

CHILI ARCHITECTURAL ADVISORY COMMITTEE
December 13, 2016

A meeting of the Chili Architectural Advisory Committee was held on December 13, 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 proposed Waste Containment design for the Chili Paul Plaza located at 3240 Chili Ave., Chili, New York.

Matt Sinacola was present to represent the application.

MR. SINACOLA: Good evening, everyone. My name is Matt Sinacola with Passero Associates and I'm representing the new owners, Chili Paul Plaza. Just a real brief background. We were before the Planning Board last month and as a result of their review, tabling the application and holding Public Hearing open, they did ask us as one of the conditions of review to appear before this advisory committee and get your input on the enclosures that we are proposing for the waste control on the site, the refuse containers.

Um, so the application that was sent to you has essentially the same plans the Planning Board saw last time. They have not been open dated yet. We're in that process hoping to get before Planning in February now because I think the deadline has already come and gone.

There are some details on the second sheet which shows the structural proposal for the fencing, and I included a couple of photographs that illustrate -- these were recently constructed at the 85 Union Square facility up in North Chili. I did include those because the door, the fencing in the front represents essentially what we were looking to do for the entire enclosure for the Chili/Paul facility. I emphasize in the residential complex in North Chili, they have vinyl fencing around the back side and the sides and we feel it would be better to have something a little stronger and more resilient for the plaza setting. It's not quite as beautiful, but I think the ability of it to hold up to some of the traffic might be a lot better.

So that is essentially it. Most of the other improvements for the plaza are -- deal with parking circulation, some islands are proposed, signage issues and there is some discussion about trying to get the lighting a little bit more in uniform fashion out there. We're not sure how far that is going to go. There is a lot of different lights and lamps.

But tonight for this Board, we're just trying to get your input -- Planning Board would like your input as far as what you think about in regards to those fences that were proposed. And on the plan, you can see, they're fairly large, we have got areas identified and we're predominantly discussing the area along the west side behind the buildings. There are three areas that are proposed where we would actually pour concrete pads, put these fence enclosures in and give everybody, all of the tenants, mainly through Buildings A and B a place to consolidate all of the waste.

As you know, right now the totes are sort of out there. There is a couple that are small grease containers, so it is really kind of a hodgepodge right now. So we would like to at least consolidate it and try to make everything conform up there.

I guess I would close by simply saying anything we do up there would be better than what they got right now.

So there -- the Board pointed out because we are backing up to a residential area, they are concerned about the appearance of the fencing and the enclosures. That's true. These are residences off to the west, and you have this map in front of you. There is some trees, existing vegetation which screens to a large extent the -- the view of the plaza. It's not a particularly great view anyways. This is the business back side of all of the businesses, as you're aware. The gas meters, transformers and everything else is back there already.

So I appreciate the comment from the Board, the Planning Board, but I don't really know if we can beautify that area. I think it's more of a functional issue. We -- someone I believe mentioned the use of more vinyl, but we're a little concerned about the damage due to the snowplowing in that area. The truck traffic, the delivery vehicles. And as potentially people just dropping stuff off which could be an issue, too. It seems to be an issue with most plaza and mall locations.

Any questions?

MATT EMENS: So, Matt (Sinacola), one of the things I know we talked about when one were before the Planning Board last time was the Monro Muffler and that that new site plan had been approved.

MR. SINACOLA: Yes.

MATT EMENS: And I know we looked at that building and I know we talked about the

outside tire storage. This group here did, too, the Architectural Advisory Committee and obviously the Planning Board did, too. Shame on me. I did not look this up, but jog my memory because I know a couple other things I looked up, like in terms of the vinyl comment -- I think I was one of the ones that made that comment actually -- to look at what was done there.

Obviously I guess you have not done that, in terms of what was approved there. I don't know if they were doing CMU or brick to complement or EIFS-sided. A chain link gate on it or --

MR. SINACOLA: Yeah. I apologize, I don't.

MATT EMENS: Because I think what it is going to come down to is, if you find out and look at it, it is probably two-sided, the back, the side, and then the front which I'm assuming is some sort of a gate, you know, change link front. So I will leave that and we'll come back to that.

So one of the things I got -- I saw your picture and I was like, oh, they're looking at what we said at the Planning Board. And one of the things I know we talked about was that your -- your concern about durability in a commercial setting for the -- for the vinyl fence posts, et cetera. Not just the chain link with the -- with the vinyl slats, but also the three sides of what you're showing here. So I do like what you're showing here. It is still not great, but it's better. And I know this is -- isn't what you're proposing, but I guess I want to talk about that for a second. One of the things it makes me think about is in this scenario on your site plan, all of the things you mentioned I couldn't agree more, the snowplowing, the truck traffic, the back of the plaza, we still want it to look nice, but people banging around and whatever, it could get abused so it needs to be durable. The last thing we want to have something nice installed day one and it can't be maintained and it gets beat up.

