

COUNTY OF MONROE

TOWN OF CHILI - APPROVED Planning Board Meeting Minutes

CHILI MZL, LLC, FINAL SITE PLAN APPROVAL
INFORMAL APPLICATION

CALVARY ASSEMBLY ADDITIONS
PUBLIC HEARING

CHILI MZL, LLC, ATM SITE PLAN APPROVAL
PUBLIC HEARING

TOWN OF CHILI PROPOSED COMMUNITY CENTER
FOR DISCUSSION

November 13, 2018

A transcript of the Planning Board Meeting Hearings held at
Chili Town Hall,
3333 Chili Avenue, Rochester, New York on November 13th, 2018
at 7:00 p.m.

CHAIRPERSON: Michael Nyhan

MEMBERS: Paul Bloser
David Cross
Matt Emens
Glenn Hyde
John (Al) Hellaby
Ron Richmond

TOWN COUNSEL: Eric Stowe, Assistant Town Counsel

ALSO PRESENT: Paul Wanzenried, Building Department
Manager
Michael Hanscom, Town Engineering
Representative

REPORTED BY: Rhoda Collins, Court Reporter
FORBES COURT REPORTING SERVICES, LLC
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Batavia, NY 14020
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1 CHAIRPERSON NYHAN: Will call this meeting to
2 order. This is a legally constituted meeting of
3 the Town of Chili Planning Board, legal notice of
4 this meeting has been posted in the Gates-Chili
5 News and on the bulletin board in the front
6 vestibule of the town hall. Please silence and
7 turn off all pagers and phones, and please stand
8 for the pledge of allegiance.

9 We'll proceed with the agenda in the order it
10 was published, unless otherwise stated. When
11 called, please proceed to the podium, state your
12 name, and if you are representing an applicant
13 please state the applicant's name, and review the
14 details of the application.

15 Planning Board members and side-table
16 participants will address questions and concerns to
17 the applicant or their representative. Upon
18 completion of the comments from the Board and side
19 table, anyone wishing to comment on the application
20 will be heard. If you wish to speak, please wait
21 to be recognized by the Chairperson, stand, state
22 your name and address for the record. Address all
23 comments and questions to the Chairperson and keep
24 comments pertinent to the application being heard.

25 I will now introduce the Board members and the

1 side-table participants. To my far left is Ron
2 Richmond, Matt Emens, Al Hellaby, I'm Mike Nyhan,
3 Glenn Hyde, Dave Cross, and Paul Bloser. At our
4 side table our Assistant Town Counsel is Eric
5 Stowe, Building Department Manager is Paul
6 Wanzenried, and our Town Engineer is Mike Hanscom.
7 Our recording secretary tonight is Rhoda Collins.

8 There's one change to tonight's agenda, the
9 application of Anthony Comunale, Mr. Comunale has
10 requested a postponement so this will be removed
11 from the agenda as we are not hearing that.

12 And our first is an informal for application
13 of Chili MZL, LLC, owner, 254 West 31st Street,
14 4th Floor, New York, New York, 10001, for a final
15 site plan approval for overall site plan approval
16 to include additional parking, lighting, and
17 Dumpster enclosures, and facade renovations at
18 property located at 800-810 Paul Road in G.B zone.

19 DAVID COX: Good evening, Board members, I'm
20 David Cox with Passero Associates, Civil Engineer
21 for the project. We also have the architect and
22 legal here representing, as well as the owners, so
23 a full team here.

24 At our last meeting we did a pretty good job
25 of hashing most of the stuff out, but there was

1 still a couple remaining items that you Board
2 members asked for so I will just give you a quick
3 rundown of what changed. First one being is we
4 removed the ATM from this application, so there's
5 no longer that. One of the other comments we heard
6 from some of the neighbors in the back was about
7 the Dumpster here so we've actually located that to
8 Chili Coldwater Road so it's even further away from
9 the neighborhood.

10 We also went to the ZBA and received all of
11 our signage variances and everything, all the
12 variances required for this project. You also
13 wanted us to add the rooftop units to the plans to
14 see if they were properly screened, so we added
15 them to the 3-D elevation here. We have also
16 created a little sketch here showing that 100 feet
17 from the building in the line of site that all the
18 mechanical rooftop units are completely screened
19 from the front of the building from the parapet.

20 And then lastly was elevations around the
21 entire building, so we have also added those and
22 provided those. And that pretty much rounds out
23 everything that we were asked for and we submitted.
24 We can take any questions.

25 CHAIRPERSON NYHAN: Notice on the elevations

1 you have trees in front of each of the areas. Are
2 you adding trees to those islands that are at the
3 end of the parking areas all along the front of the
4 building? I didn't see them on the final plans.

5 DAVID COX: No, those are partially due to the
6 graphic artist taking some liberties with that.
7 But one of the things we did add from the
8 environmental commission list they wanted some
9 planters along the front of the building. We did
10 add those as requested.

11 CHAIRPERSON NYHAN: Okay. Ron?

12 RON RICHMOND: I'm all set.

13 MATT EMENS: David, the other thing too, you
14 did come before us at the AAC tonight, could you
15 just give a recap on where we were for that tonight
16 for this group please.

17 DAVID COX: Sure. One of the changes we made
18 from that meeting right before this was trying to
19 incorporate some more brick or block similar to
20 what's on the monument sign. So one of the things
21 we came up with was for all of these canopies,
22 these front pillar areas, at the bottom base we
23 would surround them with brick or block that would
24 tie in nicely with the monument sign and also with
25 the surrounding colors to give it a nice

1 architectural look.

2 Then we went through Chapter 12 and described
3 how this project meets those guidelines and any of
4 the areas that we had to defer from the guidelines
5 for certain reasons. What else am I missing, Matt,
6 anything I'm missing?

7 MATT EMENS: So just the colors. You're going
8 to come back with a building elevation that lists
9 all of the colors, manufacturers, and numbers so
10 they can be checked through the building
11 department.

12 And the other thing I think we talked about,
13 just a minor detail, was the egress doors on the
14 front, the man doors, would be a color to blend in
15 with the EIFS or that area that they're closest to.

16 CHAIRPERSON NYHAN: You will be able to meet
17 all of the recommendations that the AAC has
18 requested on your drawings?

19 DAVID COX: Everything except there was one
20 comment about Aldi and the sloped pitch on the
21 front of the facade and whether that could be
22 revised or changed because some of other ones are
23 flat or arched. And we spoke to the Aldi
24 representative and this is their new prototype
25 look, that this is very important to their new

1 look. What they're going for is this facade, the
2 sloped roof, and that's very important to them.

3 CHAIRPERSON NYHAN: Okay. That was the final
4 that we would leave it as it is, I believe. That's
5 what I heard, right?

