catering ice cream to people, but they're able to do so without a permit and they have been doing it for years.

But again, I want to bring this into compliance. I want to do things the right way. It has been Health Department approved. The Health Department came and approved it. The only space that we're really talking about is we're talking about a 400 square foot area within our facility.

Now, it used to be probably about 1500 square feet or more of kitchen, because there was a huge prep area and a kitchen. We have eliminated all of the prep area which has become bathrooms and offices. So now the kitchen space is minimal. The use is minimal. The use is primarily weekends. Um, they don't interfere with our church services which are on Sunday.

Saturdays they have done a few weddings, few graduation parties and then there are one or two cars there throughout the week that they're doing prep, prepping food, getting ready for the

few weekend events that they have had.

I also look at that and I'm thankful they're there from the standpoint that it shows activity in the parking lot. Um, it just makes things safer, you know, in the community. I like -- I like to always have, you know, a presence there on our campus.

And then I think -- I think that's really -- again, my heartbeat behind this is to be able to, you know, be a blessing in the community. I foresee a day which Sysco, because I already talked to them, where they will give us food and other places will give us food and we can have a food bank. We can have an area in our church where we can take food to people, can drives and things of that nature.

That's what excited me about the building. I just don't want to be a church who just exists within the community. I want to be a Community Church. I want to meet the needs of the people in my community that I'm a part in, that I was born and raised in. So that is where I'm at.

It's not a big -- I don't want you to get this idea there is this big huge operation happening where people are coming in and they're being seated and they're being parked and, you know, it's a restaurant. It's not a restaurant. It's -- it's -- it's a couple of people, a -- two cousins who are making food, Health Department approved, taking it to a graduation party. Nobody is coming in and eating. So just so we're clear on that, that's not what is happening.

There have been a couple of weddings, people within -- within my congregation that have gotten married that have requested that food be prepared for them, yes. But as far as having like a come in, sit down, that kind of thing, no. And that's not our intent either. We have no intention of seeking approval to have a restaurant in our church.

So thank you very much.

JAMES MARTIN: I went back and looked at the property record, all right, on what has happened with that address over the last almost 50 years, 50 plus years. '56 there was a catering establishment. Appeared before the Zoning Board. Apparently they were approved. In '63, there was a renewal of the catering business. In '68, another renewal of the catering business and '73 another renewal of the catering business.

Finally 1983, there was a renewed variance for a catering establishment and renewed variance to allow a 4 by 6 double-faced freestanding sign and application approved for permanent variances at that time.

The reason for this was obviously the applicant had applied for a Use Variance and -- since this was not a permitted use in an R-1-15 zoned district.

There was apparently some land sold off, some houses built around the property over there, which were other issues that appeared, '90, '91, '92 and '94.

Then in 2011, in November, you came before the Board and indicated that you had purchased the property or were going to purchase the property and it was going to become a church facility, okay, that -- that the Carriage House was now going to become Church Radiant from the standpoint of what was going to happen on the property.

And, you know, in your letter of intent to us you essentially said at that time that you didn't really have any indication that that kitchen facility would be used for anything other than your own internal -- your own internal purposes at that time, okay?

So that was our understanding. And the Board approved the special use permit to allow the church, which was a -- you know, a special use permitted activity within an R-1-15 zone. There was a variance granted around signage in July of 2012.

And I think the issue that has come up and I have had some discussions with Counsel about whether or not when it -- you know, if it was a catering business, and I'm not sure when that exactly ceased to operate as a catering business, then it became a church, okay, and I -- you know, I fully realize that use variances that are granted generally run with the property, but again, now we have perhaps a substantial change in use, and is that Use Variance still valid from the standpoint of it was a party house catering business and now it's a church.

So I have had some conversations with Counsel, and at this point in time, we're not exactly sure that we could go ahead and move forward with the preliminary site plan with what you have requested of the Board without a clear understanding of whether the Use Variance that has been in place in the past is still valid from the standpoint of it became a church and now it wants to go back to a catering business, okay?

And, Mike Jones, I don't know if you have any additional input or comments on that at this time.

MICHAEL JONES: No, Mr. Chairman. I think you have identified the question you had to me pretty succinctly, and that is really the issue, is whether or not there is any impact with the change of use that would -- for the facility.

