

CHILI ARCHITECTURAL ADVISORY COMMITTEE
May 12, 2015

A meeting of the Chili Architectural Advisory Committee was held on May 12, 2015 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, Paul Wanzenried 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.

APPLICANTS:

1. Review of proposed renovations to the existing car wash located at 1210 Scottsville Road, Chili, New York.

John Clarke and Asif Hussain were present to represent Item 1.

MR. CLARKE: My name is John Clarke. I'm with DDS Companies. I'm here tonight representing this project. Asif Hussain is with me. He is one of the developers as well as the owner of the property currently. The project is a renovation of the existing car wash that is out there.

What I have to do is apologize that the rendering that you have is not exactly what's being proposed. So if I could pass --

PAUL WANZENRIED: Puts us at a disadvantage now, doesn't it?

MR. CLARKE: I guess, it does. I'm hoping that since the -- the fact that it is really a paint job and some repairs, that we can work our way through it tonight. But I do apologize. The new gas station will be a Mobil, and so really what's happening here is as it's an existing car wash, there is an overhead door on the east side and the west side of the building. Those will be blocked up.

The existing wood coverage that is on the building today will be extended around the sides of the building, and you will be receiving -- it will be receiving a new paint job basically. Repairs made to any of the wood siding, if needed. Repairs made to the overhead awning, if needed and then painted to approximate the colors you see there. It will be a Mobil standard in conjunction with the typical Mobil gas station.

So I understand that the -- the -- the drawing that we had originally submitted is not what you see in front of you now, but that was an error. It was drawn up a while ago and since then, things have changed as far as who will actually be providing gas here, so.

The other addition that will be happening to the building is that one of the existing window bays in the front of the building will now be removed and a -- new glass double doors will be placed there. So that's the -- the majority of the changes to the building and the paint scheme that we will be going with.

PAUL WANZENRIED: John (Clarke), the right-hand side looks like there is a blue post.

Is that a post on the right-hand side?

MR. CLARKE: Yes. Right now there's -- there's a single post that's out there. Whether or not that will remain, we don't know. Right now it's hold -- it's supporting some of the awning, so we feel it will stay in place. But if structurally it doesn't need to be there, it can be removed. But at the moment, we figured we would show it there so as to, you know, make sure that it didn't get left off.

PAUL WANZENRIED: That's the west side, so that's -- well, no. Excuse me. That's the north side. South side. And that's where the cars entered into the car wash.

MR. CLARKE: That's where I believe they entered into the car wash, correct.

PAUL WANZENRIED: Is this the side elevation that you're showing me?

MR. CLARKE: Yes. I have a picture of -- of what it looks like out there today. That is the post that you're looking at. So it is actually on the south side of the building.

PAUL WANZENRIED: Oh, I see. Got you.

All these air pumps are being removed and that's where your parking is going, right?

MR. CLARKE: Correct.

PAUL WANZENRIED: What's the condition of the roof?

MR. CLARKE: I have not been on the roof. Unfortunately, I'm not the architect. He is out of the country, so as far as I know, as far as I can confer with the owner and the developer -- but I believe the condition of the roof is in good shape and they have had it looked at quite a bit before they decided to move on with this venture.

PAUL WANZENRIED: Is this blue mandated by Mobil?

MR. HUSSAIN: Yes.

MR. CLARKE: Yes, sir, it is.

PAUL WANZENRIED: What about the aluminum around the windows?

MR. CLARKE: Um, I do not believe that is mandated by Mobil.

PAUL WANZENRIED: The rest of it is white? We're going to paint that white, is my understanding?

MR. CLARKE: Yes.

PAUL WANZENRIED: I think I would rather see those panels that are beneath the windows revert to some sort of an acrylic panel, like -- as opposed to the wood in a different direction. I don't like the way that that looks. It just -- never did. Almost haphazard.

MR. CLARKE: My clients would be okay with doing something like that if it would please the Board.

PAUL WANZENRIED: Amenable to that?

MR. CLARKE: Sure. Absolutely.

PAUL WANZENRIED: I also think I wouldn't paint it white. It will just be tough to keep it clean. I would go with an off -- a cream or a beige -- a grayish, something like that. Just think the white is --

MR. HUSSAIN: Got you.

PAUL WANZENRIED: You will be kicking yourself for that down the road.

MR. HUSSAIN: Have to do it every year. I got you.

PAUL WANZENRIED: Right.

I don't think Mobil will have too much of a problem with that. You will paint the underside of the canopy up front white. What is going on with that? Are you doing anything with that in terms of rehabbing it or renovation to it?

MR. CLARKE: I think overall condition of it right now is in good shape, but there are areas that would have to be -- that would have to be fixed up. There are some areas.

PAUL WANZENRIED: Just wondered if Mobil -- your picture doesn't really show it. I just wondered if Mobil has any sort of mandates that they're going to require you to do on that. You know, a blue banner around the edge and it's painted white underneath.

MR. CLARKE: They have given them some leeway what they want to do. I think this is a little better look at the underneath of the canopy. It's tough to see certainly.

