

CHILI PLANNING BOARD  
September 26, 2016

A special meeting of the Chili Planning Board was held on September 26, 2016 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 Michael Nyhan.

PRESENT: David Cross, Matt Emens, John Hellaby, John Nowicki, Ron Richmond and Chairperson Michael Nyhan. Paul Bloser was excused.

ALSO PRESENT: Michael Hanscom, Town Engineering Representative; David Lindsay, Commissioner of Public Works/Superintendent of Highways; Eric Stowe, Assistant Counsel for the Town; Paul Wanzenried, Building Department.

Chairperson Michael Nyhan 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.

1. Application of St. Pius X Church, owner; 3010 Chili Avenue, Rochester, New York 14624 for preliminary site plan approval to erect a 17,000 sq. ft. church at property located at 3032 Chili Avenue (aka 3010 Chili Avenue) in R-1-12 zone.

Bernie Iacovangelo, Father Paul Bonacci, Brian Porter, Evan Gefell, Nate Rozzi and Chuck Armbruster were present to represent the application.

MR. IACOVANGELO: Good evening, Mr. Chairman, members of the Board, side bar. My name is Bernie Iacovangelo and I'm a member of the St. Pius Rebuild Committee, and with us this evening are Father Paul Bonacci, our Pastoral Administrator for St. Pius X church and a true Godsend for us. Brian Porter, Chairman of the St. Pius X Rebuild Committee. Evan Gefell, in the center, he is a Project Engineer with Costich Engineering. We have Nate Rozzi, project architect from Hanlon Architects. And we have Chuck Armbruster, Construction Manager with LeChase Construction. With us this evening we also have various other members of our St. Pius X Rebuild Committee and members of our parish along with other attendees at this meeting. I want to thank you very much for allowing us the opportunity to have a special meeting regarding this project.

January 2nd, 2015, our church was destroyed by fire. That was a difficult evening. Father Bonacci had only been here six months and he was greeted with that New Year's welcome in 2015. We have formulated this Committee, been working on not only -- the various parts of this project.

In the beginning, this is what our campus looked like with the old church in place. That's right here, an octagonal-shaped building with an addition with a portico. When -- we put the addition for the parish center right next to it. This is the old school building (indicating). It houses the original church and now has parish offices and a gym in there. We have parking on the east and west side of the school. We also have parking here on the east side of the church area and parish center and the west side of the parish center.

We have several entrances. One here, that comes -- on the western side of our campus. One towards the eastern side of our campus over by the Federal Credit Union.

We have come here this evening to talk to you because since that fire, first phase was to take down the church. You know, we -- the Diocese of Rochester settled the insurance claim. We were -- first thing we did is take down the church and restored the parish center. After the church caught fire, we were having masses in the gym and the school.

Once we got the parish center restored completely, per code, we moved in -- we're having worship every Saturday and Sunday in the parish center.

We're now coming before you because we're entering the next phase and that is the rebuilding of our new church. That started after we got phases 1 and 2 done and we were able to have our masses in the parish center, and that's when the lengthy process began.

We had to deal with various new provisions in the Catholic church. In the United States they adopted in 2010 with the Conference of Bishops a living stone document that told you how to build the church.

We thereafter hired Monsignor Moroney, our liturgical consultant. He then recommended that we have a liturgical designer, Ralph Rohn from Rohn & Associates out of Pittsburgh come in and help us to design the church pursuant to the living stone, which was a real process. Along with input from our new Bishop, Bishop Salvatore Matano, who wanted to make sure that the church we built today was very Catholic in appearance and had verticality.

So from -- the old church that was octagonal in shape, and with the opportunity to build a new church, we decided on something that was more rectangular and that's what Ralph Rohn started working on, from the inside out.

We don't do the -- typically people say, "Well, what do you want it to look like?"

With this new document you have to start, you know, with the altar and the tabernacle and

the nave and work through from the altar out, so it was a process. And we have been going through that process.

We're now into the stage wherein which we have got the liturgical design complete and it has been approved by the Diocese and Building Commission and the Bishop. And now with our construction management team and design team, we're trying to make sure that we can build that structure for the money that we got from the insurance company plus we have already started our fund raising for this. So that is another process.