6 MATT EMENS: Yes.

7 CHAIRPERSON NYHAN: Okay, anything else?

8 MATT EMENS: I don't have any other comments
9 at this time.

10 AL HELLABY: Just a point of clarification,
11 you can walk the entire sidewalk from one end to
12 the other without having to step down in the
13 traffic, correct?

14 DAVID COX: That is correct.

15 AL HELLABY: That is a little misleading on
16 the drawings with these canopies the way they are
17 darkened in.

18 GLENN HYDE: The Dumpsters on the northeast I
19 think is a good move. The enclosure is going to be
20 at least a foot taller than the Dumpster?

21 DAVID COX: Correct.

22 DAVID CROSS: Nothing additional.

23 PAUL BLOSER: I'm all set right now.

24 CHAIRPERSON NYHAN: Paul?

25 PAUL WANZENRIED: Other than as I spoke with

1 the applicant, where RG&E has that easement to the
2 west, they hacked up those trees, cut down all
3 those trees. I'd like to see that replaced with
4 perhaps six-foot arborvitaes, either staggered or
5 densely packed in there so that we can recreated
6 that screening, and by code you have to maintain
7 that in perpetuity as part of the code. Other than
8 that, I don't have anything.

9 CHAIRPERSON NYHAN: Mike?

10 MICHAEL HANSCOM: No additional comments.

11 CHAIRPERSON NYHAN: You have the most recent
12 letter from our Town Engineer, correct?

13 DAVID COX: Yes. We have responded to his
14 comments in writing.

15 CHAIRPERSON NYHAN: I haven't received them
16 yet. Mike, did you receive those? Were you able
17 to meet each of the items he mentioned?

18 MICHAEL HANSCOM: I haven't received them. I
19 haven't checked my box.

20 CHAIRPERSON NYHAN: Okay. The Dumpster
21 enclosures, what are they going to be made of?

22 DAVID COX: Right now they're both in white
23 vinyl.

24 CHAIRPERSON NYHAN: Solid white vinyl or slats
25 that go in chain links?

1 DAVID COX: No, a solid.

2 MATT EMENS: David, what was the detail? I
3 don't know if it was in the other packet. What was
4 the detail showing what that planter looked like
5 for the conservation? Was that --

6 DAVID COX: It's right on the site plan.

7 MATT EMENS: I think it's in your drawing for
8 the submission -- yeah, it's right here. It's on
9 the site plan submission for the ATM.

10 DAVID COX: Okay.

11 MATT EMENS: Thank you.

12 CHAIRPERSON NYHAN: On the front of the
13 building, that current stone, will that be covered
14 or removed, or would it partially still be showing?
15 Looks like it's covered in this elevation, the
16 stone that's on the building where Kmart had signs?

17 DAVID COX: It's all going to be covered.

18 CHAIRPERSON NYHAN: All right. Per the Town
19 code, one percent of the total cost of the project
20 will need to be put into landscaping, or the
21 balance if it's not one percent provided to the
22 Town.

23 DAVID COX: Correct.

24 CHAIRPERSON NYHAN: So whatever landscape you
25 could do in front of the store, you put on the

1 property to shield as much as you can. We talked
2 about along Chili Center Coldwater Road, as well as
3 that fence, and then whatever remaining you haven't
4 spent of that one percent.

5 Any other comments or questions from the --

6 BETSY BRUGG: I just have to add one
7 clarification or correction for the record. When
8 we were here last month we talked about the
9 different uses and Pet Supplies Plus. I think we
10 misrepresented or we had incorrect information
11 about there was a question of the sale of birds and
12 fish and that kind of thing. They do sell small
13 pets just like any other pet store does; fish,
14 reptiles, birds. I think we told the Board they
15 did not and that information was just not correct.

16 CHAIRPERSON NYHAN: Small pets are kept within
17 the store?

18 BETSY BRUGG: Yes. It's their inventory.
19 They don't take them out of the store. It's the
20 lizards, hermit crabs, fish, that kind of stuff.

21 CHAIRPERSON NYHAN: Okay, thank you for
22 clarify that. And for conditions of approval, all
23 previous conditions imposed by this Board that are
24 still pertinent to the application remain in
25 effect, in lieu of landscaping, application to make

1 a donation to the Town's tree planting fund in the
2 amount equal to one percent of the total project
3 cost. And the Planning Board affirms the
4 recommendations of the Architectural Advisory
5 Committee and requests the applicant to comply with
6 the recommendations. Any other conditions for the
7 panel?

8 MR. STOWE: Was that spend one percent on
9 premises or the donation or the balance?

10 CHAIRPERSON NYHAN: It's spend on premises
11 with the balance to the Town, so the total will be
12 one percent.

13 MR. STOWE: Could we just have proof of that
14 submitted to the building department?

15 CHAIRPERSON NYHAN: Sure. Proof of the total
16 cost I am assuming then of the --

17 PAUL WANZENRIED: There should be a condition
18 in it that they would replace the western
19 screening.

20 CHAIRPERSON NYHAN: Is that the screening that
21 was removed on the west side of the building
22 between the fence and the drive area, Paul?

23 PAUL WANZENRIED: Yes.

24 CHAIRPERSON NYHAN: All right. So I've added
25 two additional conditions of approval, proof of the

1 project cost, total cost of landscaping shall be
2 submitted to the Town Building Department. Need to
3 replace the screening, landscape screening that was
4 removed on the west side of the building between
5 the fence and the drive area.

6 I pose conditions, I'll make a motion for the
7 application of Chili MZL, LLC, owner, 254 West
8 31st Street, 4th Floor, New York, New York, 10001,
9 the final site plan approval for overall site
10 improvements to include additional parking,
11 lighting, and Dumpster enclosures, and renovations,
12 property located at 800-810 Paul Road in a G.B.
13 zone.

14 AL HELLABY: Second.

15 RON RICHMOND: Yes.

16 MATT EMENS: Yes.

17 AL HELLABY: Yes.

18 GLENN HYDE: Yes.

19 DAVID CROSS: Yes.

20 PAUL BLOSER: Yes.

21 CHAIRPERSON NYHAN: I also vote yes, it is
22 approved.

23 DAVID COX: Thank you very much.

24 CHAIRPERSON NYHAN: Application of Calvary
25 Assembly, c/o Phil Lepore; 3429 Chili Avenue,

1 Rochester, New York, 14624, for preliminary site
2 plan approval to erect an 18,400 square foot
3 addition and 2,500 square foot addition to church
4 and additional parking for 185 vehicles at
5 propriety located at 3429 Chili Avenue in R.B. and
6 FPO zone.