PAUL WANZENRIED: It has already got that, so.

MR. CLARKE: Something that would reflect the light probably would be best to put in there.

PAUL WANZENRIED: Correct.

Where would the Mobil sign go now? Would there be a Mobil sign on the building?

MR. CLARKE: There will be a sign. Most likely centered over the top of the doors. I believe that Mobil will be coming in to do the sign packages. It is my understanding that they will be coming in separately with the sign package to -- to make sure that everything adheres to code. We didn't know the exact location of it, but it would make sense to put it centered above the -- the doorway. I know Mobil, they do have other locations that have it off-centered and show it on one side of the building or one side of the awning, but we're not sure where exactly they would like it.

PAUL WANZENRIED: For the life of me, I'm trying to think of the Mobil right up here in Chili. I'm not even sure there is one on that building.

MR. CLARKE: There may be not be.

MR. HUSSAIN: Yes, there is, above the door. Over top of the door.

PAUL WANZENRIED: There is one in Bushnell's Basin that I pass every day, but that's -- they didn't do a blue there. They made a -- there is quite a few design changes to that one.

MR. CLARKE: The way this is operating, Sunoco is coming in. They're the ones who actually operate the gas station. They come in, they replace the pumps. They make sure the canopy is in good working shape. They make sure all of the lines, the tanks, everything is up to grade, the concrete pads that go over the gas -- over at the gas pumps. So they operate a lot of the signage, but the convenience store will be owned and maintained by my client.

However, they do have input on the -- on the color scheme that they're going to put there. And I believe that a sign is part of that.

PAUL WANZENRIED: I don't have -- I'm just -- I didn't see one, so I have to ask the question, where is your signage going to be mounted? 3 feet above the mansard, or on the mansard, or -- you know. Just trying to get the gist of how that is going to look against this building, as well, so.

Any sort of wall packs or down lighting happening in the mansard?

MR. CLARKE: Um, I'm sorry, I'm not sure what the mansard is.

PAUL WANZENRIED: The blue thing running around the top of the roof.

MR. CLARKE: I don't believe that is the case. There is something on the outside of the -- of the canopy, of the mansard hanging down, maybe goosenecks, something in that vein would be the thought. I don't believe that there is existing lights in the soffit right now under -- underneath the mansard.

PAUL WANZENRIED: Can I see that picture, Bob (LaTragna)?

I believe you're going to -- you will keep the 5 foot pavement or are you turning that to grass? Is that what is happening in the front there -- 5 foot sidewalk?

MR. CLARKE: Yes.

PAUL WANZENRIED: So you will have a 5 foot buffer in the front?

MR. CLARKE: Yes. That will be flush, that sidewalk.

PAUL WANZENRIED: Flush with the asphalt and -- or whatever is there now, a combination?

MR. CLARKE: Yes. And the entrance to make it ADA accessible and then we'll use wheel stops to make sure people don't pull onto the sidewalk.

PAUL WANZENRIED: Okay.

JAMES IGNATOWSKI: A lot of suggestions that my colleague to my left suggested I happen to agree with. Only question that -- one of the questions I have is looking at the initial pictures that you gave us, there seems to be, you know, some rot on some of the wood panels and you said you will replace them.

MR. CLARKE: Absolutely.

JAMES IGNATOWSKI: I mean, is -- is -- are you ready to have a constant upkeep of this type of siding on this building? That's going to have to be painted every so few years to keep it looking halfway decent. Is that something that you're prepared to do, or -- my only reason for saying that is, since you're doing this work, it may not be an expensive thing to go to some non-maintenance siding on it, too. Basically, get rid of that option where you have to keep working on the siding every two to three years. That is something you might want to keep in the back of your mind.

Do you have any idea where this gooseneck lighting will supposedly go on the building?

MR. CLARKE: Hasn't been completely determined yet because we are waiting to hear from Mobil on exactly where -- if they have any sort of restrictions for where that lighting would go. We don't believe there will be, so we feel like it would be spaced to provide some basic lighting, like the canopy lighting. It's typically very bright, so we're not sure how much we'll need, but we are looking to get some response from them as to the exact location of those lights. We certainly can update our plans to reflect that when we know better.

JAMES IGNATOWSKI: Um, in terms of the acrylic panels on the bottoms, if you're not going to consider doing any type of non-maintenance siding, you may want to keep in mind that you run that -- you run that all across at least by the sidewalk portion -- again, you will have an exposed lip on there that will constantly be a rot issue. You may want to do something with that to alleviate that problem down the road, just run it all of the way across the bottom because that's the first place that stuff starts to deteriorate. Where it meets the sidewalk, it will start curling up on you, the laminate.

And my only other suggestion would be -- recommendation would be you have the blue mansard, or the blue metal roof that you will paint currently is a reddish. Paint it Mobil blue. I would recommend that in terms of the fascia portion, where the panel ends and the tall vertical parts begins, you color that the same color you have the building, so you have a little bit more of a break there.

