

CHILI ARCHITECTURAL ADVISORY COMMITTEE  
July 12, 2016

A meeting of the Chili Architectural Advisory Committee was held on July 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.  
AAC

JAMES IGNATOWSKI: One member will be about 5, 10 minutes late.

1. Review of proposed Assisted Living Building, Enhanced Assisted Living Building, Memory Care Building and Independent Living Cottages for Legacy at Chili Park located at 3360 Chili Avenue, Chili New York.

Don Riley, Anthony DiMarzo, Jess Sudol and Dick LaCroix were present to represent the Legacy at Chili Park.

MR. RILEY: Thank you, Mr. Chairman. I'm Donald Riley with Mark IV Enterprises, 301 Exchange Boulevard.

Joining me tonight for the purpose of your review is Anthony DiMarzo, the owner and founder of Mark IV Development.

Jess Sudol is our consulting engineer from Passero Associates.

And Dick LaCroix is a senior partner of Barkstrom and LaCroix. We're here tonight for the purpose of your review and our response to that.

Later this evening we're back in front of the Planning Board -- and I say "back in front of the Planning Board" because we had preliminary meetings with the Planning Board and hearings, and this is the iteration of the site plan as we finally got it. We're very excited about going to the Planning Board. A lot of what we show you tonight have evolved in meetings with the Planning Board to some extent with the neighbors, and I say "to some extent" because we have six immediate neighbors and we have been working with them from the very beginning.

As you know, this was a -- a failed project that was in front of the Town years ago. Failed in the sense it started and then it did not proceed. And the Town responded very, very well to our thoughts and ideas about bringing an enhanced, assisted and unfortunately, in this day and age, a memory care community.

This becomes Number 10 in the Legacy family of -- either independent or the continuum of care. Legacy was started by Anthony 20 years ago. We have developed the land, we build the community and we operate it. And hire and employ each community. This is the third enhanced, assisted and memory care that we're bringing to the community.

We also have an independent community up to the street called Parklands. Legacy at Parklands on Union Street at the corner. That's independent living. This will actually add and enhance what we do there.

The difference, Mr. Chairman and members, is that will be a licensed community under the Department of Health, the State of New York. And we become their partner when we go through that licensure. We have been successful already.

We're actually looking forward to opening a version of this on Maiden Lane near Mt. Read Road in the Town of Greece behind Tops Market. That's virtually done, we hope -- Steve thinks September we're hoping. We're -- we're hoping.

UNIDENTIFIED SPEAKER: Getting close.

MR. RILEY: We're getting close. Since we own and operate them, any operational questions I will try to be responsive to, but tonight it's about architecture and that which you advise and oversee on.

I will ask Dick (LaCroix) if you want to start things off, Dick (LaCroix), and kind of take us through what you have proposed and shown and that which we have embraced.

Initially, the footprint was a one-story footprint with cottages along the west. I had my north and west and east a little bit turned around.

The more we looked at it, the more we worked with the neighborhood and the internal programming. That means how do we serve our residents who will live there. We went to a two-story plan.

Matt Emens arrived.

MR. RILEY: It shortens the distances that our residents have to walk to get to -- to food

and to recreation and to -- and to care, and all that goes with it. It also allowed us to do more architecture, quite frankly, and so we're here to talk to you about that. Dick (LaCroix) -- I get excited about this and I step all over his work.

So Dick LaCroix -- some of Dick LaCroix's work you have been familiar with. He has been our architect of record on many of our community projects for better part of 30 or 40 years, but he -- his firm did Packett's Landing in Fairport, Channel 10, which is a little different than the traditional -- Corn Hill Landing, which is our jewel up in Corn Hill. He has built a church. We were sort of part of that when we did Heritage Meadows on Stone and Pinnacle Road. So his firm is very creative and award-winning.

But without further adieu, Dick LaCroix.

We brought you samples to show you and give you an opportunity to look at it.

MR. LACROIX: I usually get up about three times. He introduces me and then he goes on.

MR. RILEY: Sorry.

MR. LACROIX: He introduces me and then he goes on. It's fine.

The two-story scheme --

MR. RILEY: State your name and address. I did, but you have an address, I hope.

MR. LACROIX: Dick LaCroix, Barkstrom and LaCroix, 50 Chestnut Plaza, Rochester, New York.

We weren't involved in the one-story scheme. We sort of came in at the end of that. We had 725 lineal feet of food delivery through that building, which was 680 feet long. Couldn't go through the main entrance with food. So it was sort of circuitous.

But this building has a kitchen, the assisted dining is adjacent to that. There is an elevator that takes the food up and goes directly into the enhanced, and on the other side of that is the memory care. So the food doesn't travel. You think that isn't so important, but food is one of the main things that people that are in these facilities care about. And Mark IV has some excellent chefs. So we're trying to make that part of -- it work.