7 JESS SUDOL: Good evening, my name is Jess
8 Sudol, I'm from Passero Associates representing
9 Calvary Assembly. Also here with me this evening
10 are Pastor Robert Reeves, Phil Lepore, and Jonathan
11 Sigmon, as well as approximately half of our staff
12 at Passero. But as previously mentioned in the
13 agenda we are proposing a roughly 18,000 square
14 foot sanctuary addition off of the west side of the
15 existing Calvary Assembly facility. The building
16 is located on the northeast corner of Chili Avenue
17 and Beaver Road. I think everyone is quite
18 familiar with it, it's only a couple hundred yards
19 west of where we are now.

20 In addition to the sanctuary there's also
21 another addition I should say to the what's access
22 of lobby space off of the east side of the
23 building. So that's what that little square is.
24 And then in order to support the addition there's
25 additional parking improvements that are along the

1 east side of the building, which connect the
2 existing two parking lots which are not connected
3 now.

4 The proposal is really in response to the
5 growing population that's been attending Calvary
6 over the years. They currently have services at
7 8:00 in the morning, 9:30, and then again at 11:00,
8 so three on Sunday. The 9:30 service has really
9 gotten to the point where it's beyond standing room
10 only and almost to the point where people have to
11 be turned away or directed to one of the other
12 services just in order to have enough space to
13 accommodate the people going there now.

14 In anticipation of continued growth the
15 proposal does just about doubles the size of the
16 capacity of the sanctuary. Right now there's
17 roughly 400 people and the proposal is for, it
18 would suit 800 people, obviously that would satisfy
19 certainly the current demand as well as for, you
20 know, the next decade or so, so the foreseeable
21 future, if you will.

22 The proposed improvements that go along with
23 that is primarily the parking lot. The parking lot
24 is big enough in conjunction with the building
25 addition. It does trigger storm water management

1 upgrades as well and we are proposing additional
2 landscaping which I can get into a little detail.
3 As far as the parking lot orientation of that, the
4 code for the Town of Chili basically says that you
5 require one parking space for every four seats in a
6 gathering space such as this. Which if you did the
7 math that would be 800 divided by 4, which would
8 only be 200 spaces. But really there are other
9 operations that are going on in the facility.

10 What we chose to do, which I think is much
11 more appropriate, is we looked at the current
12 population of the busiest time, which again is
13 really at 9:30 on a Sunday, and then we went out to
14 the parking lot and counted cars in their parking
15 spaces. Currently there's approximately 230 spaces
16 on the busiest times on Sunday, approximately 200
17 of those are occupied. For those of you who might
18 be familiar, know there has been and is a small
19 parking lot expansion in place. If you go down
20 Chili Avenue you'll see some of that stoned area
21 that's eventually going to be paved, that doesn't
22 quite fill up yet.

23 On the lower level parking lot there's also
24 some empty spaces as well. Just to kind of explain
25 that and then I'm going to talk a little bit about

1 the building. But the way the topography works,
2 Chili Avenue is really the high side and then
3 Beaver Road falls down pretty quickly with grade.
4 So it's really one story and a first-floor entrance
5 anywhere from the north. And then when you are on
6 the south side it's actually you enter in at the
7 basement level, and to get up to the lobby and
8 sanctuary you would go up a set of stairs.

9 The topography is also such that the closer
10 you are to the building it would be too steep to
11 put any pavement or asphalt. But once you get
12 further to the east which is how we currently have
13 it designed, it flattens out so that we can
14 comfortably connect those two parking areas without
15 having any limitations as far as the grade goes.

16 It also makes a lot of sense because the
17 parking lot will be continuous as opposed to now
18 where it's somewhat segregated. Currently there's
19 a paved area around the front of the building which
20 does connect the two, so while we are removing that
21 by adding the new addition in, we are replacing the
22 connectivity of the two by having that parking area
23 which certainly helps circulation.

24 Something that anyone from this area I believe
25 is very well aware of is -- and I'm going to talk a

1 little bit about traffic here in a second -- but
2 Calvary does unintentionally provide the
3 opportunity for people to cut through rather than
4 waiting at Beaver Road. When you're approaching
5 Chili Avenue you can take a right into their
6 parking lot and can kind of scoot up there to Chili
7 Avenue.

8 For those reasons there is a crash gate at the
9 Beaver Road entrance that is typically closed in
10 order to prevent people from doing that. It came
11 about from previous reviews with this project and
12 also because, quite frankly, Calvary doesn't want
13 people cutting through the parking lot.

14 So with that said, just to give you some
15 perspective on what exactly the various shapes of
16 that building are, just going to walk over here
17 briefly. These two wings are existing, this is
18 where the current sanctuary is. This area in the
19 back here is the proposed addition, and then out
20 here is -- I'm trying to keep this orientation the
21 same as the site plan -- but Chili Avenue would be
22 up here, this is the existing sanctuary over here
23 which can sit roughly 400 people, and then this is
24 the proposed addition here in the pink.

25 Then this little green area back here would be

1 that small 2,400 square foot addition to the lobby
2 space. I won't go into all of the details of some
3 of the interior modifications, but essentially what
4 that does is it allows us to swap some space
5 around, provide a better space for the children's
6 area, and also some better space for the offices
7 and various staff members that work at Calvary.

8 Just to talk quickly through the operations,
9 obviously with most churches the primary operating
10 time is Sunday morning. That's no different here,
11 I just kind of explained what the services are.
12 But when you look at the floor plans you'll see
13 that there are also what are called classrooms.
14 Those classrooms serve, you know, there's school
15 for the children during the services for
16 approximately 40 to 45 minutes. But those are not
17 classrooms that are in use all week long, really
18 for the most part only staff members. So if you
19 drive by there on any normal day you'll see six or
20 seven cars in the parking lot, 95 percent of the
21 time that's the situation.

22 The only outlier other than Sunday would be on
23 Wednesday evening where they do have a few groups
24 that meet there. It really starts at 6:30 and ends
25 around 8:00, and the maximum that you would have at

1 that time is roughly 150 people or so. That's, of
2 course, very relevant as it pertains to the
3 traffic. Again, this was studied at length as part
4 of the Ballantyne Road corridor study, but coming
5 from Henrietta and coming down Beaver Road,
6 especially at 5:15 on a Wednesday night or Thursday
7 night or what have you.

8 The left-bound turn on Beaver Road to Chili
9 Avenue gets to be extremely long for a number of
10 reasons. First of all, it's a very high-volume
11 turn, and second of all you have a relatively high
12 volume traveling westbound on Chili Avenue. So
13 those conflicting movements, the end result is a
14 significant cue on Beaver Road, so much so that our
15 firm has been fortunate enough to do a lot of
16 projects in the area so we have done several
17 traffic studies in the area. What we noticed is a
18 lot of people so much as take a right on Old
19 Scottsville Road and go up to Chili Avenue that way
20 just because of having an easier time taking a left
21 rather than waiting in that cue on Beaver Road.

