

CHILI ARCHITECTURAL ADVISORY COMMITTEE
April 12, 2016

A meeting of the Chili Architectural Advisory Committee was held on April 12, 2016 at the Chili Town Hall, 3333 Chili Avenue, Rochester, New York 14624 at 6:00 p.m. The meeting was called to order by Chairperson James Ignatowski.

PRESENT: Robert Latragna, Matt Emens and Chairman James Ignatowski.

Chairperson James Ignatowski declared this to be a legally constituted meeting of the Chili Architectural Advisory Committee. He explained the meeting's procedures and introduced the Committee and front table. He announced the fire safety exits.

1. Review of revised elevations to Monroe Brake and Tire located at Chili Avenue and Paul Road, Chili New York.

JAMES IGNATOWSKI: First applicant on the agenda is to review revised elevations for Monro Brake and Tire located on Chili Avenue, and Paul Road, Chili New York.

George Jarrett and Brian Grinnell were present to represent the application.

MR. JARRETT: Good evening, George Jarrett, J-A-R-R-E-T-T, 11 Jarrett Road, Scottsville New York. I'm here representing Monro Muffler Brake.

Our revised drawing is up on the board and you have some copies. We reduced the overall height of the tower from 36'4" to 29 feet. We added a cornice. We had the proportional decorative brackets up on the roof line. We added a 4 foot relief on the Paul Road side, so it wasn't that long single run.

Brick quoins at the corners. We -- we made the dumpster enclosure completely brick, the walls around it and we put a soldier course to break it up in the walls.

That's the end of my comments. And the signage that is shown on the current elevation is what we have been told by Kathy Reed is compliant with the current signage ordinance.

MATT EMENS: So it looks like you eliminated one of the large box signs on the tower George (Jarrett); is that correct?

MR. JARRETT: Correct.

MATT EMENS: I'm sorry, and the lettering on the front of the --

MR. JARRETT: Yes. To be compliant. Because the sign that is up on top of the tower is 100 square feet, which is all we would get on that side facing Chili Avenue. The signage on the back is -- we are allowed 100 square feet, but it is 50 because 100 obviously would be unproportional to the building and the area that we're trying to put it in to make it centered.

And I believe there was one other comment about trying to move the two overhead doors that are higher on the right towards the center. That is really more of an operational issue. Those are lifts -- or bays that we try to get service trucks into, people with vans and like a plumber. So we try to keep those doors together at the furthest end of the building. So I did not relocate them.

MATT EMENS: So I have a couple of comments and then a couple of questions.

So the first -- why don't I start out with the questions.

One of the things that I thought about when I saw the axonometrics, is that we're not showing any rooftop units on this, but I'm assuming there is going to be some type of rooftop units on this building.

MR. GRINNELL: There is one, yeah.

MATT EMENS: One thing we sometimes miss on this would be screening and I think what we're going to want to do is just see that screening because, as you know, that can -- that can be kind of an issue if we miss that. I don't know what that is built out of, off the top of my head, but it should be at least considered.

MR. GRINNELL: We -- we do a line of sight study.

MATT EMENS: Yes. I just already know that your parapet wall is not that high and your distance from Chili Ave. coming across the parking lot, I'm pretty sure you will see it.

MR. GRINNELL: It could be.

MATT EMENS: Paul Road is maybe not an issue, but depending on the placement of it, too. It is only one rooftop. I don't know where are you getting --

MR. GRINNELL: Typically we tuck it kind of behind --

MATT EMENS: I was going to say, is it for the retail area?

MR. GRINNELL: For the retail area.

MATT EMENS: So the shop --

MR. GRINNELL: Yes, it would typically get put back behind the tower to try to hide that as best as we can, but we'll certainly take a look at the line of sight and if we need to provide screening, we'll screen it.

MATT EMENS: That would be great. And then if it is just for that area and one rooftop, it could get tucked under and just do some smaller screening walls to match the -- the EIFS and the tower up there to kind of blend in -- kind of blend it in.

MR. JARRETT: So basically shield the doghouse up on the roof?

MATT EMENS: Yeah. Area.

MR. JARRETT: Okay.