So as we do goals, objectives through this tonight, I want you to bear us with us the fact that A, this church has been here for quite a while, and Father Murphy built this church, I believe, in the '60s, okay? And back then, parish priests did pretty much what they wanted. You know, and they controlled.

Things have changed since that time. We have a much more oversight and communication and collaboration with the Diocese and all of the parties involved.

So I wanted to go through this with you originally so that you could see the entry points into the church and the parking facility and also in the rear here, Chestnut Ridge Road back here you have two entry points also. They have been there. And our application will tell you that we've had, you know -- what our masses are holding on Sunday. We would like to get the numbers up. We think once we have a new church they will be, but I don't think they will ever get to the point where -- we had when this church was first built in the '60s.

So that parking -- parking will be changed a little bit back here (indicating), and small amount in this area here (indicating), but there is not going to be a drastic need for additional parking. There is going to be the same flows of traffic through and around the church this way (indicating) for emergency vehicles so that what is here now, is not going to be, you know, in need of greater parking spaces or anything else. We would like to put some parking in the front of the new building so we have it for handicapped closer to the building which we didn't have as much before. So we'll go through and provide you some of that. So traffic is not going to be any greater, probably less than what we had before.

Drainage. When we put the parish center in, there was a drain, a drainage detention pond put in this area here (indicating), and that drainage, you know, detention pond won't be -- needed to be altered much at all, and so what I would like to do at this time, is call up Evan Gefell and have him go through the new layout site plan with our church that we had designed by Mr. Rohn.

MR. GEFELL: Good evening. My name is Evan Gefell with Costich Engineering. I'm just going to walk through the site plan and what we are proposing.

To start with, like Bernie (Iacovangelo) had said, the building is mostly in the old footprint of the old church. We created the site plan to maximize the parking that is there and utilize what we can out there with the addition of adding the front entrance drop-off and parking closer to the front. This was all parking in the back, so we utilized as much as we could and we wanted to reduce the amount of impervious surface.

Going with that, the drainage, as Bernie (Iacovangelo) said, the existing detention pond will remain the same. The outfall structure will have to change. But we are going to divert most of the runoff coming from the north into a small, or not small, but the required bio retention area to pretreat it before it goes to the detention pond. Along with the detention pond, we're proposing a landscape that is a foundation planting with some other, you know, ornamental or hardwood trees. The water main currently runs through the site and the existing location would be underneath the building, so we're just proposing to relocate the water main out into the drive area.

Parking, we meet the numbers, so I think that's an overview of the new site plan.

MR. IACOVANGELO: One of the things that you will notice from this site plan, is that the entrances, we still have the two on Chili, the two on Chestnut Ridge Road. We still have the circulation around for emergency purposes. In the event of an emergency, we can get in and around this whole campus very easily.

That's number -- you -- you know, that's very important. We just had a bit of parking here. What they -- what we did is we took the opportunity to have a greater sense of arrival to the parish and to the church, and we oriented the building more towards Chili Avenue, versus towards the parking lot as was done in this former church that burnt down. So this is more as you're coming down Chili Avenue, you have a good view of the front of church. We thought that would be important. And like Evan (Gefell) had said, most of the parking that was there in the back, we just moved some of it over here. As the church got longer. It's rectangular in shape. There is some connections in the front there.

We may not have sufficient funds to go do this front connection. We will have a small hall connection between the two buildings in the back. We do want to have a drive-through and a covered portico for funerals, for weddings, so that people can get in and out of vehicles in an -- and they will be protected in the weather.

So, you know, that is a very important part of that whole design, and that's the way the traffic is -- throughout that campus has been designed by Evan (Gefell).

One of the things he mentioned, we have a waterline that was put in when we got back to the parish centers. We had to have it sprinklered. We increased the size. It comes around the back of the building to here (indicating). What Evan (Gefell) had designed in here, and we never had it at the back of church, was another fire hydrant for safety protection support in the event of another issue. So one of the things this has provided us is some improvement in water protection throughout the campus.