So -- but when I look at these, and every single -- A, B and C are all set off the paving. It's not like it is set into the parking. It is actually set out of the parking.

MR. SINACOLA: Correct.

MATT EMENS: So I guess what I'm getting at is, it actually lends to this idea of it is a similar set-up to what we have here. It's not like they're pushing snow up to the side of it. No one is parking next to it.

MR. SINACOLA: Good point. You're right. The back sides would fall out of the travel ways and the parking paved areas. That is a good point, yes.

MATT EMENS: Now, I don't know what anyone else here thinks about the actual look of this. It would still come back to the fact this -- if this thing is going to be all galvanized, all chain link with the vinyl slats in it, I just don't -- I don't know how much of an improvement it is. It is one. Like you said. It is an improvement. I just don't know how much of one it is.

And I guess the question is, we all know these things cost money, but it's a maintenance and security item, you know, for the current developer. So I think that it's in their best interest to do something, so I appreciate that. And, you know, I -- I think about if this was a new project, what would we ask you to do or what would -- what would you do in a -- in a setting like this.

Well, most likely you would build a three-sided CMU wall, right?

MR. SINACOLA: Most likely.

MATT EMENS: With architectural block or something, with a finish to it. Wouldn't get as carried away with brick or anything like that, but you do something nice like that with a cap and the front of it would be the chain link fence with the slats in it or a gate similar to that.

MR. SINACOLA: Right.

MATT EMENS: I think asking you guys put in or recommending you to put in CMUs would cost a lot more than just going to this vinyl fence option.

MR. SINACOLA: Yeah. The -- the operators there, they're running -- they have an annual maintenance and repair budget which comes out of that lease, amount of money that each tenant is paying into. So there is sort of a finite amount and then a little bit of a slush fund. As you may know, they had some expenditures right up front. There were utility issues they had to deal with that sucked up a lot of the available capital for stuff like that.

We're trying to be budget mindful. You're right. If it was new and we were putting a bank in, we would have a split block wall with a capstone on it. It would look nice. It would definitely be better. Although, we are talking about a lot of it for this facility, we have got to have three, really for and with Monro Muffler, five dumpster enclosures. I -- again, I'm sorry, I don't have the plans from Monro Muffler to see what they're proposing.

MATT EMENS: Shame on me. I didn't look it up either. But I guess the point is -- you know, I'm not on board fully with just doing the chain link and vinyl slats. I'm -- I'm going to let these guys talk for a little bit, but I think if you were to go up the dollar amount chain, I'm not going to say you need to build CMU split face. I don't think we have to go that far, but I think if you spend good money on it and -- that is the other thing, my question I was going to ask, what is the timing for them. Because maybe the way to do it is if you don't need all of them right now and you don't have the dumpster locations for these for every single one of them right now, maybe they could be phased. Maybe A and C could be built and B could be built another year. I don't know. I don't know if you had phasing for them or is the intention to build them all at once.

MR. SINACOLA: I think the intention, our plans were trying to identify a sweeping plaza wide improvement plan. The Planning Board is looking for that, too. They want to baseline what is out there now. That is part of the challenge, getting the documentation up to snuff so we graphically represent everything that has happened out there so they have a baseline to work from. Everything has been a moving target out there. A little bit of this, a little about bit of that, I know. I did drive-thru there and go through it.

MATT EMENS: I know.

MR. SINACOLA: Costwise as far as the vinyl or chain link, I don't know if that's that much a difference. It is really more a concern we have with the usability. Residential, it clearly is sort of benign. You can go to the tenants and knock on the door and say you have a predictability what kind of waste they're dealing with and what will happen. But with the commercial operations and not knowing exactly who the next tenant would be, we thought it would be better to have something more robust and durable, I guess, is the thinking. But I, you know -- I will leave it to you guys to discuss.

JAMES IGNATOWSKI: Question for you, sir, did they do any work on the back of the main plaza? Did they this renovate it like they were doing the front of it, the part that faces the parking lot?

MR. SINACOLA: On the building itself?

JAMES IGNATOWSKI: Yep.

MR. SINACOLA: Um, I think the only place where that has occurred would be the Ferrari's pizza place. I think they might have turned the corner with some facing.

JAMES IGNATOWSKI: So basically the rear is as it was before.