MATT EMENS: The other question I guess -- the next question I have is the brackets that we're showing, are they made of EIFS?

MR. GRINNELL: That was the intention, yes.

MATT EMENS: The grids and the mullions in the window -- it is hard to see on this drawing and it is kind of hard to see on the elevation, but on the axons -- the 3D drawings, it looks like the single windows have an extra grid of four on the top; is that correct?

MR. GRINNELL: Correct.

JAMES IGNATOWSKI: I recommend we carry that around the corner on the single window, the left elevation, the short --

MR. GRINNELL: Yes.

MATT EMENS: So it is in that one.

MR. GRINNELL: Yep.

MATT EMENS: But then it is not in -- is it in any of the storefront that is in the --

MR. GRINNELL: No.

MATT EMENS: -- the front tower?

Okay. That concludes my questions, and then just a comment I have is, on the sign on the tower, I think what you have there is very nice, and I like -- I mean, the sign and the gooseneck lights, but I feel like it is jammed up into that cornice, and I think, you know, without -- without literally drawing it -- I don't know what would be the best, but I think it would look better if it came down a bit to get those goosenecks out of that cornice and then also kind of -- I don't know, if -- proportionally if it will look right if it is centered. It is probably not going to. Probably maybe just a couple feet or so to -- so the goosenecks, it is not up in the cornice and then bring that sign down a little more.

MR. GRINNELL: Yeah. And we did take a -- a look at that. And of the things that we're trying to play off of was the bottom of that cornice, kind of tying --

MATT EMENS: I see where you have the line.

MR. GRINNELL: We did also look at the sign getting centered and I made it -- made a judgment call and kind of went with it. Because when you -- so we had it centered in the tower, the lighter EIFS portion and it kind of falls in this foundation any -- it is not quite centered on the cornice and it's not -- to me, it kind of didn't quite line up as nice. But we can certainly take a look at that and get you --

MATT EMENS: I just -- you know, I think the -- George (Jarrett) probably doesn't want a smaller sign and we asked you to bring the height of the tower down, so the next place I guess I would go is just looking at sliding the sign down. That's all.

When we talked about the screen -- oh, yeah. So at this time, I think the relief on the back looks nice and everything looks -- looks very nice. That is all I have got right now.

ROBERT LATRAGNA: I like the redesign. I -- I am glad to see that you made the dumpster enclosure out of brick. I like the soldier course going around. I do have to agree with my colleague that the sign would probably look better if it was slid down a little bit so it was next to -- and more useful.

Other than that, I have no complaints about it. I like the relief in the back.

MR. JARRETT: Thank you.

JAMES IGNATOWSKI: I don't have too many comments either. I agree with my colleagues this is a vast improvement from what we saw the first time.

I appreciate you and -- including the dumpster enclosure and mimicking the materials on the dumpster enclosure to be the same with the building. I appreciate that.

Do you have any cut sheets on the brick you plan on using?

MR. JARRETT: We actually have samples of the brick.

JAMES IGNATOWSKI: Could show them to us, please?

MR. JARRETT: Absolutely. I could leave them, if you would like.

My preference is probably more in the brown or something like this, versus the red.

JAMES IGNATOWSKI: So you haven't chose yet?

MR. JARRETT: We were just looking at it in the parking lot. This (indicating) would be my choice if I was to make the choice. This is my second and this is my third (indicating).

JAMES IGNATOWSKI: Is this what you were aiming for when you did the -- did the quoin on here?

MR. JARRETT: Brownish hue, earth tones, to go with the light yellow.

MATT EMENS: I think the middle one is probably your best choice.

MR. JARRETT: It would pick up a little bit of the yellow, the hue.

MATT EMENS: The red is probably a little too red.

JAMES IGNATOWSKI: That would change the look of your building specifically.

MR. JARRETT: If that is okay, we would specify this particular brick for the project.

We have Dryvit samples if you want.

JAMES IGNATOWSKI: The brackets, do you have anything that shows what they will look like?

MR. JARRETT: Absolutely not. Remember, with the -- with the EIFS, it will lighten up over the years, with the -- it fades.

MATT EMENS: You guys have those colors actually called out currently?

MR. GRINNELL: Correct.