JAMES MARTIN: So what I would like to do at this point is to insure that we're not doing something that we're not permitted to do, okay, to move ahead with this application, with some uncertainty about whether or not the Use Variance is still in place and valid or whether, you know, there was some issue when it became a church that Michael Jones would like to do a little more research on this and come to a conclusion and a determination to help this Board move forward, all right, with the application. Given the uncertainty at this point in time, my proposal would be, and I would make a motion that we table this until Michael Jones has had an opportunity to look at this and come back and say, "No, the Use Variance is still valid, okay," and then we can move ahead with the application, or, "It is not valid at this point in time, and we're going to have to go a slightly different path in order to allow you to have a catering business operating out of the facility."

Okay, that is essentially where I am at, and I will go to the Board at this point in time.

Are there any comments or questions that the Board has, because we -- we are dealing with an issue here that we just don't have, I think, a final answer on from the standpoint of is that catering Use Variance still valid or not.

PASTOR SMITH: Can I speak again just for clarification?

JAMES MARTIN: Just a second.

JOHN HELLABY: I wholeheartedly agree with you. I guess one of my biggest concerns is one of the questions also that the Conservation Board brought up, and I would like to know what the take is on that process, as well.

JAMES MARTIN: Well, that would be addressed if this proceeds to the point of, you know, coming back before this Board.

JOHN NOWICKI: Question. Mike Jones, if it is determined that it is a Use Variance, would it be necessary for them to come back for a preliminary site plan? Once you determine the use.

MICHAEL JONES: Okay. So if -- so it if was determined that they have a Use Variance that runs with the land and they're still permitted to do that, then I -- the only thing before this Board then would be is there a site plan change or a special use that would be granted.

JOHN NOWICKI: I can see a special use, but I don't see a site plan.

PAUL WANZENRIED: That is what it would be, a special use.

MICHAEL JONES: So the question is -- I'm sorry. I was just getting information.

The question is whether or not there would be a change of use at this point that would warrant a review. I don't think so. I think we would be looking more in terms of the site plan that would be associated with that use or something along those lines. Because if the use is determined to be permitted, they're restricted to whatever conditions applied at the time it was granted back however many years ago that that happened.

JOHN NOWICKI: When it was the Carriage House?

MICHAEL JONES: Yes. And that is why we get back to the discussion again why it is important to have conditions on these approvals as we grant them.

And going forward what we talked about with the ZBA is trying to put some time conditions on these kind of variances.

JAMES MARTIN: Anything else?

You can come back up.

PASTOR SMITH: I guess I just want to have clarification. As far as the usage is concerned, like I understand, I mean, which I have talked to some people and also received counsel that that part of the building, okay, that 400 square foot small little area within our church, it's not the whole entire church. It's a 400 square foot kitchen that would be reassessed -- it would be taxed. Right now you're getting zero tax dollars from us, from the church. We're tax exempt. As far as if this were to be an operating business, within the church, this 400 square feet, they would be -- they would be paying taxes. They would be paying taxes -- not only the property taxes, but also business taxes, as well. And I just want to make sure that that -- I'm not asking again for, you know, for this to just be something that, you know, nobody is paying taxes. I understand that when I received counsel that somebody else would have to come out and they would have to take a look, they would have to assess it, the Assessors and then there -- taxes would have to be paid and so on and so forth.

Now I'm coming to you, too, with the understanding, you know, when I was located in a strip mall between a tattoo parlor and liquor store on Elmgrove Road, the owner of that property, Angelo who owns Guidas, the whole mall, he is the owner of that mall, and as a church, you know, he could -- he could sublet that area, that space out. He is still paying taxes. He is still paying CAM charges and all of that.

And then we also had times where we could sublease our space out, as well. So I just wanted to make sure that I said that, and again, that --

JAMES MARTIN: Certainly, the issue tonight is not whether tax or no tax, okay? I hope you understand, Reverend Smith.

But the issue is, can we, you know, Number 1 -- do we need to -- if the Use Variance is still valid; and Number 2, if it is not, I mean there are other avenues that will have to be pursued.