MR. CLARKE: So make that the grayish white we talked about.

JAMES IGNATOWSKI: Right.

MR. CLARKE: If you could -- I'm sorry, if could point that area out exactly so I don't have any miscommunication.

JAMES IGNATOWSKI: Right here. And your blue right there (indicating).

MR. CLARKE: Perfect. Okay. Very good.

JAMES IGNATOWSKI: Do you have any idea where that second entrance is going to go?

MR. CLARKE: There's only -- there is the two existing entrances that are on the east and the west side of the building and the only other proposed entrance is in the front where you see right there. So that would be the only new entrance.

ROBERT LATRAGNA: I would like to say that I'm glad I see the site being redeveloped. It has been an eyesore for some time. I would like to say I concur with my colleagues' statements. They have covered some of the items that I had concerns about.

But I'm still -- I got to still have a question about the sign at the road. Will that be replaced by a Mobil sign -- will that be an internally lighted sign?

MR. CLARKE: I don't know what their sign package is. They will come in with that separately. I -- I know that -- the ones there now will definitely be replaced, and as far as the sign code requirements of the Town, um, I'm sure they're going to adhere to those. And if not, then they'll obviously be required to get a variance. But as far as what their exact plans are for signage, we're not aware of it at this point.

ROBERT LATRAGNA: No further questions.

JAMES IGNATOWSKI: Only question I have is not totally -- do we table it in terms of getting new drawings or do it with conditions?

PAUL WANZENRIED: Do it with conditions. I mean, I think you're just making recommendations, right, so we can recommend that they look into some siding. Recommend that they change the base panels from the angled siding, change that out. Okay?

And I think do soffit lighting here. I'm not seeing how gooseneck is going to work.

MR. CLARKE: We're not opposed to that.

PAUL WANZENRIED: That will be up high. I think of soffit lighting, you only want to wash the side of the building. Your main lighting is going to come from -- externally out the poles and then underneath the canopy at the pumps, so.

JAMES IGNATOWSKI: Okay, sir. We're all in agreement, we're going to recommend that the lower portion of the building, underneath the windows and across the front, that that gets converted to -- as you say, a non-maintenance --

PAUL WANZENRIED: Maintenance-free.

JAMES IGNATOWSKI: Maintenance-free product.

PAUL WANZENRIED: We need to be more specific. We're not telling them stone. You're saying go all of the way across.

I'm saying this is more than likely built as a storefront, okay? All right. That these are just filled in. And the aluminum frame runs all of the way down. That is why they are the way they are.

JAMES IGNATOWSKI: You still want to take it across here?

PAUL WANZENRIED: No. There will be a 5 foot buffer of sidewalk there.

JAMES IGNATOWSKI: Just for maintenance issues?

PAUL WANZENRIED: They know that that's what they're up against.

JAMES IGNATOWSKI: All right. Let --

PAUL WANZENRIED: Unless we make a recommendation that they side it all with non -- you know, a non- -- a non-maintenance siding, which we can do. But that means they're either doing a Dryvit or an EFIS or they will come in with vinyl.

MR. CLARKE: And I -- my clients obviously want this to look good and they will do what they have to do to keep their store presentable and in a nice looking fashion. But monetary commitment that it would take to do the siding at this point, they may decide not to do it right now. Certainly is a good idea. It obviously is a very good idea to get the maintenance-free material in there. But my only thought is at this point, they're making a very large commitment to get the store renovated and get everything going. It may be something they would look to doing next year down the road a little bit. Although we haven't had the conversation, so they may decide to do it now.

JAMES IGNATOWSKI: I will amend my first recommendation that at the minimum, the panels below the windows be converted to a non-maintenance material and if possible, if it is easy to do and it will work out fine, that all across the front be done. But that will be based on your observation and the applicant's observation what can be done out there. We'll change the color of that fascia to match the new color of the building and any new lights that you put on this project, you're going to need -- need to present to the Planning Board and also to the Building Department some cut sheets of what you plan on using out there.

MR. CLARKE: Okay.

JAMES IGNATOWSKI: Miss anything?

PAUL WANZENREID: Fascia color.

JAMES IGNATOWSKI: That we covered. Need to provide cut sheets to the Town.

If they do put gooseneck lighting on, they choose to do that, I would recommend that you provided updated drawings to the Town to reflect that.

MR. CLARKE: Okay.

JAMES IGNATOWSKI: Other than that, I think you're all set, sir.

MR. CLARKE: Thank you very much for your time. Sorry for the updated drawings that came in today. Appreciate you working with us.

PAUL WANZENRIED: Thank you.

JAMES IGNATOWSKI: The last thing on our agenda would be to approve the April 14th, 2015, AAC meeting minutes. I have been informed that there is a location error that will be corrected upon resubmission.

Any other questions or conditions errors? Motion for acceptance?

Paul Wanzenried made a motion to approve the 4/14/15 Architectural Advisory Committee meeting minutes, and Robert Latragna seconded the motion. All Committee members were in favor of the motion.

The meeting was closed at 6:25 p.m.