MATT EMENS: It would probably be beneficial to put the brick on there for a record drawing once it's submitted. That would be very helpful.

JAMES IGNATOWSKI: I can barely make out the brackets, but I can see the profile you're using. Do you think they will be similar to that?

MR. GRINNELL: I think so, yeah. I mean that was the intention. I can get you ---

JAMES IGNATOWSKI: I'm not going to see wagon wheels or anything on the outside?

MR. GRINNELL: No, that is not the intention at all.

JAMES IGNATOWSKI: That is where you expect something like that because what happens here from here doesn't get built up in the field. I am just wanting to make sure what you're presenting here will actually be on the building.

MR. GRINNELL: Yes.

JAMES IGNATOWSKI: My only other comment is have you colors listed like Colonial Tan. Can you be more specific when you turn the drawings into the Town, if you have the color swatches available or the number on the drawings so you represent what will be built?

MATT EMENS: Yes. Those colors are very well represented on the drawing, so.

JAMES IGNATOWSKI: I have no further questions. I think it's a very nice building and the improvements are terrific.

MR. GRINNELL: Thank you.

MR. JARRETT: I have a question. How do we work the Planning Board tonight? Am I comfortable saying that we're 98 percent or 99 percent there?

MATT EMENS: I think the way it is supposed to work, they're supposed to ask me and I'm supposed to say what we found.

JAMES IGNATOWSKI: Basically he would say you're going to be approved with the conditions just as we talked about, the colors and an idea what the brackets will be.

MATT EMENS: And the roof screening, just as long as we're going to match materials and enclose the rooftop unit.

MR. JARRETT: I can probably use some sort of -- I call it lick-and-stick material up there. Instead of a full brick, we could probably put some sort of decorative panel up there that would try to match the building, the colors as best we can so that doesn't stand out. I don't want to see a white fence or something up on top of the roof.

MATT EMENS: Yes. I would say you can do a -- I guess you can do a Dryvit screen, I mean, with a flash cap over the top of it, flashing over the top.

MR. JARRETT: They make lick-and-stick panels to look like brick, stone, whatever. They're a pre-fabricated panel you buy, 42 inches high.

JAMES IGNATOWSKI: What is the terminology again?

MR. JARRETT: Lick-and-stick.

JAMES IGNATOWSKI: I don't remember that in my --

MR. JARRETT: That's a field term.

JAMES IGNATOWSKI: Can that be used by other people or is that just --

MATT EMENS: Coined phrase.

JAMES IGNATOWSKI: Is that copyrighted?

MR. JARRETT: The contractors I work with understand it.

JAMES IGNATOWSKI: I guess that's the good thing. No further questions. All right, sir. Thank you.

2. Review of proposed U of R Dialysis Clinic located on 1204 B Scottsville Road, Chili New York.

Bob Steehler and Dawn Devidio (phonetic) were present to represent the U of R Dialysis Clinic.

JAMES IGNATOWSKI: Next up on the agenda would be review of the proposed U of R dialysis clinic located on 1204B Scottsville Road, Chili, New York.

MR. STEEHLER: I'm Bob Steehler from Labella Associates. I'm here with Dawn Devidio (phonetic) from Girard Architects here representing Choice One, and Dawn (Devidio) will talk about the architectural.

MS. DEVIDIO: You should have in front of you and we pinned up here what are the primary elevations of the proposed dialysis clinic on Scottsville Road. The clinic is approximately 10,000 square feet in size. From the top of the roof construction or gable, if you will, that you will see there until the finished floor, it's overall height is about 24 feet. What we are proposing is a belt course of approximately 42 inches at the bottom. I brought some samples with me today. That belt course would be a stone or masonry material.

The -- what you see on the image there that is currently blue would be a siding. Typically the client has used a Hardie Board siding -- cement siding that is painted and then the actual roof construction that you see there is a screen. There would be a flat roof which would be the primary weather enclosure on the building and that gabled structure would simply be a screen, a kind of mansard --

MATT EMENS: Bathtub.

MS. DEVIDIO: -- mansard, if you will, that would conceal all of the rooftop HVAC equipment.