So from the standpoint of where we're going tonight with this, as I said, I think we need advice of Counsel on the direction that we should go as a Town, all right, on this particular request that you have made.

I fully understand what you're trying to do. I mean don't -- don't misunderstand that. I understand what you're trying to do, but, you know -- that and I have been to wedding receptions over there. It was a beautiful place and they had very good food for years. I don't know how much catering business they did supplying food outside to the parties they had there.

Again, it is something we would have to probably go back and take a look at. Were they catering continuously up to the point in time you bought the property, I don't know the answer to that. So there are some things I think we need to know, we need to understand --

PASTOR SMITH: Sure.

JAMES MARTIN: -- before we make a determination from the Town standpoint.

PASTOR SMITH: I mean, I want it to be understood, too, first and foremost, we're a church. I don't want to be -- I have no desire to be a catering business that has a catering sign out front. It's Church Radiant, first and foremost.

JAMES MARTIN: Obviously.

PASTOR SMITH: So I'm not -- there is a little, little corner over here that they're wanting to occupy, and I'm trying -- that's -- we're just trying to work together to meet the same goals that

we have. That's all.

JOHN NOWICKI: Can I ask you a strange question? Would it be possible, because of the church, the catering situation, where if someone passed away, they could have a special service there for that person and have them stay afterwards for lunch?

PASTOR SMITH: Could they?

JOHN NOWICKI: Is that something --

PASTOR SMITH: That is something that I would love to do. I would love to.

JOHN NOWICKI: It's a possibility to do that?

PASTOR SMITH: Absolutely.

JOHN NOWICKI: Could you do that for people who didn't belong to their church?

PASTOR SMITH: Absolutely. As far as weddings, anything. If people wanted to -- I think it's great because it's all there. And they have operated. The Carriage House has a history of being a party house for over 60 years.

JOHN NOWICKI: Just to let you know this, I have -- one of my children had their wedding anniversary there and I had another child who had their 25th wedding anniversary there, so I'm familiar with the Carriage House. So -- but that is interesting. I just wanted to make sure those services might be available to the community.

PASTOR SMITH: We had a lady that recently died. 43-year-old lady here with three kids, single mom, just started coming to the church. And afterwards --

JOHN NOWICKI: You had a service?

PASTOR SMITH: We had a packed place and afterwards we had refreshments and stuff, all kind of food that these guys provided, deli trays and stuff like that for them. So yeah, food is a big thing. It breaks down barriers. That is what we want to do.

JAMES MARTIN: Okay. Thank you.

Mike Jones, timeline on when you might be able to research this and come back with an answer to -- to the Town, I will say at this point?

MICHAEL JONES: Just a couple days, Jim (Martin). I was just made aware of this specific question you had just before the meeting, so give me a couple days and I can give you an answer. Just to be clear, if it is, in fact, a use that runs with the property, the only thing that is really before the Board is that they have a special use permit for the church, and so that is probably altered in some way because we're adding a business to it. That is the extent of the review you want to do with respect to the use.

And then if there are any changes to the site plan or whatever, you can take a look at that, as well. But let me get back to you on the Use Variance question and I will give you an e-mail in a couple of days.

JAMES MARTIN: Fine. Then once he gets back, I would assume David (Dunning), the Building Department or somebody would contact Pastor Smith and let them know what the outcome of that is and then we'll proceed at that point.

At this point I would like to make a motion we table this application pending Counsel research on this application, and that -- that is where I am at right now.

JOHN HELLABY: I will second it.

JOHN NOWICKI: Can I just ask a question? Is it possible before we table the application if there was anybody here from the neighborhood that wanted to say something, can they speak out on it now?

KAREN COX: What are -- what are they going -- if --

JOHN NOWICKI: Just saying.

KAREN COX: If they're speaking on this, it might be different based on what --

JOHN NOWICKI: Okay. Just asking.

KAREN COX: -- on what Mike Jones comes up with.

JAMES MARTIN: We really won't know what way it is going. I think we should move forward with the tabling.

MR. RETTIG: Mr. Chair, can you keep open the Public Hearing?

KAREN COX: We're tabling it.

MR. RETTIG: If there is a follow-up, would you reserve a potential Public Hearing?