There is four fire stairs. There are four elevators. One elevator is the food elevator, but that is also the gurney elevator. The plan has worked out so that gurney elevator is close to where the ambulance might come when we need it. We have facilitated so that's going right directly through into the courtyard for maintenance, which is important. We didn't have that on the first -- the one-story scheme. We're trying to stay very residential in character. We don't want it to look institutional. We don't want the people to think they're going to a hospital. They're not.

This is -- from independent, the next step is assisted. The next step after that is enhanced. And the next step after that is nursing home, hospital, hospice and so forth. So this is where we are in between.

We wanted it to look similar to Parklands because everybody knows Parklands and some of the people from Parklands will come to this facility in time as their health fails. So the architecture is basically very similar. The bottom band going to the windowsill on the second floor, that is the same as at Parklands. That's the same character. 6 and 12 roof pitch. Combination of shingles, is pretty much the same as at Parklands.

This is the green. They are moulded shingles. This is the main body, which is double fours. And I'm not sure why there are two different colors here, but we're trying to get close to this color (indicating) primarily.

And all of the trim is Azek. A-Z-E-K. It will be pretty much a maintenance-free, and although I live in a cedar house and we're pushing for natural wood and all that, it doesn't make sense. I'm up on a ladder every couple years, and we don't do that much any more. But the whole philosophy ---

JAMES IGNATOWSKI: Sir, could you flip that around?

MR. LACROIX: Number side down? You're right.

JAMES IGNATOWSKI: Thank you.

MR. LACROIX: The trim is white Azek, which should be pretty maintenance free. There is some stone which you can see here. We're not using a lot of stone on this project. We didn't use a lot of stone on Parklands, and this is about an equal amount as on that facility.

There are solariums in this building. There are a lot of lounges. I love sunlight. Most people love sunlight. We have a solarium that is actually right here (indicating). The theory was as people pass on Chili, they would actually look down and look straight through. South sunlight is going to be on these walls. You will be able to look through and see that as you pass. Marketing. You know, from that standpoint.

There are other solariums within the building, courtyards. Every room has either an outside window or a window looking into the courtyards. Courtyards are substantial. They're pretty good size.

The memory care people are here on the second floor. They have their own elevator. They have their own entrance and they have their own courtyard. They can go outside because they have to be assisted, regulated. They are contained. They are -- hopefully they will never escape. It's a 6 foot high fence around the outside.

My father-in-law has Alzheimer's in San Diego. He lived at home and escaped several times. I always maintained he was escaping my mother-in-law, but probably not.

But it's -- that whole process needs police, firemen, a whole lot of people trying to get out to capture them, bring them back so they don't get hurt. So they will be cared for, taken downstairs.

Within the plan of that, which you have the plans, too, they have a circular route in the corridor, which is asked for. You can't have a dead end or a lot of times they will end up in the dead end. So that is a part of a plan for their area.

The lounges on the north side look out at the street because that's very important. Tony (DiMarzo) has always said that they want to be able to see the action. They're going to want to see the railroad. It's going to be one of the special issues. So the footprint is much smaller than the other footprint.

The servability, the staff getting to where they need to be on all of the elevator stairs and so forth, the people themselves going to and from -- there is activity rooms. As you come into the -- the first floor, as you come into the main entrance, there is an activity room, glass on both sides.

So as you're coming down the corridor, trying to make the corridor, it's not dark at all any place. So you're looking through the activity room to this courtyard and then the dining rooms are over here (indicating).

Cafe. They have a cafe for the hours that dining room is closed. Cafe will overlook the courtyards. Solarium overlooks the courtyards. And upstairs, this courtyard is seen by memory care, but they don't go into that -- it is still again -- it is still assisted and those folks go into this little area here (indicating). So they have their own entrance because of their -- whether it's required or just asked for. They have an elevator. They have their own entrance, and they are asked -- one of the staff members has to take them down.

We have gone through the facility in Penfield just to see what goes on, how that all works. Enhanced has very long tables and a whole lot of people in wheelchairs. Sometimes they have to be assisted when they're fed and so forth. It's a lot of staff. A lot of operation. But it's a very conscientious procedure.

MR. RILEY: If I may, Dick (LaCroix), one of the reasons for us moving from independent living to the whole continuum of care is the reality of mom and dad aging at different rates or with different challenges. And so we have got -- we -- in fact, 20 years ago, or longer, Anthony (DiMarzo) wanted to do that, but realities of our own precluded us. But we took the plunge a few years ago to the delight of the adult children. Because the adult children finally convince mom or dad to come to independent living. Now dad or mom need a little more help or memory help. They would have to get uprooted a second time. We can actually take care of them -- for instance, the cottages that were -- talked about, mom and dad could move into the cottages and maybe dad starts having serious memory issues. Dad can move in there and mom can visit him every day. It happens. We can give you endless examples of that.