The overall construction and feel would not be unlike this municipal building we're in now with a shingled roof construction. You actually have -- in lieu of siding, you have masonry from,

you know, the underside of the eave to the finished floor. So we obviously -- that would be different.

But then you can see the a main entrance we're proposing a porte-cochère that would be constructed. The actual structure itself will more than likely be a combination of steel and smaller frame members, and then the enclosure would be shingle and what you see -- the pediment there would likely be EIFS material. Just to make that pediment.

The windows would be -- the windows would be an architectural aluminum, more than likely a storefront for the size. And you can see, as well, the actual end-user at this particular clinic is Fresenius Medical Care North America. They are one of the world's really largest providers of renal dialysis, if you're not familiar with them already. They have approximately 2500 clinics, 2500 to 3000 clinics in operation across the United States and that does not include the European component.

The signage that is on the building is -- is akin to what they typically put on their freestanding clinics. They to have some signage standards. They have not made a final selection here as to what the signage would be, if it would be actually illuminated signage or if it would just be channel letter construction that would be illuminated from the ground.

ROBERT LATRAGNA: I missed when you said -- what is the construction of the siding?

MS. DEVIDIO: Would likely be a Hardie Board or equivalent, a cement board siding.

MATT EMENS: So the band up above, that's EIFS, you're saying?

MS. DEVIDIO: Yes.

MATT EMENS: So EIFS on the band, EIFS on the portico?

MS. DEVIDIO: Uh-huh.

MATT EMENS: And I'm assuming that the idea for that is that it is a covered -- I guess I'd remember from looking at the site plan for tonight, that is a covered pull-up for drop-off, right?

MS. DEVIDIO: Correct.

MATT EMENS: And the covered gable -- I don't really see them in your corresponding elevation on the side.

How far up do those stick out? 3 feet, 1 foot?

MS. DEVIDIO: Yes. Those are approximately a 3 foot projection just basically to provide door protection.

MATT EMENS: And on the right elevation, which is the lower one there, you have got double doors. I'm guessing that is for deliveries.

MS. DEVIDIO: Yes.

MATT EMENS: Hollow metal doors?

MS. DEVIDIO: Correct.

MATT EMENS: Those would be painted to what color are we thinking?

MS. DEVIDIO: They would be painted to match the rest of the construction, is given that color scheme, I would say, we would match the blue likely. They would not be an accent component.

MATT EMENS: You're looking to make it go away, not stand out?

MS. DEVIDIO: Yes.

MATT EMENS: And Hardy products do have a -- whatever, preprinted or prefinished product. Are you selecting a color out of that or would this be a custom color?

MS. DEVIDIO: No. This would be a field-painted finish. Generally speaking, that gives us a little more flexibility and also a better finishing end.

MATT EMENS: So is that -- I'm sorry, I don't know how you say it -- Fresenius, is that like their color or no?

MS. DEVIDIO: No, not necessarily. Their signage or their mark, if you will, has a blue, we'll say royal blue for lack of a term. This is just a color scheme that was assembled.

MATT EMENS: Is it your intention to make the mullions look so heavy, like in grids? Is that your intention or would that actually be a thinner section in the --

MS. DEVIDIO: The typical mullion would be a 2-inch which is kind of standard for aluminum across the manufacturers we would look at. I don't know we have made a final selection on that. I would say we are looking at a lighter finish, either clear anodized, possibly a white or a light gray. It certainly would not be here again an accent color.

We wouldn't introduce a boysenberry or green or something like that. And really, I would say the subdivision of the windows that you see there does correspond.

JAMES IGNATOWSKI: So what are generally the ceiling heights for the interior of the clinic?

MS. DEVIDIO: At the -- if you're looking at the top elevation there, just to the left of the porte-cochère, you will see there is kind of a larger area of glass. That would be the primary seating/waiting area that generally has a higher ceiling. In this case roughly about 11 feet. That is going to be typical of the large spaces inside the clinic. You do have, however, some smaller offices and spaces around the perimeter where the ceiling will pop down and in that case, you know, to leave the elevation around the exterior consistent, we have those mullions in the event that you need to do spandrel and drop the ceilings. That's what we'll do.

MATT EMENS: Most likely then what you're saying is the top two-pieces of glass will be spandrel?