MR. SINACOLA: Yes. There is a lot of restrictions there. There is a lot of utility routing that is bolted to the side of the building. All of the fire valving is there, all of the metering is there, the transformers are set there. The lead lines from the overhead power. I mean so the emergency exits, there is relatively little we can do to change that.

JAMES IGNATOWSKI: I guess when I look at that, um, first thing that comes to my mind is obviously the plaza building is taller than this enclosure is going to be, so nothing -- nothing on these three enclosures is going to help what is back there.

MR. SINACOLA: Probably not.

JAMES IGNATOWSKI: So my thinking is, I have no problems with the chain link fence on the back of the building, because I also think it has to be secure, because kids get in there, it is out of the eyesight of the road. No one will see what is going on back in there with the exception of the houses. If anything is spent, I want it spent on the one that faces Paul Road. So a good switch for me is like what happens on the back of the building, it can stay there, but you will have to put money into the one that faces Paul Road, all right? You're either split block or whatever.

You can also have the option of maybe turning that so all you see from the front facing Paul Road is the split block and access it through the park -- you know, from the side of it. That way we can avoid doing anything with the chain link fence like the doors made out. But I think if anything needs to be done, it is with the one that faces Paul Road.

MR. SINACOLA: I assume you're talking about the tire.

JAMES IGNATOWSKI: That will not be tire forever because they're moving that to the side and I remember that Monro Muffler is doing a nice enclosure as part of the building.

MATT EMENS: Right.

JAMES IGNATOWSKI: What they do there I don't want to see something that fell apart over here on the old tire building. That is my proposal. You can think about doing that. That is what I would recommend. Because like I said before, I'm kind of concerned what happens on the back side that needs to be a little stronger than, you know, this vinyl scenario you showed me here for kids keeping out of there and so on and so forth, causing problems, starting fires, that's fine. It is out of sight so no one sees what is going on back there.

But I do want something done with the one in the front. Make it look nicer, what you got here. CMU unit would be fine. I think it is more durable. I seen chain link enclosures get wrecked by trucks. The vinyl starts breaking and looks terrible.

So that is my recommendation, you go with the CMU unit on the one facing Paul Road that is in the back of the plaza.

MR. SINACOLA: I think there was some discussion about vacating that existing tire storage area and defining it better, and -- as you mentioned. I think that was the intention all along, to dress it up anyways. I think that is in line.

MATT EMENS: Let's go back to the whole -- the whole renaming of the plaza, too, the Twin Fronts, right? So if we're going to be fronting on that road, it should look nice. That's a good point.

MR. SINACOLA: All right. Jim, that is good input.

JAMES IGNATOWSKI: For what it is worth.

MR. SINACOLA: That's a good point. If they were going to put in any investment, that would be the one to dress it up.

JAMES IGNATOWSKI: You have done so much work on this plaza already, it seems to be a shame that something like that is left out of the loop and it takes away from the rest of the plaza itself. It looks like you forgot to do something. So that would be my thought on this whole --

MR. SINACOLA: I believe I have notes from the Planning Board where that very issue was brought up, too. You drive down Paul Road. You see it.

JAMES IGNATOWSKI: They're doing a nice job. That area used to be so left un -- I don't know what you want to call it, undeveloped. It looked old. It looked tired. Now you're doing all this work and it just seems like a shame to leave something that hasn't been touched or make it look cheap and not part of the refinement that you're doing to that part of the building.

MR. SINACOLA: All right. Good.

ROBERT LATRAGNA: My thoughts are, you know, I see -- I see the value in both Matt

(Emens)'s and Jim (Ignatowski)'s comments. I have been in the back of this building many times. I'm familiar with the way it looks back here and I really don't have a problem with the chain link enclosures on the west side of the -- which is the back side of the Buildings A and B.

I do have to add to -- to Jim (Ignatowski)'s thoughts that this entire side of the plaza is going to become, you know, part of the -- you know, the front of -- so to speak of the plaza, as -- as you develop it. And I'm -- I would like to see something better on the -- that dumpster, as well.

MR. SINACOLA: Okay. The -- the Paul Road facing.

JAMES IGNATOWSKI: The Paul Road.

MR. SINACOLA: I think everybody is pretty much in agreement with it, the owners understand something has to change there. I believe there is a masonry wall on that east side now. So it -- so -- if I'm not mistaken. I'm not sure how high it is. So -- so whether they put curbs on that and gating or as you say, change the whole configuration, I guess it doesn't matter because there is a driving lane on either side of it.

JAMES IGNATOWSKI: So the back of the current structure, the old Monro Muffler is concrete block.

MR. SINACOLA: I believe it is.