Or mom and dad, one -- one of the couple -- one of the members of the couple has a stroke and needs that kind of additional assistance. They -- they're -- they don't have to move again. And that's most -- most disquieting and uprooting to them. We have endless examples of that in the communities that we now operate.

There is great challenges dealing with the State of New York and following their regulations and codes. 50 to 60 plus jobs, most of them around the clock in this main community. And those are real jobs. Those aren't make-believe jobs or COMIDA jobs or whatever we hear about. Those are real jobs and so through now over 20 years of on-the-ground experience with seniors, we have developed a very close relationship with the Alzheimer's Association not only in sponsoring them but they're going to be training all of our employees. Not just the employees that deal -- the professionals that deal with memory care, but the -- but the chefs, the staff, the -- the maintenance responsibilities. Our executives, ourselves, to understand the behavior and that.

Dick (LaCroix) used a term "escape," and I sort of cringed there a little bit, but unfortunately, he is right. I have a neighbor who is trying to take care of his wife at home, and I was home at lunchtime and she was walking -- walking down the street. She was not supposed to be walking down the street. So I had to go get -- she snuck out of the house. This -- this allows them to move, to recreate and be safe. They will have a lot of room and a lot of places to go that are completely safe for them. But that's a scary thought to say the least.

Mr. Chairman, members, any questions for Dick (LaCroix), or for our engineer, Anthony (DiMarzo), myself?

MR. LACROIX: One last thing. I had a good friend in college, Jim Fahy. He does a lot of townhouses. The townhouses that are on the board, those are Jim (Fahy)'s townhouses. That is helping the townhouses that are on the outside parts of the -- similar materials. Not all of the same. They will be different colors and so forth.

MATT EMENS: I apologize for my tardiness.

So obviously I'm familiar with the Parklands. The presentation was great. Colors are interesting. The colors definitely help the elevation. I know our little one doesn't do it justice. So I guess my initial feedback is one of the things -- as you guys know, I sit on the Planning Board also. The two stories is new, like you guys presented and I think one of the challenges you had before was a long, sprawling building.

MR. RILEY: That's correct.

MATT EMENS: Now one of our challenges is a long, sprawling building that is tall. I just want to be cognizant of that and talk about that. I guess I see the floor plan, and I was trying to follow with you, Dick (LaCroix) on that.

One of the questions I guess I have on the floor is, are -- are all of the quadrants or two areas, are all of the hallways connected? I'm guessing there are secure points, but is it still fluid and continuous through the first corridor?

MR. LACROIX: On the first floor, the corridors go all of the way through because those

are assisted people. On the second floor.

MATT EMENS: That's memory care.

MR. LACROIX: This is separate and this is continuous.

MATT EMENS: So -- so are we entirely using the second floor plan, so it is all two-story?

MR. LACROIX: Yes. We used to have a section -- it was a long time ago, where we had the one-story building which had a roof, so when we went to two stories, you went lower, went 4 and 12. The difference was 6 to 8 feet between the 2 and the 4. I don't have that section here. We sort of -- it got forgotten, frankly. But the differences -- I can't remember the numbers, but I think it was like 80 feet from the house to their property line. Another 80 feet to the building. Because we were required --

MR. RILEY: The original fingerprint was over 100,000 square feet. Footprint, it's now 53 on the first floor, 50,000 on the second floor, so it's -- it is still big, but it's shrunk considerably.

MR. SUDOL: Also allows us to significantly increase the separation from the homes. Previously with the one-story building, we were going to need a variance, but we're able to avoid that with the modified designs.

MR. LACROIX: So from the back of that house it's 80 and another 80, so 160 feet from the house to the first wall of the building. This whole portion over here is one story. It's two stories back in, because this is a one-story maintenance building, part of it. One-story kitchen. And then this whole dining room comes out as a 50 foot wide gable actually. 50 feet, 50 feet, 50 feet and there is a little mechanical area in the middle of that triangle. But it's all basically the same. One truss. 50 feet. And the whole dining room is a dormer at 50 feet coming out.

MATT EMENS: So obviously I can appreciate the constructability of that and the value engineering. If you're using the same truss continuously in the same pitch, we'll obviously be able to reap the benefits from that financially and I can appreciate that for you guys on the project.

MR. LACROIX: 4/12, the truss is less -- it's 10 feet.