MS. DEVIDIO: Yes.

MATT EMENS: Most likely.

MS. DEVIDIO: In -- in exterior appearance, though, I think there would be very, very little distinction during -- during daylight hours between what is the vision and spandrel glass.

The only time you would probably really notice is times of year when the clinic is in operation and the lights are on inside and it's dark out.

JAMES IGNATOWSKI: On your Hardie Board, what is the exposure you plan on using? Because it looks like it is about 4 inches. Is that what the plan is, to go 4-inch exposure or go larger?

MS. DEVIDIO: I would say maximum 5. The planks are typically, I believe, 6-inch, so we need to obviously lap them.

JAMES IGNATOWSKI: You going to go smooth side or the textured side?

MS. DEVIDIO: They would be textured.

JAMES IGNATOWSKI: I see some brackets on your -- on front elevation I see some brackets over the smaller canopy. Do you have any idea what those are going to look like?

MS. DEVIDIO: Those would for the most part be decorative. The intention with those colors is really to kind of cantilever them off the structure of the building, so what we would do is take more than likely -- whatever the substrate is, the stud, if you will, to construct the brace and probably clad those in, you know, Hardie Board -- when you say "Hardie Board," there is the lap siding and they also have some larger boards you could cut and skim. So we would surface the structure under the bracket and paint it.

JAMES IGNATOWSKI: So a single 2 by 4 or 2 by 6 and wrapped?

MS. DEVIDIO: Correct.

JAMES IGNATOWSKI: The intermediate vertical lines on the elevation, I'm assuming those are downspouts?

MS. DEVIDIO: They are.

JAMES IGNATOWSKI: What is the water table above the cultured stone going to be made out of?

MS. DEVIDIO: You mean the -- just kind of the capstone?

JAMES IGNATOWSKI: Yes.

MS. DEVIDIO: Well, what we would do is generally speaking, the manufacturer of the veneer stone will make kind of a capped piece, so -- so that is what we would use.

JAMES IGNATOWSKI: What is the name of the stone that you are showing us?

MS. DEVIDIO: This is actually a StoneCraft. This -- this is a proposed product, not so much the manufacturer. Being that this is our initial meeting, I think when we come back for the final presentation, we can -- we can finalize all of the selections for you.

JAMES IGNATOWSKI: Um, we didn't -- I didn't get a site plan, so assuming there is going to be dumpsters on this property for this particular building?

MS. DEVIDIO: Correct.

JAMES IGNATOWSKI: So we'll need some elevations of that. The recommendation is that they may have similar materials you see on the building so they blend in.

MS. DEVIDIO: That's fine.

JAMES IGNATOWSKI: On your signage, I think it is required that you have the address of the building on it.

MS. DEVIDIO: Okay.

So basically the 12 -- 1200 Scottsville Road should be on there.

JAMES IGNATOWSKI: Is there any type of exterior lighting on this building?

MS. DEVIDIO: No. We will have parking lot lighting, which is pole lighting. Generally the tenant does not illuminate their buildings. The only thing they would illuminate would be the signage itself. And like I said, they have -- being they're a national-based company, they have a couple different options for building signage. What we're showing there is actually a channel letter construction, and we'll illuminate that from the ground in that instance, but that will be a detail we would finalize in the final presentation.

JAMES IGNATOWSKI: According to our recommendations in the code, we prefer to see lighting that comes up on it, that it is not back-lit. Okay?

MS. DEVIDIO: Okay.

JAMES IGNATOWSKI: Just for your -- are you planning on coming back with finalized drawings, I assume, based on our comments today?

MS. DEVIDIO: That was my understanding of the meeting today, that this was a preliminary review.

JAMES IGNATOWSKI: My only other recommendation is that you note the pitches of the roof on the drawing for us. You label all of the materials with the proper material, what you will build in the field with the proper colors.

And I think that's all my questions. No other questions at this time.

ROBERT LATRAGNA: I would like to speak about the rear elevation a little bit. I see a site plan here, overhead view and I notice you will have parking on three sides and people will be parking on the side. I see a big, long stretch of blank wall and I was wondering if would it be possible to make that a little more decorative, some windows in it?