22 The good news with this particular project is
23 on a Sunday, and we have sat out there from 8:30 to
24 9:30 on a Sunday, that's the really peak time,
25 that's when most of the people are there. There's

1 really no cue to speak of on Beaver Road and the
2 same thing applies when church is over, roughly
3 around 10:30. Really there's hardly any volume on
4 Chili Avenue so you don't have that conflicting
5 volume. And the cars that do let out of Calvary,
6 first of all, it's not like service ends and then
7 everybody leaves at the exact same time. It's a
8 relatively steady trickle of people leaving.

9 And again, we didn't observe any cue
10 whatsoever, maybe two cars at the most, but
11 certainly nothing that would be experienced during
12 the p.m. rush hour, which is really when we see it
13 get pretty bad. And again, even on those Wednesday
14 nights when there are some events going on, they
15 don't start until 6:30, so that's on the back end
16 of that peak hour.

17 So it's the same reason why if you look at a
18 lot of other facilities, you know, whether it be
19 churches or arenas or things like that, very rarely
20 do they have signal lights and turn lanes, because
21 quite frankly, again, for 95 percent of the time
22 traffic's just not there and it doesn't warrant
23 those types of traffic improvements which is
24 certainly the situation here.

25 A couple other things to kind of mention

1 quickly, we're well aware of the Conservation
2 Board's requirement for the one percent going into
3 landscaping. What we're working on now is just
4 detailing the estimates so that we can show a
5 little bit more detail on construction value and
6 then back that into the landscaping requirement,
7 just demonstrate that we are, in fact, meeting
8 that.

9 Again, we are here for, you know, preliminary
10 this evening and we do have a little bit ways to
11 go. We did receive Mr. Hanscom's comment letter,
12 there are a few things I wanted to address there.
13 When we first got the project started we went and
14 sought out the previous survey that was completed.
15 They quickly found out that survey was somewhat
16 dated, so now we're doing some of our own survey to
17 update some of those things you saw listed out in
18 the letter. So of course that's very appropriate
19 for us to do and we are in the process of doing
20 that.

21 Also, just some storm water comments. As is
22 the case with any project when you're over an acre
23 of disturbance, dealing with Spedes and New York DEC
24 and everything, they require us to do so we have
25 reviewed the comments and we certainly are looking

1 forward to working through the vast majority of
2 those.

3 But that said, we did just have our first
4 meeting with AAC before this meeting where we did
5 review some of the elevations. Again, they are
6 relatively preliminary in nature, we anticipate
7 coming back in December with some more detailed
8 color elevations.

9 I will show this Board quickly the other side
10 here, this can be a somewhat difficult drawing to
11 read. This would essentially be the view when
12 you're traveling eastbound towards the church on
13 Chili Avenue coming from West Chili. Originally we
14 did have a relatively blank facade here but it has
15 been enhanced to provide this additional roof along
16 with the windows and stone veneer to dress up that
17 angle. We recognize that's a pretty important view
18 on both the east and west sides.

19 When you're looking at it from Chili Avenue
20 when you're adjacent to it or from Beaver Road,
21 this is a two-foot wall height with these large
22 windows that basically take up the entire wall. So
23 it is designed to be very much inviting.

24 Just to switch this quickly, again, it's
25 somewhat difficult to reconcile the elevation to a

1 site plan. But just so everybody understands kind
2 of how the building functions, there's really two
3 main entrances. The first main entrance is
4 actually being reconstructed to really serve as the
5 main entrance. And that's going to be on this
6 upper level or the first floor level, which most of
7 the people parking in this area will funnel over
8 to.

9 And then, again, this block down here is about
10 a story lower so there's an access point down here
11 where you actually go into an internal staircase
12 and walk up. So you really either enter from here
13 or from over here, and then obviously we're
14 proposing sidewalks all around to provide that
15 connectivity.

16 One of the things you might say, other than
17 just because of the topography as I explained
18 earlier, why is that parking area pretty remote out
19 there? Well, for starters those of you who have
20 driven by on some occasions when you see the tent
21 out front, when they have events whether it be
22 during the summer or for the kids or whomever.
23 That was really a green space they used for those
24 events, which is also why there's not a ton of
25 landscaping there and it was very well maintained.

1 When the addition is built into that space we kind
2 of lose that green space for all of the outdoor
3 activities. That's going to be replaced by
4 establishing a green space in the back there.
5 Quite frankly, I think that's probably more
6 appropriate that way. Then when everybody goes out
7 from service out to one of those events they can
8 exit to the back and they're not sitting at the
9 intersection of Chili Avenue and Beaver Road.

10 So in summary, I think primarily we have had
11 an opportunity to take comments to date and
12 certainly are anticipating being able to answer all
13 those. And there's nothing in there we would
14 consider a show stopper and we look forward to
15 moving forward with this next month.

16 With that, we have staff from the church who
17 can help with operations questions if you have
18 them. And, of course, I'm happy to answer anything
19 I can on this side.

20 CHAIRPERSON NYHAN: Okay. Ron?

21 RON RICHMOND: Already answered.

22 MATT EMENS: So thanks for the floor plan. A
23 few questions, you mentioned the children's
24 classrooms and the children's ministry wings is how
25 you've got it color coded in orange. So it's a lot

1 of space and am I understanding correctly that you
2 are saying that it's really only used on Sundays
3 during the --

4 JESS SUDOL: Correct.

5 MATT EMENS: So the different classrooms are
6 for different age groups?

7 JESS SUDOL: Yes. It's like first and second
8 graders, and third and fourth graders. For
9 example, I believe the third and fourth grader's
10 class at 9:30 had almost 50 kids in it recently.
11 And, of course, there's teachers, not just letting
12 them run lose.

13 MATT EMENS: And the kitchen is support for
14 the functions that happen on a Sunday?

15 JESS SUDOL: Yeah, it's not a commercial
16 kitchen. It's very often that, especially during
17 the holiday season, to be able to warm some food up
18 there. Either they might be delivering food to
19 some families that are in need or have events that
20 are for the members of the church.

21 But again, it's not like they're cooking for
22 the masses. Mostly just reheating, kind of like
23 potluck type of events.

24 MATT EMENS: You spoke a little bit just about
25 the outdoor area. So you are saying on your site

1 plan that would happen in the green space that your
2 new parking and existing parking surrounds?