JAMES MARTIN: Certainly, if the answer comes back that it comes back before this Board as a Public Hearing, the answer is yes.

MR. RETTIG: Thank you.

JAMES MARTIN: On tabling the motion?

Paul (Bloser)?

PAUL BLOSER: Sorry to interrupt, but I do have a question or a statement regarding this. Um, if this moves forward and has to come back before your Board or my Board, one of the things I'm going to be looking for, and he may want to do some background check right now, the fact that it was a restaurant, operating as such, then was closed down and becomes a church and then opening back up again, with food service out of the kitchen, will the existing fire suppression system, fire inspections be valid or will they have to update to current code? Just so he knows ahead of time. It doesn't stop this show from happening for another month.

JAMES MARTIN: Just to answer your question, Paul (Bloser), I do have input from the Fire Marshal. The past inspection on 3/27/13, current operating permit for a public assembly. If approved for an additional business, the appropriate operating permit would have to be issued for that business. So the Fire Marshal is on top of this.

PAUL BLOSER: Just didn't want him held up for another month.

JAMES MARTIN: Now, on the tabling the motion.

DECISION: Unanimously tabled by a vote of 7 yes to table for the following reason:

1. The Chili Planning Board, at their August 13, 2013 Public Hearing, unanimously tabled by a vote of 7 yes to table, the above described application pending a finding by the Assistant Town Counsel regarding the status of the previously granted Use Variance for a catering business at 525 Paul Road.

The applicant will be notified as soon as possible as to the finding and what appropriate action is required.

INFORMAL:

1. Application of Anthony DiChario, owner; 100 Airpark Drive, Rochester, New York 14624 for revised site plan approval to allow two powder magazine crates to be stored on site at property located at 100 Airpark Drive in GB zone.

No one was present to represent the application.

JAMES MARTIN: I will reserve this and I will have a second call after we hear the next application. If somebody does show up to hear it, then we'll present the application and hear it at that time. We'll call this first call on this application.

FOR DISCUSSION:

1. Roberts Wesleyan College, 2301 Westside Drive, Rochester, New York 14624 for proposed 43,617 square foot science and nursing building at property located at 2301 Westside Drive in PID zone.

Dan Savage, Bob Rood, Mark Madalana and Carl Pellitteri were present to represent the application.

MR. SAVAGE: Good evening. My name is Dan Savage. I'm with Passero Associates and I'm here to speak on behalf of Roberts Wesleyan College on a proposed science and nursing building that they want to add to their campus.

With me tonight is Bob Rood from the College who can answer specific questions about their programming. I have Mark Madalana with SWBR and Carl Pellitteri from my office who is the Design Engineer.

As Chairman mentioned, this is a 43,000 square foot addition to the existing Smith Science Building. If I may, I will go over to the Board just to orient everybody.

This is the existing Smith Science Building. This is the tall Cultural Living Center adjacent to it.

Buffalo Road is to the bottom of the page (indicating). Westside Drive is up to the top of the page (indicating).

The proposed new science and nursing addition is a -- two stories of classroom and lab space and a top floor is a penthouse to shield the HVAC equipment.

Um, it is situated in the current parking lot on the east side of the Smith Science Building.

Um, the project is being proposed by the College because they had a growing need in their science and nursing program, and they need to provide state-of-the-art lab rooms, science space and the associated facilities that go along with that.

The current Smith Science Building, um, was built at a time that it doesn't provide all of the current needs to satisfy that growing program.

Um, as I mentioned, it's situated right in the current parking lot. Um, the plan is to service the building with adjacent utilities that are right in the area, servicing the college.

Um, in terms of parking, um, we're losing approximately 110 parking spaces in the proposed building area.

Um, this project is located in an Institutional Plan Development zoning. It is in conformance with the College's Master Plan, and long-term, the College foresees that there will be less internal parking areas. The center of the campus will be more pedestrian friendly and parking is going to be supplied around the perimeter to keep it safer for pedestrians to cross through the core of the campus.

As the Board is aware, the College has been before you with a proposed 83-space parking lot across the street. Um, some of that is going to supplement the loss of parking here (indicating). We're losing 110. They're creating 83 across the street.

Um, the College has analyzed their parking needs short-term and long-term and does not see any negative impact by that loss of parking.