What I would like to also show you at this time -- unless there is some questions you have

right now regarding the site map? Okay. What I would like to do -- what we're putting up now is a -- some of the renderings from the design from Ralph Rohn, Rohn & Associates, the liturgical designer. Here we have the facade, okay, that we're looking at. And now, I want to tell you, this is what we would love to build. It is like the people that come to Faber Homes and say, "We would like to have all of this." And when you tell them the price, they say, "We have to take some things out."

And so what we're finding is the balance now between the money that we got from the insurance, the money that we got from our fundraising and what it is going to cost to build this. So we are going through. I'm showing you some designs. It will look like -- a lot like this, but it is going to change. We like the shape, the roof line.

This window may get smaller, okay? The height, I believe, has already come down to 48 feet, and that is to the bottom of the cross, correct? So the height was originally 58 feet now down to 48 feet. Pretty much everything that you see here is -- is the same. The type of roof line with the elevated roof in the center to give it that verticality that the Bishop wanted, that Catholic appearance.

The sides, a few of these things here, these little chapels that were here (indicating) and shrines, these are going to be taken off. This back area here (indicating), where we had a private chapel, that's going to be reduced in size. This drawing originally had 17,000 square feet. We're looking at something probably more along the lines of a total of 14 to 15,000 square feet, which is not any different than our original church. Our original church had 12,075 square feet in the sanctuary, the major part of the church. It had 850 square feet which was part of the addition that we put on, which was called the narthex. Then the gathering space was 1200. And the vestry was 140.

So this here is about 14,2. This is the current parish center, and that's about 4,000 square feet, just in the sanctuary space. A little more square footage when you take the other offices in. So our church, the new one, will be about the same square footage, maybe a little bit more.

But as you will see, from the designs, we have added a few things. We have added improved bath facilities. We have got -- so we have got, you know, a wind break here. We have a gathering area. We have got some storage. We have got a ministry office. We have the vestiges room. We have these here bridal room/crying rooms for young kids that parents can go into.

So we have got pretty much the same open -- our congregation and parishioners, when we met with them and talked to them early on, they said they liked the old church with the seating around the altar, so the altar is pulled forward here and the seating all around it. The chorus is here (indicating).

And we have got accessible -- ADA accessibility throughout and seating for handicapped individuals. We're going to have audiovisual and lighting and so forth. So this is a developed plan of what it would look like inside, and so as we continue to get like a team approach to this, I was educated, this has been a process for all of us, and one of the educational pieces is when we got the team today after the RFPs and selection, you know, before anything else started, Chuck Armbruster says, "I trigger the whole process."

I go, "What do you mean?"

He says, "I take this design now and we go back and try to figure out what this is going to cost you. And then we come down to a fixed plan that still meets the living stone and Ralph Rohn's design guidelines from the Conference of Bishops, along with our Bishop here and the DOR and the Design Building Committee and then Nate gets the job of taking all that information and drawing it up and delivering us a finished product."

So I wanted to go through this with you so if you have any questions. But as you can see from it, you know, we're getting a little different look on the church. I think it will be absolutely gorgeous, and yet there is going to be some modifications. We do have the portico on the side like it shows here. Like I said, this connection (indicating) may not be there initially depending upon funds. There will be a connection in the back so we can tie the two together.

One of the things we do have when we did the parish center is they -- in the old church we had the major electrical feeds in the old church and then when we built the parish center, they did a sub feed. When we did the teardown of the old church and the re -- restoration of the parish center, we put the major electrical in there and we'll do the sub feed from there. So it works the same way. It will be sufficient to take care of both buildings, but it will just be the reverse setup so we could have a stand-alone building and have our services in the parish center.

One of the things that -- so those are some of the presentations on our church.

One of the things that I would like to show you is something that LeChase put together for us, and that is in preparation for this, this is what the rendering would look like with the construction fence up, with the church structure on that, on that area where the old church was.

This area here between the two buildings will become a prayer garden. We'll turn that into a nice little finished area with grass and some shrubs and maybe a couple of benches. And that's what that will be. But this is what the church will look like in that site.

Of course we're trying to -- one of the major things we're trying to do, we have a bell tower there. And we want to keep part of our tradition -- part of what was there before. So Evan (Gefell) and Chuck (Armbruster) are trying to insure that when we place this church on this spot -- and that's what he has done on this drawing, is to insure that this stays. Okay?