3 JESS SUDOL: Right here, right. So we're
4 actually going to take some of the spoils where
5 this addition is going to cut into the hill that's
6 there. One thing I didn't mention is as you're
7 approaching that front elevation, the first floor
8 of the building actually sits down about 6 to
9 7 feet in elevation from the intersection of Chili
10 Avenue and Beaver Road. This whole building will
11 sit down, it won't project up high.

12 We are going to take the dirt that we cut out
13 of there and build the addition and we're going to
14 use that to manicure a flat area in the back. So
15 we would have sort of a one on three slope on the
16 southern end and it would go up to a flat area we
17 could use for outdoor recreation.

18 MATT EMENS: What are the outdoor events that
19 they typically have throughout the year?

20 JESS SUDOL: For example, on a Wednesday in
21 the summer there might be a social event where
22 maybe sports are highlighted or something like
23 that, or just events to get kids outside and
24 celebrate and have different games and things like
25 that.

1 MATT EMENS: But it's specific to the
2 congregation, it's not like they're renting the
3 facility to groups?

4 JESS SUDOL: No.

5 MATT EMENS: I just wanted to clarify that. I
6 think we had a lot of information out of the
7 meeting earlier with the architect and I know you
8 have a lot to do there. But I think this plan is
9 helpful, I think that rendering and the birds-eye
10 view or just a perspective from Chili Avenue --

11 JESS SUDOL: Yeah, when we come back next
12 month we're certainly going to have color
13 elevations. I think that will do a little bit
14 better job helping everyone get their bearings
15 straight.

16 MATT EMENS: Perfect. And then I guess I
17 would just say without spending a lot of time on
18 the landscaping, we're not the Conservation Board,
19 but the opportunity there to maybe get some more
20 landscaping on Chili Avenue.

21 JESS SUDOL: Yes, absolutely. I think, you
22 know, we're not consuming that old green spacey by
23 any stretch. Actually, if you look at the building
24 footprint, it's primarily in the existing pavement
25 area and then we're just grating that slope back.

1 So certainly there's an opportunity there for some
2 trees and maybe we can consider adding trees around
3 the parking lot to kind of break it up.

4 MATT EMENS: Okay, that's all I have.

5 AL HELLABY: The addition you say is in
6 response to the growing congregation. There's no
7 plans to add a half a dozen additional services?

8 JESS SUDOL: No, it's just strictly going to
9 be regular services.

10 AL HELLABY: I think one of the biggest
11 concerns in Mr. Hanscom's letter is the storm water
12 run off around that new addition. Have you seen
13 his letter?

14 JESS SUDOL: Yes.

15 AL HELLABY: You've got some sort of idea up
16 your sleeve to convert that storm water instead of
17 just coming down through that open trench there.

18 JESS SUDOL: Yeah, I think what we're going to
19 end up doing is hard piping a lot of that.
20 Probably putting some under drain inside a swale
21 because you do have that low spot from where the
22 hill cuts down right at the addition, so we're
23 going to manicure swale there with some yard
24 drains. In between the yard drains will be some
25 perforated underdrain kind of like in a French

1 drain to make sure that area is really dried out,
2 and then look to pipe that down to the storm water
3 management.

4 AL HELLABY: And you're increasing the size of
5 that two fold or better, correct?

6 JESS SUDOL: Quite close, yes.

7 AL HELLABY: That's all I have.

8 GLENN HYDE: Nothing at this time.

9 DAVID CROSS: Just to go back to the number of
10 services, you're going to go from three Sunday
11 morning services to two?

12 JESS SUDOL: No, we're not changing it.

13 DAVID CROSS: Okay. So doubling the number of
14 people, okay. Just looking at the plan really
15 quickly, so looking at the green space in the
16 middle of where you said the tent was going to be I
17 see sidewalk on the south side of the green space.
18 It would be helpful to have sidewalks on the north
19 side of that green space.

20 JESS SUDOL: Absolutely. That was an
21 oversight on our part but we're definitely going to
22 put a sidewalk there with some lighting.

23 DAVID CROSS: Okay. That's all I have at this
24 time.

25 PAUL BLOSER: With the additional parking

1 space what are you planning for lighting there?

2 JESS SUDOL: We were planning on adding
3 additional lighting. It would be LED lighting that
4 we use on most projects now.

5 PAUL BLOSER: Will they be running seven
6 nights a week?

7 JESS SUDOL: No. Most of the lights can be on
8 controls now where, A, they could be dimmed so they
9 can still serve as security and then they can be
10 shut off at other times, you know, the middle of
11 the night.

12 PAUL BLOSER: I'm just concerned that the
13 neighbors there across the street, we don't have
14 stadium lighting going because they're kind of
15 looking up hill at that too.

16 JESS SUDOL: No, absolutely. In addition to
17 the foot candles there's the glare we have to be
18 aware of, so we'll make sure we're using glare
19 shields wherever there's that line of sight from
20 the neighbors.

21 PAUL BLOSER: Will that run dusk to dawn?

22 JESS SUDOL: The lighting? I am not sure. I
23 think we have to have a little bit more
24 conversation on that and get back to you exactly
25 what times. I don't want to misrepresent.

1 PAUL BLOSER: We're looking for the services
2 and evenings, but how many would shut down at night
3 for security versus all of them. Like to see a few
4 put on the plan as well.

5 JESS SUDOL: Yes, absolutely.

6 DAVID CROSS: One thing, the number of
7 handicapped spaces, I didn't go through Mike's
8 numbers, but it maybe looks a little light here.

9 JESS SUDOL: I think Mike's comment was that
10 based on his review they met the ADA code.

11 DAVID CROSS: Oak. So I don't know what the
12 need is, but --

13 JESS SUDOL: Yeah, I will take a closer look.

14 DAVID CROSS: -- the higher need in the code,
15 but just putting that out there.

16 CHAIRPERSON NYHAN: Mike, were you able to do
17 an accurate calculation of the number of parking
18 spaces needed without the floor plan?

19 MICHAEL HANSCOM: I haven't done it. I'm
20 going to do a calculation and assume that all the
21 classrooms are in use at the same time as the
22 services are going on. Are the offices in use at
23 all at that time?

24 JESS SUDOL: No, not at that time. At that
25 point everybody from the office is out either

1 working a classroom or in the sanctuary.

2 MICHAEL HANSCOM: Okay.

3 PAUL BLOSER: I don't know what your name is
4 for the handicapped for your facility, but with the
5 increase of spaces and anticipated population and
6 the grade of this, it's all on a hill, I'd like to
7 see it a little bit above code if you can.

8 JESS SUDOL: Okay. One of the things we're
9 doing is even though we are getting rid of the loop
10 in the front, we are still keeping a bunch of that
11 pavement and adding parking there because it's
12 close to the entrances. That seems like a natural
13 place where maybe we can add a few more.