In terms of drainage design, um, our intent, and we'll be providing design calculations and our SWPPP and storm water management facilities to the Town Engineering Department for their review, but this layout here, um, shows a net increase in impervious area. We're basically swapping out roof for existing parking lot and some areas we're removing, um, quite a bit of

pavement, putting lawn back. We are adding some additional pavement on the service drive that, um, is being increased to continue to service the CLC, but also service the new building and the Smith Science Building.

Um, but overall, there is a net increase in impervious area. We do plan on meeting New York State DEC storm water management design guidelines. We're showing here a storm water management bio swale facility out in the lawn that will be created out front of the new building.

Um, I just want to direct your attention, um, in this area, between the Smith Science Building and the proposed new two-story building. Um, this design creates a very nice entry courtyard. And the direct -- the main direction of pedestrian travel will be from here (indicating) down to these buildings (indicating). And this provides a very nice area to present, um, a nice entry to this area, a safe pedestrian way.

It's envisioned that this will be scored concrete, brick pavers, possibly a -- a concrete seat bench, some landscaping and lighting to enhance that area. We foresee students hanging out in this courtyard area.

Um, we're also showing -- in addition to the landscaping around the courtyard, we're showing some landscaping around the front. In a minute I will show you some of the proposed elevations for the building. We do not want to heavily landscape and block the view, because we think this east face of the building is very attractive. We don't want to hide that with tall vegetation.

Um, this parking over here, um, we're proposing to restripe to provide the handicapped parking spaces that will be needed very adjacent to the enhance to the building. We will have to do some pavement re-work here (indicating) where cars will come up and drop off students or public to enter the courtyard area.

Um, in terms of the building height, this was an issue. We did meet back on May 31st with Dave Lindsay and some of the other Town staff to initially present this project to them to get some initial feedback. One of the issues that came up was building height and how is that addressed in the IPD.

After some back and forth, Dave Lindsay clarified what we're proposing is two stories of labs and classrooms and the top story is a penthouse to shield the HVAC. That's roughly in the range of 53 feet, that that still meets with the intent of the IPD. And just as a reference, the CLC, which is right next door, is several stories higher than that.

Um, assuming the project keeps advancing, um, as -- as we expect it will, the College is looking to break ground in the spring of 2014. It's intended for this building to meet LEED certification in terms of sustainable building and site design.

And, you know, we'll appreciate any comments the Board or the staff has in how we can enhance that.

JAMES MARTIN: LEED certification, that is what happened with the Golisano Library over there, that that met that requirement.

MR. SAVAGE: Yes.

JAMES MARTIN: It was quite an asset, all right, to the construction and the people involved in that particular facility.

I do have a comment from the Fire Marshal, which again, you know, probably should be looked at from, you know, a code requirement standpoint. But he said that the applicant should be aware that because of the size and type of occupancy, they might have to provide additional fire separation between the addition and the existing building. It's not a definitive you will have to, but it is something that I think you should look into to be sure there are no issues from that standpoint.

MR. SAVAGE: Okay.

JAMES MARTIN: Certainly from the Conservation Board standpoint, I would be very interested in seeing the licensed landscape architect drawings. I guess one thing, you know, you're saying, you're going to have limited landscaping around the facility.

Um, you know, our code does require, you know, 1 percent of the -- of the total cost, all right, to be associated with the landscaping of the project, so if -- if the proposed landscaping doesn't come up to that, then I would say the balance, the requested balance be donated to the Town tree fund, so you should just beware of that issue also.

MR. SAVAGE: If I could just address that.

JAMES MARTIN: Go ahead.

MR. SAVAGE: It is the intent of the College to meet that requirement, but again, in -- in looking here, um, they think it's a better use of those funds to enhance this, you know, as best we can, more at the corners of the building, so the building is still prominent and use the balance to enhance other areas of the campus around that area.

JAMES MARTIN: But, you know, bring that to the forefront with the Conservation Board so that they're comfortable with that proposal to be sure that when they come back to us with their comments, that that is understood.

MR. SAVAGE: Right.

JAMES MARTIN: You do have some elevations?

MR. SAVAGE: Yes.

JAMES MARTIN: I think we would like to see those.