MATT EMENS: Right. So my concern when I see this, especially with the upper drawing -- you know, once again, we're looking at 2D which is not how humans see things, but I will just start with this. You're breaking it up with gables and lots of different things happening on the floor plan that lend to that and let you do that.

My next question would be the mass of the roof and the mass of the two story gets really long. So I'm wondering not only can we play with the push and pull of the facades and your gables, but -- but what about looking at the roof heights and maybe something gets taller than the other one to break it up so the line across the top --

MR. LACROIX: We were trying to do it in gables. We have this punch. We have this punch. This whole thing punches. The roof is so -- 4 and 12. Unless you're far away from it, you hardly see the roof at all. Which is either good or bad. But it's a fact. As you're walking up to the building, you will see very little of the roof. You will see most of the architectural detail of the building.

JAMES IGNATOWSKI: Did you say 4/12?

ROBERT LATRAGNA: 4/12?

MR. LACROIX: 4 and 12.

JAMES IGNATOWSKI: I thought you said 6/12.

MR. LACROIX: No. 6 and 12 was the one-story. It was -- it was 6 and 12 or 8 and 12. We just said -- the process of having a second floor, we dropped the slope of the roof. I understand what you're saying. We can play with that.

MATT EMENS: That is why I was asking. I was trying to understand the use of the two floors. If there was an opportunity somewhere where it just made sense or if it doesn't -- it sounds like you maximized your floor plates --

MR. LACROIX: I love groves. I'm always trying to talk Tony (DiMarzo) into groves, so if we can do a grove in between, chunks of groves so you only see part of the building at a time, I think that would help immensely.

MATT EMENS: I know you're using materials to break up the elevation, and once again, 2D drawing doesn't do us all of the justice here you have with the push and pull on the different corners and angles and intricate, you know, parts to this. But that's -- my eye is drawn to the -- to we're just long and -- and I appreciate you have used the two materials and the colors and that breaks it up a little bit. I think you could even maybe take that a little further in some spots.

MR. LACROIX: Do you think if some of these were a different color --

MATT EMENS: Or maybe that gable is not 4 and 12. Maybe that gets taller. I don't know. I will not pretend I have the solution.

MR. LACROIX: These are not 50. They're more like 30ish. They can afford to be -- we're just conscious of the fact that we went from one story to two story, so we just intentionally tried to keep it flatter.

MR. RILEY: I want to ask a question, Dick (LaCroix), if I can or get a response. Stay here. Stay here.

One of the things that -- line of sight, this is -- this is what we're going to see (indicating).

MATT EMENS: I have that noted on my site plan to talk about. You're reading my mind.

MR. RILEY: That is where we can have some fun, line of sight.

MATT EMENS: That is one of my big concerns because I know in the old plan you guys had great -- I wouldn't say "great," but you were fronting the street a little differently. Now with this new layout, it's different.

MR. RILEY: The cottage will -- will catch you a little bit. This water -- this will be some

sort of a water feature here (indicating), I guess. But this corner could be dramatic, and the atrium, it -- is that property --

MR. LACROIX: Solarium.

MR. RILEY: I don't like that "solarium" word.

MR. LACROIX: Our intent is to try to open it up with a major feature and be able to see all of the way through to the courtyard.

MATT EMENS: Sure. So I guess in general I like the materials we're talking about, the colors. You know, I don't have any major objection. One thing I was concerned about was just what Jim (Ignatowski) said -- you mentioned the two different colors. I think the cream or the yellowish cream --

MR. LACROIX: This is the color. And I think, you know, maybe ccc as a feature at some point.

MATT EMENS: That's fine. That seems nice. Like I said, I think that's a very challenging building, as you know -- you've been doing it longer than I have -- but very challenging building to graphically depict without creating yourself --

MR. RILEY: We do have a two-story -- we're proud of all of our stuff, but Cranberry Landing on Norton Street near 490 or 590 or whatever it is, that's a two-story building on a tiny three acres that is right next to the road. We put it -- we put -- and homes. Homes across the street. Homes next door. And it fits like a glove, but it's two-story, and it had -- Anthony (DiMarzo) had a guy put in a beautiful stonewall that created a little courtyard out in front of it, and it's pretty much the same materials and architecturally it's similar of all -- I'm thinking of what we have got that -- and it -- you -- you get -- the eye is caught. And if you're in that neck of the woods, check that one out. It's over by the expressway.

Two-story, um, Erie Station at --

MATT EMENS: It's in this book. I think I just saw it.