JAMES IGNATOWSKI: The base is concrete block. So if you just had to do two sides -- or actually one side of CMU unit, do you have to do another concrete block wall next to the existing unit? If you got two sides of concrete block, why would you have to do another separate wall on both sides?

MATT EMENS: Yeah, it would be interesting to see what is already there, because I think this is a mismatch of --

MR. SINACOLA: I know I have a photograph on my computer.

MATT EMENS: I don't know what is existing any more. I don't know what is existing and proposed any more.

MR. SINACOLA: I think there is a wall there. I don't think it is as high as the building proper wall. I think it is maybe stepped down to 5 or 6 feet. Maybe 4 feet. I think there is something there already. So that may be good enough, but it might need to be higher to screen things a little better. We'll look at it. We'll look at it obviously and correct that.

But to Robert (Latragna)'s point, I think that's, you know -- what I'm hearing is let's try to put the investment in that spot, given all of the site improvements that are going in right next door, again, with Monro's new building. Okay.

ROBERT LATRAGNA: You certainly wouldn't want -- the Monro building will be very nice and you certainly wouldn't want your -- all of the money you're spending to come out whereas -- it doesn't look --

MR. SINACOLA: Exactly. All right. Good.

Matt (Emens), do you have anything to add to that in light of what Jim and Bob (Latragna) said?

MATT EMENS: No. Think it's good. You guys should focus on that one and the general consensus is you should focus on D. And I think A, B and C, I think you can move forward with your current plans.

ROBERT LATRAGNA: If there was a new building, new construction, we would ask that the dumpster enclosures match the existing -- the new construction in your building, but as the back of those buildings are all concrete block --

MR. SINACOLA: Yes.

ROBERT LATRAGNA: Kind of a mismatch. It is hard around back there without any real organization and I think this will be an improvement to what is currently there.

Unfortunately, there is such a long history of this, that and everything else out there. It's hard to get uniformity. And I -- I just -- just to maybe focus on -- we've proposed white. I don't know vinyl, the slatting for the chain link fencing. I don't know if -- if it really matters, but it seems to be pretty neutral, so I ---

JAMES IGNATOWSKI: The color of the galvanized steel itself, do you plan on painting that or --

MR. SINACOLA: I don't -- do we indicate on there if it is dipped? I think it is just galvanized. So I don't believe it is painted.

MATT EMENS: Isn't there like a gray in the color pallet, too, to the plaza? Do you think gray would be better than the white?

MR. SINACOLA: That's what I'm wondering. Maybe we'll look at that and propose something that blends better with the back of the buildings. If anything, we'll add a little screening to the utilities.

ROBERT LATRAGNA: It will probably look better over time.

JAMES IGNATOWSKI: As long as it is somewhere with any type of writing that once it starts to fall apart or get damaged, that it has to be repaired and fixed so you're not looking at broken pieces of the vinyl within three to four years, because again, like you said, the snowplow guys and the garbage truck guys are not the most careful people in the world. Even the guys hauling the totes in there on a cold day will tend to break that stuff.

MR. SINACOLA: We saying 2-inch wire mesh vinyl encased. Number 9 gauge black. I wonder if that is meant to be in there. Well, we'll look at the color and see what the color scheme should be.

MATT EMENS: I thought it was white. Maybe I just took that from the pictures.

ROBERT LATRAGNA: I think black would probably be a mistake.

MR. SINACOLA: It says galvanized on one note and black on another one, so I will beat up on the CAD person for that one. It should be one or the other. But I don't think black is the intention. Unless that is the -- unless it is the metal itself is encased, but I don't -- I'll check.

ROBERT LATRAGNA: Black galvanized.

MR. SINACOLA: Yes.

ROBERT LATRAGNA: Probably better to leave it just galvanized and highlight it with a color of the slat.

MR. SINACOLA: Okay. Good. And again, as far as getting back to the Planning Board, we're not sure just when that will happen. Probably will be February at this point. Public Hearing was held over, so I believe we have to advertise, so we'll have to have 30 days' notice. But if you can communicate that to Planning so they know what we talked about tonight, that would be great. We'll go from there.

JAMES IGNATOWSKI: Okay. Any other questions? All right, sir. Thank you very much for coming in and thank you for your presentation.

MR. SINACOLA: Thank you, gentlemen. Thank you very much. Have a good night.

JAMES IGNATOWSKI: Next item on the agenda is the approval of the minutes from the 9/20/2016.

Robert Latragna made a motion to approve the 9/20/2016 meeting minutes, and Matt Emens seconded the motion. The Board members were all in favor of the motion.

The meeting ended at 6:28 p.m.