Any questions on this aspect of it at this point?

KAREN COX: I don't have any. Um, this here is the east face, so if you're on Chesbro Drive, you would be looking at this view back towards the new building. This is the area here where we would do the bio retention swale (indicating). This is the access drive (indicating)

servicing the new building as well as the CLC loading dock.

Um, so they're trying to, um, use a different mix of materials to enhance the look of this building.

JOHN HELLABY: Is that an aluminum type finish on that structure?

MR. SAVAGE: Yes.

JOHN HELLABY: Upper portion.

MR. SAVAGE: Yes. Those are aluminum panels. I can have Mark Madalana address those specific comments.

PAUL WANZENRIED: What is the brown?

JOHN HELLABY: I would think it would be nicer if it was bronze.

MR. MADALANA: We have been exploring a bronze finish stainless steel. They used different metal materials out at the campus before. Our concern and I think they share the same concern is just the permanence of a look so you have a long-lasting finish. So it would be a bronze-colored pallet. They will never be all perfectly matched, but a bronze pallet of stainless steel and a stainless steel tentatively right now, stainless steel clear finish, all of it textured so it is not mirrored, is our concern, too. But a long-lasting permanent finish.

MR. SAVAGE: That is the view from Chesbro Drive (indicating). That is the view looking down the courtyard towards the entrance (indicating). This is the existing Smith Science Building (indicating), and this would be the new addition.

JOHN HELLABY: Is there a reason the building is skewed to the existing building?

MR. MADALANA: It was actually to open this area (indicating) up a little bit. We had -- actually, I think it was to our benefit in regard to the height variance, as well. This condition, this separation just gave it a little more breathing room out here (indicating). It did angle it out a little bit in line with the CLC, as well, when you're looking from Buffalo Road.

PAUL WANZENREID: Are those metal on the windows there --

MR. MADALANA: Yes, window shades. They used them previously. We're basing that design -- they used them previously at the Golisano Library, as well.

PAUL WANZENRIED: Does the ARB look at this, Jim (Martin)?

JAMES MARTIN: Pardon?

PAUL WANZENRIED: Will the AAC look at this?

JAMES MARTIN: It's not a requirement in the code for them to take a look at this. Maybe as a courtesy. We do have an Architectural Advisory Committee. So as a courtesy to us, it would be nice for us for you to review that with them. They may have some comments, some additional input, but it's not a requirement, I want you to understand. But as a courtesy it would be nice for you to do that.

PAUL WANZENRIED: What is the difference in elevation between the existing building you're attaching to and the new one?

MR. MADALANA: Our grade elevation, and you can correct me if I am wrong, 18 inches lower?

MR. SAVAGE: Right.

MR. MADALANA: Modern science facilities. That is why Smith is not able to be utilized in the same capacity moving forward. Our floor-to-floor height is about 16 feet, give or take, and that -- it just allows modern mechanicals, all of the fume hoods and things like that. Whereas, the old floor-to-floor was 12 or so. I'm estimating. But we just couldn't fit the systems in there.

So we actually managed to step down a little bit and -- and make a transition in here (indicating). And then similarly make a transition upward to the upper floor to split the difference.

JOHN HELLABY: Is it a ramped transition or stepped one?

MR. MADALANA: Ramped transition, ADA.

MR. SAVAGE: There is a two-story link between the existing building and the new building.

PAUL WANZENRIED: Are you proposing any lighting along the walk that is in front of the Chesbro Drive view?

MR. MADALANA: The other view.

PAUL WANZENRIED: Back up one, please.

MR. SAVAGE: Yes. We will be proposing lighting along this walkway (indicating). We'll be providing some additional lighting along the service drive (indicating). Courtyard will have some additional lighting (indicating). There is currently lighting in this parking lot (indicating).

PAUL WANZENRIED: What is the purpose of the three parking spots there down --

MR. SAVAGE: Just service trucks.

PAUL WANZENRIED: Okay.

DAVID CROSS: Dan (Savage), it looks like the south portion of the building is encroaching into the Gates-Chili-Ogden sewer easement and also the attachment between the two buildings is over more easement.

Have you approached the District?