So I guess those are my general comments. I don't really have any specific ones, but you did touch on the views. That's one of the things I marked up on my plans for your Planning Board submission tonight, but I'm -- but I'm definitely concerned about not what we'll see from the building there but what we're going to see from the sides and the backs and the corners of the cottages, what we're going to see from the landscaping because we're going to see the water. We are going to see the basin, retention pond, but there is light and it even kind of shows in your landscaping plan here, but also in that graphic, you know, in your rendering here we're light on landscaping here, too. I think that is one of my big things later on now and one of the things tonight we really need to look hard at that. Right now that's your street front and that's what people will see when they go by. That's what they will see when they're at the stop sign at ccc Chili-Scottsville Road. That's what they will see coming in and out of Chili, all right?

MR. LACROIX: This was a little my fault. We pulled these back so we could get this view to that guy (indicating). So we have this (indicating). We got that (indicating). And we fill it up with trees. We have to have trees that have stems -- Honey Locust, if you know Channel 10. Honey Locust, all you see is the stem. You can see through that. But you don't want a ball tree to block the view of this.

MATT EMENS: I agree. I think we just need to figure out what the whole -- the whole thing looks like. I'm not saying it's a tree. I'm not saying it's additional landscaping, but we have to look at it as a whole because that's what people will see. Most people will not drive-thru that place. Hopefully, knock on wood, I wouldn't, but 90 percent of the people will see it, experience it from there. I think you guys seem to care enough that we need to focus on that.

MR. LACROIX: We can make this (indicating) a bigger feature, special feature. We have that 80 foot setback requirement. 75. 75. Then we made it 80 on this because we're a little taller so it pushed it back a little. If we could bring this out, make that very special. We would love to do that. Just don't know if we can do that. If you put a compass point here and swing the arc, we can bring some -- we would like to just be able to bring it forward.

MATT EMENS: One last thing and then I will let somebody else talk. So you loosely presented the cottages, but they're up here and they're the same color scheme? And you're showing the same color scheme, but I thought you said they would be a different color scheme.

MR. LACROIX: We showed the same color scheme. I think they were talking about the possibility of other color schemes. So that they don't have to look the same. In fact, they should look different.

MATT EMENS: I was just going to say that is what I would say. I think other materials used in similar fashion would be great, but I would almost push to say two different colors.

JAMES IGNATOWSKI: I'm assuming that the elevation that runs along Chili Avenue is the southeast elevation, correct?

MR. LACROIX: Yes.

JAMES IGNATOWSKI: It was difficult --

MR. LACROIX: It's almost south. Yep.

This is south (indicating).

JAMES IGNATOWSKI: I understand that. It's just a little difficult for me to get an idea going on because these prints received are so small. I can't really tell what the detail is.

My first question is, these cupolas on top of the roof, do you have any different details of that, what's happening there, what are you using for trim, what do the brackets look like? Do you have cut sheets on that so I can get a better idea?

MR. LACROIX: Not yet.

JAMES IGNATOWSKI: I have seen those, but something a little bigger, more in advance.

It just seems the elevation that has the most detail is the one facing the railroad tracks.

Any details on this fencing you plan to use around the -- structure itself? Because little things like that make the whole package. I can't tell what is going on there.

MR. LACROIX: We're thinking that -- the fence for the memory care is 6 foot, but it is only solid to the bottom and then a trellis-type thing on the top.

JAMES IGNATOWSKI: Is that wrought iron or --

MR. LACROIX: No. White.

JAMES IGNATOWSKI: White vinyl?

MR. LACROIX: Probably. Haven't gotten to that detail yet.

JAMES IGNATOWSKI: Question I have on this elevation (indicating), what are these little things there? Are those vents for ventilation?

MR. LACROIX: Just detail. Punch-out. Little -- not punch-outs, but just a -- to bring your eye to that point. The way you would do with a circle. Even if they were louvers -- they wouldn't be louvers because we wouldn't vent it that way. It would be a ridge vent.

JAMES IGNATOWSKI: Probably something decorative, correct?

MR. LACROIX: Yes.

JAMES IGNATOWSKI: In other words, a feature point, but it has not been decided what that is?

MR. LACROIX: No.

JAMES IGNATOWSKI: I'm assuming what we are seeing below the windows are AC vents?

MR. LACROIX: Yes .

JAMES IGNATOWSKI: Is there going to be a color that is attached to that?

MR. LACROIX: Primarily gray metal, I think. They will be the same as the ones on Maiden Lane, if you have been to that.

JAMES IGNATOWSKI: No. I have not been to that. I didn't know you did that project.

MR. LACROIX: They're 42, 16 and 3 inches off the floor. Which is -- they occur wherever there is a room -- wherever there is a lounge, they don't. Wherever there is a major like solarium, it has a room with an HVAC unit inside. And then the main -- a bunch of the mechanicals are going to be where the triangle happens, in a recessed little area.