MS. DEVIDIO: Um, the -- where that long expansive wall occurs is actually our storage and water treatment room. Um, we could -- if that is the recommendation of this Board, we could treat it architecturally. I can say that we probably would not put actual vision windows in -- you know, because it's just not something you're going to want to look at anyway. But we certainly will take that recommendation to heart.

JAMES IGNATOWSKI: The columns for the front entryway, are those round or square?

MS. DEVIDIO: We would more than likely make them square, and again, that would be construction that would be wrapped, similar to what we discussed of the brackets, you know, at

the -- the -- the canopies over the exit doors, so we would have the -- the actual structure themselves: In the case of the columns that hold up that porte-cochère, they will likely be tubular steel and then we would clad them.

JAMES IGNATOWSKI: Size?

MS. DEVIDIO: Um, the actual tube steel itself will probably only -- going to be 4 by 4 or 4 by 6, 5/16 sections. The overall size when we're finished is an 8 by 8 diameter -- or 8 by 8 column.

JAMES IGNATOWSKI: I have no further questions. Appreciate it. Thank you for coming in. Looks like a beautiful building. A few more details and I think we'll be okay.

MS. DEVIDIO: Thank you very much. Appreciate your time.

3. Review of existing sign for Chili Self Storage located at 57 King Road, Chili New York.

JAMES IGNATOWSKI: The final presentation of the evening will be the review of the existing sign for Chili Self Storage located on 57 King Road, Chili New York.

MR. FELTNER: My name is Geoff Feltner and I am one of the owners of Chili Self Storage.

So essentially I guess we have had the sign up there for about seven or eight years, and I was told that we just needed to come in front and get the approval from the Architectural Review Board. Originally it was going to be a temporary sign, because the original property owner -- actually, the person that owns the -- the whole parcel there is Gary Squires, and the idea was that they were going to sell, you know, more lots and then put the various different businesses from there. He hasn't really sold any of the other lots, so our sign is -- is what it is.

You should have a -- I made some copies, took some pictures for Kathy (Reed). And that's really what it is, so other than that, I don't know what -- what to tell you at this point in time.

JAMES IGNATOWSKI: The photo was kind of dark.

Can you tell me what the colors of the sign are?

MR. FELTNER: Green and white. The lettering is green and the sign is white. Kind of the buildings that we have back there, I have a green roof on it, so tried to make it the same color scheme, if you will.

JAMES IGNATOWSKI: On the construction, what is the sign itself made out of?

MR. FELTNER: Kind of a core plastic. We tried to get something that looked good that also weathered well. And then just the post there, just -- I think 2 by 2 wooden posts is all.

JAMES IGNATOWSKI: Are the posts close to the top of it?

MR. FELTNER: They go up like this, and then the sign just fits right -- right in there.

There isn't really anything on the top there.

ROBERT LATRAGNA: What were the dimensions of the post?

MR. FELTNER: I think they're like 2 by 2 square posts that go straight up.

JAMES IGNATOWSKI: They have 4 by 4.

ROBERT LATRAGNA: It's a 5 by 5 sign.

MR. FELTNER: I could double check. It could be 4 by 4, for all that matter.

JAMES IGNATOWSKI: Would there be an opportunity to put some type of decorative caps on top of those posts? I assume they're wood; is that correct?

MR. FELTNER: Yes, that's correct. I guess so. You mean like a little knobby type thing?

JAMES IGNATOWSKI: Yes.

MR. FELTNER: Okay.

JAMES IGNATOWSKI: That would be my only suggestion. Just to add a touch of character to the sign because it kind of blends in with the rest of the signs in the Town. The tops of your posts won't start rotting prematurely.

Those are our only questions. I thank you for coming in and presenting it. Those are our recommendations.

MR. FELTNER: And the process now, we put those in and take a picture and go from there?

JAMES IGNATOWSKI: I will relay our recommendations to Kathy Reed and then you visit her and she will fill you in on the rest of the paperwork that has to get done.

MR. FELTNER: All right. Thank you.

JAMES IGNATOWSKI: Thank you again.

Any other questions?

This adjourns the meeting for April 12th, 2016.

The meeting was adjourned at 6:37 p.m.