MR. SAVAGE: Yes. I should have pointed that out earlier. Thanks for bringing that up. There is a current sanitary sewer cutting through the campus that is owned and maintained by Monroe County Pure Waters that basically goes in this direction (indicating), picks up a line, goes out here (indicating) and continues on. We have to pick that sewer up, relocate it out and around the new footprint and tie it back in.

We have had meetings with Monroe County Pure Waters. They're okay with it. We just

have to provide the easement documentation for that.

JOHN HELLABY: Do you have enough fall to do that? I mean, it looks like you're almost doubling the length of it going around there like that.

MR. SAVAGE: No. There is enough fall for a gravity flow.

PAUL WANZENRIED: Is there going to be any sort of speed impediments here along Chesbro Drive? It looks like a nice little runway to speed through.

MR. SAVAGE: We're -- we are not proposing any. Correct me if I am wrong, Bob (Rood), or Carl Pellitteri, but I believe this ends up here (indicating).

MR. PELLITERRI: It does. So, you know --

MR. SAVAGE: They haven't had a problem with speeding mainly because it's dead end. If you're driving up to this point (indicating), your destination is typically the parking lot.

PAUL WANZENRIED: Is there a dumpster enclosure required for this new building?

MR. SAVAGE: I believe they're using --

MR. PELLITERRI: No. It's the one already in place.

MR. SAVAGE: They're using CLC. The intent is for trash to be conveyed over to the CLC dumpster and have one point for trash pickup.

PAUL WANZENRIED: Can a truck get in there and turn around and get to that dumpster enclosure?

MR. SAVAGE: Yes.

PAUL WANZENRIED: Previously it looked more of a straight on. This doesn't look necessarily straight on.

MR. SAVAGE: Yes. I mean they're going to have to do a K turn.

MR. PELLITERRI: They will have to back down.

MR. SAVAGE: And for an 18-wheeler, which they do have when it brings in performance equipment and all of that, they have to back in from Chesbro Drive. That is how they're currently doing it. This will make that movement a little bit easier.

JAMES MARTIN: Well, it looks as though it will be a very nice enhancement to the campus. Roberts is a jewel in the Town of Chili, and as it grows, we prosper as a result of that. So we'll be looking forward to moving ahead with the approval process on this particular facility and so we'll be anxious to have you back.

MR. SAVAGE: All right. I have just one procedural question. I believe the submission cut off for your September meeting is -- just passed if I'm correct.

RICHARD BRONGO: It's two days from now, I believe. The 16th --

JAMES MARTIN: It's the 16th of August, okay?

DAVID CROSS: Plenty of time.

JOHN HELLABY: There you go.

KAREN COX: Three days.

MR. SAVAGE: Um, I mean we would -- we would like to target that September meeting. Is there any leeway since we have shared, you know, this much advanced design plans and information?

JAMES MARTIN: Do you expect any significant alterations to the -- what we have in the way of engineering drawings and elevations and all of that?

MR. SAVAGE: No.

MR. PELLITERRI: No. It will be more of the SWPPP, the detailed drainage design, the SWPPP utilities, things of that nature, nailing that stuff down.

But three days -- 2 1/2 days is a little tight.

DAVID LINDSAY: Mr. Chairman, I think if you make application by the deadline, you can follow up with some of the documentation as long as we have it prior to the DRC so we can look at it.

JAMES MARTIN: We don't meet for the design review until the 28th of August, so you have two weeks from that.

DAVID LINDSAY: Give me a call and we'll work something out.

MR. SAVAGE: Appreciate it.

DECISION: The Planning Board thanked the representatives for appearing before the Chili Planning Board at their August 13, 2013 meeting to present the plans for the new science and nursing building on the Roberts Wesleyan campus. The Planning Board looks forward to working with the representatives as this project moves forward.

JAMES MARTIN: I guess that's it. The meeting is adjourned.

I'm sorry. The meeting is reconvened. Second call for the Anthony DiChario application?

No one was present to represent the application.

DECISION: The Chili Planning Board, at their August 13, 2013 meeting, automatically tabled the above described application due to the failure of the applicant to appear before the Board. The application will now be heard at the September 17, 2013 meeting.

JAMES MARTIN: Meeting is adjourned.

The meeting ended at 7:51 p.m.