JAMES IGNATOWSKI: You have --

MATT EMENS: You have a bathtub there.

MR. LACROIX: We do have a bathtub. It will be well-drained.

Point is how do you do residential roof, sloped roof? You can't have rooftop units. If we distribute everything around -- there will be some condensing units outside, but if we can put the primary units up here (indicating), they won't be seen. Mechanical rooms are just below. That plus mechanicals are spread throughout the building.

JAMES IGNATOWSKI: On your main unit, the main buildings, the columns depicted either on pedestals or what looks like straight to concrete slab, are those square or are those round columns?

MR. LACROIX: Those are round (indicating). My favorite Legacy is Park Crescent on Mt. Read Boulevard in Greece. They're about this big around (indicating). These will be smaller, of course.

JAMES IGNATOWSKI: 12 inches or 10-inch diameter?

MR. LACROIX: 12. White.

JAMES IGNATOWSKI: Any bracketry -- the bracketry you're showing on some of these awnings or covering over doors, have you made decision what you will use there?

MR. LACROIX: They will be PVC.

JAMES IGNATOWSKI: In terms of the smaller cottage units, there seems to be somewhat of a difference in the character being the main building -- the pitches are steeper. We have different vents. We have different columns in terms of squares versus rounds. Is there an attempt to meet these, match more of the main building or do you want these completely different?

MR. LACROIX: You have different architects. Jim Fahy did those. So we have not really talked, and I think we can ---

JAMES IGNATOWSKI: Well, it's one project, though.

MR. LACROIX: It is.

JAMES IGNATOWSKI: I think are you looking to have something homogenous or different, varied styles throughout the project?

MR. LACROIX: I would be inclined to ask him to match ours.

JAMES IGNATOWSKI: Seems like it would be too much of a difference.

MR. LACROIX: I think the columns that we used on the building would be out of scale.

JAMES IGNATOWSKI: You could have smaller diameter.

MR. LACROIX: But the smaller diameter looks like a pipe column. I think we can go over that with Jim Fahy, but I -- they are entirely different buildings.

JAMES IGNATOWSKI: I understand that. It is still one project. It is still -- one -- one land area, one project.

MR. LACROIX: One person's homogenous is another person's dull.

MATT EMENS: That's not your fault. Or not fault per se. I guess we push back to the owner to say if that is something we would like to see, then we should ask you guys to talk to your architects, right?

MR. LACROIX: Well, I would ask you to tell us what you think.

MR. RILEY: Excuse me. Matt (Emens) indicated an interest that I think is correct, that -- that the cottages be somewhat distinctive and we do, too. We think. But at the same time we don't -- they will be more attractive for people who want to live there if they're a little distinctive. And where we have cottages -- we have cottages in three or four other communities -- Legacy communities, including Erie Station, um, at Park Crescent in Greece behind that community and at Clover Blossom behind Mercy High School and they are -- are distinctive from the mother ship, so to speak.

Do they -- do they -- do they fight each other architecturally? Heck no. They're very -- and you know, if you looked out the window of the mother ship, for one of our residents, they would be looking at one of our cottages. I think it would be pleasing to them, feel like they're in a neighborhood. That's what we'll do. But we heard distinctive colors and other contrast.

MR. RILEY: We have made note of that.

MATT EMENS: The Eric Station cottages, are they newer than the -- newer than Cranberry Landing?

MR. RILEY: Cranberry Landing doesn't have any cottages.

MATT EMENS: Where is that?

MR. RILEY: That could be Park Crescent.

MATT EMENS: Okay. So I guess what I would say, now that Jim (Ignatowski) brought up this point, discussion about the cottages, I believe there is a little more detail to the Erie Station ones. I don't know if they're the newest ones you have done or not.

MR. RILEY: They're virtually the most recent ones, yes.

MATT EMENS: They seem to have similar materials, the round columns that even if it wasn't exactly the same, that some of that stuff kind of ties it together, so that is just a quick side comment.

MR. RILEY: Thank you.

JAMES IGNATOWSKI: I would like more details taken off the main larger building and put on just so there is some cohesion. I think you can differentiate with the color changes.

ROBERT LATRAGNA: As long as we're on that subject, I think what I'm hearing from both my associates is that we would like to see some similar materials, maybe some different colors on some of the other cottages. They don't have to be -- it doesn't have to look like one big group of buildings all of -- the same. But I would like to see something similar, but we wanted it to look like there is cohesion there.

As -- I have just a few other questions. Will there be signage?

MR. RILEY: Yes.

ROBERT LATRAGNA: Where is that? I see -- this is -- this -- I have -- do you have any drawings of the sign?

MR. RILEY: Do we have any signage renderings at this point?