14 PAUL BLOSER: Just be looking at it and take
15 into consideration with the staff of the church.

16 CHAIRPERSON NYHAN: Anything else, Paul?

17 PAUL BLOSER: No.

18 CHAIRPERSON NYHAN: What's the total height of
19 the building?

20 JESS SUDOL: To the peak is roughly 35 feet
21 from the Chili Avenue side, the single story side I
22 will call it. If you were to look from the east
23 because now you're on really the walkout side of
24 it, it's a little bit higher from that to the
25 basement level, but the proposed sanctuary is

1 approximately 35 feet.

2 CHAIRPERSON NYHAN: Okay. And you are going
3 to completely put sidewalks around that green
4 space, you mentioned that already I think.

5 JESS SUDOL: Correct.

6 CHAIRPERSON NYHAN: So you don't have to get
7 into the parking lot to walk up. Okay. I know
8 right now they don't. I think there's what seven
9 classrooms on the first floor and the second floor,
10 I can't read the drawing it's small. So the second
11 floor is a big wide open eating area; is that
12 right?

13 JESS SUDOL: Yes. You're talking about this
14 area here?

15 CHAIRPERSON NYHAN: The orange area there.

16 JESS SUDOL: Yes.

17 CHAIRPERSON NYHAN: And then you have the two
18 classrooms off to the side of that as well?

19 JESS SUDOL: Correct, here and here. So it's
20 these five, six, seven, eight, nine total
21 classrooms.

22 CHAIRPERSON NYHAN: Right now they only have
23 one -- those classrooms are only supposed to be
24 used during the services?

25 JESS SUDOL: Correct. And any time they break

1 capacity, something else they like to do is they
2 have a group meeting there, a certain group and
3 they might have one of the teenage daughters
4 watching a few of the kids in the classroom for an
5 hour, but certainly not the capacity that it would
6 be on Sunday.

7 CHAIRPERSON NYHAN: You said you're
8 completing, is it a traffic study, a traffic
9 report? What are you in the process of completing?

10 JESS SUDOL: Just a traffic report more or
11 less summarizing everything I said earlier with
12 some more analysis behind it that's a little bit
13 more solid.

14 CHAIRPERSON NYHAN: For the Sunday services?

15 JESS SUDOL: Correct. Yeah, we're really
16 focusing in on 8:30 to 9:30, and then 10:30 to
17 11:00, you know, with some overlap because that's
18 really when the majority of the people are coming
19 and going.

20 CHAIRPERSON NYHAN: Could you include that too
21 if these classrooms were used for any reason during
22 the week, whether it's for youth group or -- I
23 mean, I can't believe the building is just going to
24 be completely vacant for seven nights a week.

25 JESS SUDOL: We will look into Wednesday night

1 conditions which is a far cry from what it is on
2 Sunday, but maybe it's most appropriate as another
3 analysis point.

4 CHAIRPERSON NYHAN: That's what I'm looking
5 for is more than just a Sunday service analysis
6 one. It's very large and it's a very nice area, I
7 would think they'd want to use it as much as
8 possible during the week. So I would like to see
9 analysis as well for during the week if those
10 classrooms were used for any kind of a service.

11 JESS SUDOL: Sure.

12 CHAIRPERSON NYHAN: The floor plans you have,
13 we'll get a traffic or a parking spot count based
14 on that. The architecture and elevation you
15 covered. The existing sanctuary, it's not on the
16 plan you have. Will that be converted to
17 something?

18 JESS SUDOL: That's the children's room space.
19 So this whole thing right here is the sanctuary
20 which is why it's multiple levels and allows us
21 to --

22 CHAIRPERSON NYHAN: Okay. Do you foresee any
23 issue with being able to meet storm water
24 management in this area based on what they
25 currently have or does something need to be done?

1 I know it's a 100-year flood plan in the back along
2 Beaver Road. Do you think we'd be able to have any
3 concern about that? There's a lot of questions in
4 the plan, that's why I ask.

5 MICHAEL HANSCOM: I think they have some work
6 to do, how to do it, but I think they have the
7 space to be able to do it.

8 CHAIRPERSON NYHAN: Okay.

9 JESS SUDOL: I will say just background, is to
10 put, make it a little bit in perspective, the
11 building that's there now was completed and they
12 moved in approximately the fall of 2006. So when
13 that pond was built it was built, reviewed, and
14 approved in that location under the Phase 2 storm
15 water regulations.

16 Now, granted, we've come a couple of pieces
17 from the original implementation of the regulations
18 but none of the core concepts have changed. So I
19 assume that as part of that analysis what we
20 ultimately look at, because we build a lot of storm
21 water management areas in floodplain areas, is
22 what's called offsetting peak. So essentially what
23 that means is the storm water management facility
24 is able to take all the water from the site in a
25 relatively short amount of time because the peak

1 period of a storm event is relevantly short when
2 you look at the data, and then it stages up and
3 most of it empties before the overall base area
4 really starts to come out.

5 The same theory on why Black Creek floods two
6 days after a major storm event. By that amount of
7 time our pond has already filled up and dissipated,
8 so we'll have to look at the analysis.

9 CHAIRPERSON NYHAN: Okay. And also as you
10 look at the landscaping to meet that one percent,
11 to really focus on Chili Avenue and Beaver Road not
12 just the building screen but also the parking
13 areas.

14 JESS SUDOL: Yes, absolutely.

15 CHAIRPERSON NYHAN: Okay, appreciate that.

16 DAVID CROSS: One more question. So the
17 property to the east, the dialysis center there,
18 it's got a sidewalk that just kind of truncates at
19 its western boundary line so it's just dead there.
20 Is there any thought of extending the sidewalk?

21 JESS SUDOL: That sidewalk is actually there
22 now, it had been previously extended.

23 DAVID CROSS: So this is an old photo and it
24 runs the whole length of Chili Avenue?

25 JESS SUDOL: Yes.

1 DAVID CROSS: Excellent.

2 CHAIRPERSON NYHAN: Any other questions, Eric?

3 MR. STOWE: No.

4 CHAIRPERSON NYHAN: Paul?

5 PAUL WANZENRIED: Are there any thoughts to
6 extend that around the Beaver Road side?

7 JESS SUDOL: It actually is extended. It
8 actually comes all the way down. Here's the corner
9 and going along Beaver Road.

10 PAUL WANZENRIED: You stated that the sidewalk
11 is going to encompass this grassed area?

12 JESS SUDOL: It will --

13 PAUL WANZENRIED: On your site plans it's not
14 showing on the north side.

15 JESS SUDOL: Right, we're going to add to the
16 north side.

17 PAUL WANZENRIED: Down near the pole barn
18 there's a square to the northeast. What's that?
19 Is that an actual Dumpster enclosure or just a
20 Dumpster?