So it -- you know, it will be a very, very dynamic looking church. It will be, you know, something that all parties, you know, that have authority to approve it would like to see there. From our church side we would like to hope that you would, too.

And what they also showed is how we're going to set up the construction fencing so that we can continue operating, because school is in session. We still have to get buses around there. We still have to keep things safe. We still have to make sure safety is first. We have to keep the roads open for vehicles to get around. We have to keep the parking lot open so we can still maintain our Sunday masses and other ministries we have going on all week long. So this is what it would look like from Chili Avenue.

This here was a presentation from LeChase as far as what they're thinking about. They talk about in their whole program, safety first. So this would be a fenced staging area with gates. This whole thing would be fenced off. Here is where the excavation of the church would go (indicating), and they're talking about the existing lot for contractor parking during construction. Over flow on weekends. Perimeter work fence, 6 foot high chain link panels, 10 foot long and so they have already set out how they would set this up to insure safety, insure the fact that this is all open for vehicular traffic and proper flow throughout the campus. And so, you know, they have worked through a lot of that thought process well in advance of starting on the actual building part and I think that was excellent on their part. It was very, very telling, the kind of quality organization that they are.

That is pretty much everything that we wanted to present tonight. We did submit with our application a short form environmental assessment form for your review. We also submitted an application for Monroe County Department of Planning and Development airport referral form, and with that, I don't know if the Town has received a copy, but we -- Evan Gefell gave this to me this evening. He received a copy from the Monroe County Department of Planning. They sent it to the Town of Chili Planning Board. It is from Rene Kessler, date September 21st. They have reviewed it. This -- you know, Mr. Wanzenried did inform us we're in an Airport Overlay District, so we wanted to make sure -- he has been very, very helpful in helping us to dot the Is and cross the Ts, so that is why we made sure we made this application.

They said in their comments this site is located within the Greater Rochester International Airport review area. The application has been reviewed for airport consideration. Has been granted airport approval. So that has been reviewed and also approved by them. They had no other comments of any nature that would impair the project.

We also offered a SWPPP for this reconstruction. You know, this is a reconstruction of an existing and we have put together a SWPPP because it was my information from the last time we appeared before the Board that if this Board was -- found themselves in favor of waiving final, that a SWPPP was necessary. You cannot, you know, give preliminary and final without a SWPPP. So we prepared the SWPPP and provided it to the Town with our application.

In addition to that, we received comments this evening from Mr. Hanscom, you know, engineering comments regarding this application. He has given us about 17 comments, is it? And we don't think there is anything on there that will affect, you know, this project. Nothing that we can't comply with. You know, and of course, we would, you know, go along with the condition indicating that there be final review by David Lindsay and Mr. Hanscom regarding our plan that's being submitted, and what we're looking for this evening is Number 1, approval for SEQR.

Number 2, preliminary approval and waiving final approval. And subject, of course, to the Engineer's and Town Highway Superintendent's review.

And we're ready for any questions that, you know, the Board has at this time.

MICHAEL NYHAN: Thank you. I will start with Ron (Richmond).

RON RICHMOND: The site plans that we have in front of us are for the original design of the 17,000 square foot church?

MR. IACOVANGELO: Correct.

RON RICHMOND: Are there site plans already drawn up for the redesign?

MR. IACOVANGELO: We haven't. I will tell you the reason why, Ron (Richmond). The fingerprint on that plan was 106 by 154, I believe it was. And today we're looking at 100 by 150 -- or 140. So the footprint is the same. It is just shrinking, okay? So that we can insure -- and a few of these things on the side will be gone, a little bit more flat in the back.

RON RICHMOND: So the site plan overall stays the same?

MR. IACOVANGELO: Everything stays the same. The building shrinks.

MR. GEFELL: We would gain more green space.

MR. IACOVANGELO: Shrinks about 14 feet from the rear.

RON RICHMOND: There was miscommunication on the number of parking stalls with the new design. What is the total number of parking stalls?