MR. SUDOL: Not at this point. It would be a separate application.

ROBERT LATRAGNA: Can you tell me the distance from the building to the main road?

MR. RILEY: What was the question?

ROBERT LATRAGNA: Distance from the main building to the road. I know you have a 75 foot setback there.

MR. RILEY: Distance.

MR. SUDOL: About 275 feet.

ROBERT LATRAGNA: It is pretty substantial. Pretty substantial distance to see in this area. So I think whatever you do do in that area to -- to make that a focal point could be, you know, grand and something you definitely need to show.

MR. LACROIX: Park Crescent, those have columns like this (indicating). Love to do that on that main focus. Would you be offended by that? Punch this out and flank it? If you're down on Maiden Lane in Greece, Park Crescent has columns like this (indicating), and we did that because it was a little bit off the road and we wanted the punch. And I think that would work well there.

ROBERT LATRAGNA: I don't think I would object to that personally.

I wanted to ask you about how many employees you will have.

MR. RILEY: We -- in front of the Planning Board, on several occasions, we indicated there will be 50 plus full-time jobs. There will also be service jobs for the dining room. Those oftentimes are young people part-time, but memory care and some of the enhanced and assisted are -- our staffing is set by the State and it will be 24 hours a day.

The landscaping and all of that is taken -- we have -- I -- we have one of the largest Highway Departments. We cut and maintain our own grass and trees and plowing. So that is not counted. But 50 -- approximately 50 full-time. Car pooling is oftentimes part of the reality of the employees, because they work together and they ride together and so on and so forth.

ROBERT LATRAGNA: How many parking spaces?

MR. SUDOL: 70 in front of the main entrance.

MR. RILEY: We haven't -- we -- our -- our reality with parking is just the opposite what you think. In Victor when we built the Fairways, when it was all said and done, they asked us not to build as much parking as required, because people just -- first of all, they don't bring their cars. There will be people with automobiles at the cottages, of course. But in the -- in that community, there will be very -- very -- well, there virtually won't be anyone driving.

ROBERT LATRAGNA: I'm sure all 50 or 60 employees will not be there at the same time.

MR. RILEY: They will not be there at the same time.

ROBERT LATRAGNA: Where is your snow storage? Are you planning on storing it along the side?

MR. RILEY: Question of our storage.

MR. SUDOL: There is a lot of opportunities for snow storage labeled on the site plan, but they're largely in these areas here, again, more here (indicating). This whole area here (indicating). Away from the main building, out on the periphery of the ring road.

ROBERT LATRAGNA: One more question. Infiltration basins here, so these will be standing water, assume?

MR. RILEY: Yes, there was a question about the drainage.

ROBERT LATRAGNA: Infiltration basins will be standing water?

MR. SUDOL: No, not standing water.

MATT EMENS: Detention.

MR. SUDOL: They're a mixture of infiltration basins and storm water management areas that I'm sure we'll talk a lot about in our Planning Board meeting, but there is some open water areas in this large area. The actual infiltration zone doesn't have standing water.

ROBERT LATRAGNA: You will have some standing water. Do you have plans to control the mosquitoes in this area?

MR. SUDOL: Absolutely. We limit it to the best of our ability what we can.

ROBERT LATRAGNA: I'm sure the residents that are in front of us would be --

MR. SUDOL: I live next to one that is 20 times that size and haven't been bit by a mosquito all year, so I don't necessarily agree with that.

MATT EMENS: When you guys come back, I think it would be helpful for you guys to give us those updates in a larger format so we can see the whole roof, the whole building. I think that one really helps visualize it if you can do that. Just so when you guys come back, if you guys can submit those to us and update those, when you come back. I think those visually really helped, the bathtub, you know, the whole thing.

MR. LACROIX: I agree. We have actually done some changes already, so we'll bring them back.

MATT EMENS: Perfect.

MR. LACROIX: We're taking the decks to the side, because three-quarters of the time more than that, in this climate, we want to be able to see out -- not see a 42-inch railing. Those things will be changed.

JAMES IGNATOWSKI: Details with fencing and that, get us cut sheets so we know exactly what we're seeing. Thanks.

MR. RILEY: Thanks very much for your time.

## 2. Review of proposed Sign Pylon located at 3240 Chili Avenue, Chili New York.

Patti Malandra and Kevin Westin were present to represent ccc.

MS. MALANDRA: Good evening. My name is Patti Malandra, and I'm the General Manager of Saxton Sign Corporation. We are based out of Castleton, New York but also have offices in the -- Syracuse, New York. I'm here representing the Frederick Property Group, Michael Kuskin and the Chili-Paul Plaza.

I have with me Kevin Westin who manages the property over there for the Chili-Paul Plaza.