21 JESS SUDOL: An actual enclosure.

22 PAUL WANZENRIED: Okay. And just so it's on
23 record, we're not using this as a daycare?

24 JESS SUDOL: Correct.

25 PAUL WANZENRIED: Right?

1 JESS SUDOL: No.

2 PAUL WANZENRIED: Okay.

3 MICHAEL HANSCOM: The only question I have is,
4 you have a youth room. When is that going to be
5 used?

6 JESS SUDOL: The youth room in the -- so
7 that's on the lower level. Sometimes there might
8 be a separate service for just the children. They
9 might have a speaker come in to just speak to the
10 children specifically. So at that point instead of
11 all the children being up in their classrooms, they
12 would all funnel down to that youth room, so it's
13 not used at the same time the classroom is used.

14 MICHAEL HANSCOM: That was my question, thank
15 you.

16 CHAIRPERSON NYHAN: At this time we will open
17 the Public Hearing. Any comments or questions from
18 the audience? Seeing none, but before closing, in
19 conversation with the Board here, we're looking for
20 a lot of information, especially relative to a
21 traffic study. I think you need to hold off on
22 doing SEQRA until we know what that's going to look
23 like.

24 JESS SUDOL: Sure.

25 CHAIRPERSON NYHAN: At this time I'm at a

1 pause to be able to do that, so I'm not sure if you
2 want to request to table this and come back?

3 JESS SUDOL: Yeah, we will request to table
4 and fully anticipate coming back in December with
5 all the reports and answers.

6 CHAIRPERSON NYHAN: Okay. I will make a
7 motion to accept the request from the applicant to
8 table this until next month. Ron?

9 RON RICHMOND: Second. Yes.

10 MATT EMENS: Yes.

11 AL HELLABY: Yes.

12 GLENN HYDE: Yes.

13 DAVID CROSS: Yes.

14 PAUL BLOSER: Yes.

15 CHAIRPERSON NYHAN: I also vote yes and I'll
16 leave the Public Hearing open to next month.

17 JESS SUDOL: Thank you.

18 CHAIRPERSON NYHAN: Application of Chili MZL,
19 LLC, owner; 254 West 31st Street, 4th Floor, New
20 York, New York, 10001 for preliminary site plan
21 approval to erect an ATM Kiosk at property located
22 at 800-810 Paul Road in G.B zone.

23 DAVID COX: Good evening, Board members, I'm
24 David Cox from Passero Associates. We made some
25 modifications to the ATM and I'll walk over and try

1 to show you what we did here. Originally when we
2 first submitted we just had the ATM located in
3 between one bay of parking so it only provided
4 stacking for one to two cars. And the direction of
5 flow was they would come in along here, loop
6 around, go through the ATM, and exit onto this
7 one-way area. So there were some concerns that
8 people would try to fight the one-way traffic and
9 it could create a traffic issue.

10 After meeting with Town staff and DRC, the
11 suggestion was can we lengthen the cueing, would be
12 one. So what we did was extend these islands to do
13 two bays of parking, so to provide four to five car
14 stacking and that eliminates that. And we also
15 reversed the direction so that cars come in and go
16 right in there, and then the ATM's down at this
17 corner, and then they can circle back out to Chili
18 Avenue or continue around the other way to go to
19 Chili Center Cold Water Road. So it really helps
20 to alleviate the traffic concern that there was
21 before.

22 The other thing that it did is reversing the
23 direction, switch the ATM from the south side to
24 the north side of those islands. So in actuality
25 that was able to be pushed far enough away to meet

1 the front setbacks, so we no longer need a front
2 setback variance for the ATM. So it really solved
3 a lot of issues.

4 We are putting an additional island in with
5 some landscaping to create that center aisle for
6 the drive. So the ATM will have landscape
7 screening around all sides of it except for where
8 the transactions take place.

9 The ATM will have a canopy that extends out
10 over to protect anyone doing transactions from rain
11 or other elements. And we have a relocated light
12 pole directly to it that has the proper foot
13 candles for Federal requirements, so we are doing
14 good there.

15 I think that's about it.

16 CHAIRPERSON NYHAN: Sorry, there was an ATM
17 sign for the Citizens Bank, was it removed from the
18 final plan?

19 DAVID COX: Yes. The existing Citizens Bank
20 had an ATM sign right smack dab in the middle of
21 the drive aisle. So that is actually getting
22 relocated to that new island that we're putting in,
23 so that's out of the drive aisle, also helps
24 traffic turning movements as well.

25 CHAIRPERSON NYHAN: Great. And I think I also

1 heard you say you've moved it back so there's no
2 variances for the Zoning Board of Appeal requests?

3 DAVID COX: Correct.

4 PAUL WANZENRIED: They were going for a
5 variance.

6 CHAIRPERSON NYHAN: For it.

7 PAUL WANZENRIED: The canopy is considered --

8 DAVID COX: No, we moved the canopy back to
9 the 75 feet as well.

10 PAUL WANZENRIED: This afternoon?

11 DAVID COX: Yes.

12 PAUL WANZENRIED: Okay.

13 RON RICHMOND: So I am not good with
14 repetitive discussion, but the depiction of 70 feet
15 has been changed on the rendering because it does
16 indicate 70 feet.

17 DAVID COX: Right. So obviously what you have
18 right there doesn't incorporate the change we made
19 today. We did push it back.

20 MATT EMENS: So just to stay on it, we're
21 going to beat this one to death. So if you are
22 keeping the existing island you're going to shift
23 it back a whole five feet and it's still going to
24 work for a transaction standpoint?

25 DAVID COX: Yes.

1 MATT EMENS: Okay. And I had asked about the
2 lights in the canopy, there's LED you've mentioned
3 in the AAC meeting.

4 DAVID COX: Yes.

5 MATT EMENS: And the one question that I found
6 interesting in Mike's review, Number 6, the
7 right-hand turn out of there. That does look like
8 it might be a little tight. Did you guys look at
9 that?

10 DAVID COX: Yes. We did an auto turn analysis
11 and it does work.

12 MATT EMENS: Okay. That's all I have.

13 AL HELLABY: You're not going to cut that back
14 to an existing center drive island, is that
15 correct? The main one that runs right down through
16 the place.

17 DAVID COX: Yeah, we are not touching that.
18 That's staying as is.

19 AL HELLABY: All right. That's all I have.

20 GLENN HYDE: So the relocated light pole and
21 the sign are on the right-hand side? I know Mike
22 mentioned or suggested perhaps moving it west to
23 prevent obstruction?