MR. GEFELL: So we kind of used this lot and then the existing and then the proposed. So that is where the numbers are different. We're required 204 spaces. From Mike's calculations, associated with the church is 240 spaces. They do have access to these parking spaces during mass of the church, and there is nothing going on together with the parish center and the church. The parish center would be used after church for gathering for coffee or gathering, so it would be the same people. In fact, if you look at the campus as a whole, I think there was 336 spots.

RON RICHMOND: Overall on the campus there is 336 parking spots.

MR. IACOVANGELO: So a little better understanding, these spots are used because a lot of people, they may come in from Chestnut Ridge Road, they will park along here (indicating) and walk over to church because they may come back here and have something going on in the gym. A lot of times they will park along here (indicating). There are people that have their favorite spot. Whenever they go to church, that is where they want to park.

When you take all this into consideration, this has always been used, even in the past.

Especially for the large masses on Christmas and Easter. You know, so that -- you know, there is more than sufficient spaces on the campus.

MATT EMENS: I will jump to the next thing I made notes on. You talked about the height of the church, the proposed church and it has already shrunk down about 10 feet.

MR. IACOVANGELO: Correct.

MATT EMENS: So in just simple math, what is changing? Roof pitch? Eave heights?

MR. ARMBRUSTER: The width.

As Bernie (Iacovangelo) mentioned, the width is reducing so with the width, the peak would reduce and then the pitch is also reduced a little bit.

MATT EMENS: Materials depicted in the, brick matching?

MR. ROZZI: That is one still under investigation through the cost reduction process.

MATT EMENS: It looked like on the inside timber frame structure or would that be a faux timber?

MR. IACOVANGELO: That will be mostly steel.

MR. SMITH: The wood would be faux, yes.

JOHN HELLABY: You touched on it briefly, Bernie (Iacovangelo)? Funding on this whole thing? It gets me nervous because it goes without saving, there are several houses of worship in this community that are in various states of construction, not for weeks, not for months but for years.

Do you anticipate any problems to that effect?

MR. IACOVANGELO: No. We -- one of the things that our leaders indicated to us is he will not build a church that he can't pay for 100 percent. We'll not go in debt for the church. We do have sufficient money right now. We have come pretty close to a size, a design and a method of, you know, materials and construction that will bring us pretty much in line with everything we want to do.

JOHN HELLABY: Have you got a rough idea on construction schedule? You're getting pretty late in the year.

MR. IACOVANGELO: We wanted to start two months ago. Trust me. You know how many times I have heard that they built that McDonald's in 2 1/2 months? But they didn't tell them it took two years for them to get it all designed and approved. But we would like to start. We had scheduled October 1st and maybe November 15th. We're hoping that we can keep onto that target. We would like to get started this year before winter, at least get the foundation in and the frame going. If we can get it all enclosed before any harsh weather hits, that's our goal.

JOHN HELLABY: You have no qualms with the engineers's comments and/or the County Comments? I think the only County Comment was you might need a backflow preventer.

MR. IACOVANGELO: Yes. We have no issue with them.

JOHN HELLABY: Only other thing I have on the short form SEQR item 12 it says, "Is the proposed action located in an archaeological sensitive area?" And you have got checked, "Yes." I guess I just question why is that.

MR. GEFELL: Um, that is -- there is an online mapper and it fills it out automatically. So it could be that it's -- they found something within a certain zone, but we're not -- we are staying within, you know, the limits of what has already been disturbed.

JOHN HELLABY: You guys took the foundations of the other building?

MR. IACOVANGELO: Yes.

MR. GEFELL: We're not digging into anything new.

JOHN HELLABY: All right.

JOHN NOWICKI: Has this gone before the Fire Marshal?

MR. IACOVANGELO: Has it gone before? I couldn't tell you.

PAUL WANZENRIED: Not as of yet.

JOHN NOWICKI: Hasn't gone before him yet?

PAUL WANZENRIED: No.

JOHN NOWICKI: Does the church have a sprinkler system in it?

PAUL WANZENRIED: Yes.

MR. IACOVANGELO: Yes.

Whatever the code is going to require, we're going to comply with.

MR. ARMBRUSTER: I will.