Do you all have a layout?

JAMES IGNATOWSKI: Yes.

MS. MALANDRA: Great. Just wanted to make sure.

Basically the reason we're here today is in a general meeting with Kathy Reed and Paul (Wanzenried), they were looking at the size of the pylons that we were dealing with. They didn't have as much of the issue with the size of the one in the front as they did in the back, so basically what we have gone ahead and done is going to be here.

Michael (Kuskin) is looking to replicate the clock tower in the plaza. Here is a photo of the clock tower in the plaza. He wanted to do that and maintain some consistency through the plaza and the look of the pylons itself. So the structure of the pylon is going to be made exactly the way the clock tower is made.

Um, basically, what we're going to be either using is a pressure-treated wood or a PVC. And the roof has two options. It has the option of being copper or an aluminum roof with a copper color paint on it. Here are some of the materials. This is the aluminum with the copper color paint. I didn't have a sheet with the real copper to bring with me.

JAMES IGNATOWSKI: Excuse me, there is still a meeting going on. If we could have quiet, please.

MS. MALANDRA: The bottom of that will be real stone. And it's going to be the exact same stone that's currently used -- currently used on the platforms itself.

The only thing that hasn't been determined from Mr. Kuskin, and obviously we need to talk with you about that is if we go with a copper -- an aluminum roof with copper-colored paint or real copper roof. We would like to go with the same size pylons in the front and the back with eight tenants on each side, with illuminated panels as well as the two fronts by Chili being illuminated. We have the option right now illuminating or not. We also can put timers on those. They will be illuminated with white LEDs.

MATT EMENS: I'm glad you brought the picture and tied it all together. I think in

general I would like the scheme.

Only comment I would have for you on the roof is the copper obviously will actually change colors; whereas, this will give you the whole copper look for the whole time -- fake copper.

MS. MALANDRA: That's also weather resistant.

MATT EMENS: I would just push to -- you know, I think PVC versus painted wood. I think long-term we have had upkeep issues before this with this location and it will benefit everyone if it's a low to no-maintenance material. So I would push to have that PVC if you can make it work.

In general, I think the scheme is great, in scale and proportion. It seems to be relative -- make relative sense and I think you have looked at it from a sign standpoint and also I don't know what your challenges are with zoning for any variances you may need, but in general, I think the scheme is nice. I like the colors of the materials.

JAMES IGNATOWSKI: I have to agree. I think it would be better if you stayed with the painted roof. Because I don't think you want to have watch 24/7 to make sure the copper stays up there (indicating). I'm assuming what I see from the side-view, the boxes are attached to the obelisk and they project out?

MS. MALANDRA: Correct.

JAMES IGNATOWSKI: Not a chance to recess them? I'm assuming the construction would be too much?

MS. MALANDRA: Correct.

JAMES IGNATOWSKI: Other than that, I think it's a very nice sign.

What's the -- what is the 8.5 by 1/4-inch aluminum circle? What is that supposed to represent?

MS. MALANDRA: That's optional. Mr. Kuskin's group is called Frederick Property Group. That's named after his grandfather who founded the First National Bank. So he wanted something on there to represent his grandfather. That's optional. Just a little aluminum medallion type thing he wanted to put on his sign that we just put up is the same type of thing.

JAMES IGNATOWSKI: I have no further questions.

ROBERT LATRAGNA: Are the store fronts addressed? I'm sorry, the store fronts are addressed separately, I assume?

MS. MALANDRA: Correct.

ROBERT LATRAGNA: No further questions.

MATT EMENS: One last question. Are we just replacing in kind -- or -- the existing location or where are we proposing the signs?

MS. MALANDRA: Yes. We're putting them in the exact same location. We would replace this in the front and this in the back.

MR. WESTIN: This is the Chili Ave. pylon that is right here, and the Paul Road one is right here. We are looking to keep them in the same places.

JAMES IGNATOWSKI: One last point is, you may want to consult the code, that you may have to have the street address up on that sign somewhere. 3240 Chili Avenue. I'm sure it has to be there but I would just double check that.

MS. MALANDRA: Okay. I will. Great. Thank you so much for your time.

JAMES IGNATOWSKI: Next up on -- last on the agenda is approval of the minutes. Anybody have any questions?

MATT EMENS: I did have a couple if I could find them.

JAMES IGNATOWSKI: I have a few things, but I can present them to Sandy (Hewlett) with the changes.

Robert Latragna made a motion to accept the 6/14/16 meeting minutes, and Matt Emens seconded the motion. All Board members were in favor of the motion.

JAMES IGNATOWSKI: We're good. Minutes have been accepted.

The meeting ended at 7 p.m.