PAUL WANZENRIED: It will have a sprinkler system. I'm telling you that right now.

MR. ARMBRUSTER: It will be required.

JOHN NOWICKI: You did mention there are restrooms in the back of the church?

MR. IACOVANGELO: Yes.

JOHN NOWICKI: Thank you. That's all I have.

DAVID CROSS: Nothing further. Like the design. I'll just end with that.

MICHAEL NYHAN: I understood you are going to be connecting to the drainage system that was previously installed for the other church, correct?

MR. GEFELL: Correct.

MR. IACOVANGELO: Correct.

MICHAEL NYHAN: Rainwater from the roof, will it drain from that, as well, or away from the building on splash blocks? How will the roof drain or where will it drain to?

MR. GEFELL: We're going to tie some of it in and bring it to the bio retention and the rest will be tied into the detention.

MICHAEL NYHAN: All controlled through the storm sewer management system?

MR. GEFELL: Correct.

MICHAEL NYHAN: Thank you.

COMMENTS OR QUESTIONS FROM THE AUDIENCE: None.

Michael Nyhan made a motion to close the Public Hearing portion of this application, and John Hellaby seconded the motion. The Board unanimously approved the motion.

The Public Hearing portion of this application was closed at this time.

DAVID CROSS: I would consider waiving final.

The Board agreed to waive final.

Michael Nyhan made a motion to declare the Board lead agency as far as SEQR, and based on evidence and information presented at this meeting, determined the application to be an unlisted action with no significant environmental impact, and John Hellaby seconded the motion. The Board all voted yes on the motion.

MICHAEL NYHAN: Anything other than the standard conditions?

ERIC STOWE: There was one regarding easements, but that's in the standard conditions, correct?

MICHAEL NYHAN: That's correct. There will be easements. Okay.

PAUL WANZENRIED: Chairman, you should address the lack thereof, if you will, the need to go to Conservation Board.

MICHAEL NYHAN: Okay. Yes, we were in contact with the Conservation Board, and the comments from the Town Engineer would be sufficient, so he -- they made a determination you do not need to go in front of the Conservation Board. That was from Larry Lazenby.

There are comments on the Engineer's report that you do have a copy of relative to the plantings that have been proposed?

MR. GEFELL: Yes. Yep.

MICHAEL NYHAN: Very good.

With that, I will review the standard conditions for this application.

Upon completion of the project, the applicant shall submit a Landscape Certificate of Compliance to the Building Department for landscape architect certifying that all approved plantings have been furnished and installed in substantial conformance with the approved landscape plan.

Approval is subject to final approval by the Town Engineer Commissioner of Public Works.

The Town Engineer and Commissioner of Public Works shall be given copies of any correspondence with other approving agencies.

Applicant shall comply with all pertinent Monroe County Development Review Committee comments.

Copies of all easements associated with the project shall be provided to the Town Counsel for approval.

And all filing information; i.e., labor and page numbers shall be noted on the mylars.

Building permit should not be issued prior to the applicant complying with the conditions.

Application is subject to all required permits, inspection and code compliance regulations and subject to the Town Fire Marshal.

DECISION: Unanimously approved by a vote of 6 yes with the following conditions:

1. Upon completion of the project, the applicant shall submit a Landscape Certificate of Compliance to the Building Department from the Landscape Architect certifying that all approved plantings have been furnished and installed in substantial conformance with the approved landscape plan.
2. Approval is subject to final approval by the Town Engineer and Commissioner of Public Works.
3. The Town Engineer and Commissioner of Public Works shall be given copies of any correspondence with other approving agencies.
4. Applicant shall comply with all pertinent Monroe County Development Review Committee comments.
5. Copies of all easements associated with this project shall be provided to the Assistant Town Counsel for approval, and all filing information (i.e. labor and page number) shall be noted on the mylars.
6. Building permits shall not be issued prior to applicant complying with all conditions.

7. Application is subject to all required permits, inspections, and code compliance regulations.
8. Subject to approval by the Town Fire Marshal.

Note: Final site plan approval has been waived by the Planning Board.

MR. IACOVANGELO: Thank you very much.

The meeting ended at 7:41 p.m.