24 DAVID COX: Yes.

25 GLENN HYDE: Did you make that adjustment?

1 DAVID COX: Yes, we moved the light forward.

2 GLENN HYDE: Thank you, nothing further.

3 DAVID CROSS: Nothing further.

4 PAUL BLOSER: I have nothing.

5 CHAIRPERSON NYHAN: Did you receive the
6 traffic and safety committee comments by chance?

7 DAVID COX: I have not.

8 CHAIRPERSON NYHAN: There were some
9 recommendations on signage. I think you have it on
10 the drawing, the keep right sign at the end of the
11 island, is that correct?

12 DAVID COX: Yes.

13 CHAIRPERSON NYHAN: And you also talk about
14 striping, the one way going north towards Aldi and
15 then south away from Aldi on either side of that
16 island; is that correct?

17 DAVID COX: Yes. So we added additional
18 striping and also one-way signage.

19 CHAIRPERSON NYHAN: Okay, great. Thank you.
20 Eric?

21 MR. STOWE: No.

22 CHAIRPERSON NYHAN: Paul?

23 PAUL WANZENRIED: No.

24 CHAIRPERSON NYHAN: Mike?

25 MICHAEL HANSCOM: Nothing.

1 CHAIRPERSON NYHAN: At this time I will open
2 the Public Hearing, any comments on this
3 application from the audience? Seeing none, I'll
4 make a motion to close the Public Hearing.

5 AL HELLABY: Second.

6 RON RICHMOND: Yes.

7 MATT EMENS: Yes.

8 AL HELLABY: Yes.

9 GLENN HYDE: Yes.

10 DAVID CROSS: Yes.

11 PAUL BLOSER: Yes.

12 CHAIRPERSON NYHAN: I also vote yes. Any
13 further discussion on this? Jess, are you seeking
14 final on this?

15 DAVID COX: Yes, we are.

16 CHAIRPERSON NYHAN: Or, Dave, sorry.

17 DAVID COX: I was going to let that one go.
18 Yes, we are seeking final.

19 CHAIRPERSON NYHAN: Is the Board comfortable
20 with that?

21 RON RICHMOND: Yes.

22 CHAIRPERSON NYHAN: Then for SEQRA, make a
23 motion to declare the Board lead agency as far as
24 SEQRA and based on evidence and information
25 presented at this meeting it is determined the

1 application made unlisted action of no significant
2 environmental impact. Do I have a second?

3 AL HELLABY: Second.

4 RON RICHMOND: Yes.

5 MATT EMENS: Yes.

6 AL HELLABY: Yes.

7 GLENN HYDE: Yes.

8 DAVID CROSS: Yes.

9 PAUL BLOSER: Yes.

10 CHAIRPERSON NYHAN: I also vote yes.

11 The conditions of approval, our approval is
12 subject to final approval by the Town Engineer and
13 the Commissioner of Public Works. Town Engineer
14 and the Commissioner of Public Works will be given
15 copies of any correspondence with other governing
16 or approving agencies.

17 Applicant shall comply with all pertinent
18 Monroe County Building Review Committee comments
19 which were provided at the last meeting. The
20 Planning Board, we didn't talk about this, so the
21 Planning Board terms of recommendation of the
22 Architectural Advisory Committee and requested the
23 applicant comply with these recommendations.

24 I was at that meeting and, Matt, if you can
25 confirm that the elevations were provided for the

1 recommendations that were given.

2 MATT EMENS: They were done.

3 CHAIRPERSON NYHAN: So they are going to
4 follow the drawings as submitted?

5 DAVID COX: Correct.

6 CHAIRPERSON NYHAN: Building permits shall not
7 be issued prior to the applicant complying with all
8 conditions. The applicant is subject to all
9 required permits, inspections and code compliance
10 regulations. Applicant will comply with all
11 required safety conditions and permits from the
12 fire marshall. And any other conditions?

13 MR. STOWE: The one percent.

14 CHAIRPERSON NYHAN: Is that part of the
15 overall or should --

16 PAUL WANZENRIED: Of the ATM project, they're
17 two separate projects.

18 CHAIRPERSON NYHAN: Yes, they are. Then the
19 final condition in lieu of landscaping, the
20 applicant to make a donation to the Town's tree
21 planting fund in the amount equal to one percent of
22 the total project.

23 Any other conditions?

24 Proposed conditions, the application of Chili
25 MZL, LLC, owner; 254 West 31st Street, 4th Floor,

1 New York, New York, 10001, for preliminary site
2 plan approval, waiver of final, to erect an ATM
3 Kiosk at property located at 800-810 Paul Road in
4 G.B zone.

5 AL HELLABY: Second.

6 RON RICHMOND: Yes.

7 MATT EMENS: Yes.

8 AL HELLABY: Yes.

9 GLENN HYDE: Yes.

10 DAVID CROSS: Yes.

11 PAUL BLOSER: Yes.

12 CHAIRPERSON NYHAN: I also vote yes.

13 Approved.

14 DAVID COX: Thank you very much.

15 CHAIRPERSON NYHAN: While we're getting ready
16 for the informal I'd like to make a motion to
17 accept the Chili Planning Board meeting minutes
18 from October 9, 2018.

19 AL HELLABY: Second.

20 RON RICHMOND: Yes.

21 MATT EMENS: Yes.

22 AL HELLABY: Yes.

23 GLENN HYDE: Yes.

24 DAVID CROSS: Yes.

25 PAUL BLOSER: Yes.

1 CHAIRPERSON NYHAN: I also vote yes. Minutes
2 are approved.

3 For discussion, the Town of Chili proposed
4 community center building at property located at
5 3237 Chili Avenue in G.B. zone.

6 JESS SUDOL: If everybody is ready, this is an
7 informal presentation. Very privileged and happy
8 to be in this position, which is so often over the
9 years we're representing private developers and in
10 this particular case Passero is both the engineers
11 and architects for the new community center, which
12 I believe this Board has heard of.

13 We are here this evening because between
14 myself and Emily Connors who is one of our
15 architects working on the project, we just wanted
16 to give the Board an update and show you what the
17 project is, what we are thinking, how things are
18 developing, and to share our thoughts and kind of
19 hear what your comments are.

20 Obviously there was a referendum several
21 months ago, shortly after that we were again, very
22 honored to be selected to represent the Town, being
23 engineers and architects. And now we're getting
24 into the nitty gritty of the design.

25 For those of you who don't know, the community

1 center does include really three uses in one, which
2 is pretty exciting. We don't always get a chance
3 to do that. A lot of times these buildings are
4 built with separate entities, which certainly isn't
5 as efficient as putting all in one building. But
6 it is a recreation center which is right in the
7 middle of the building, the new library which is on
8 the southern end of the building, and also a new
9 senior center.

10 So I'm going to talk a little bit through the
11 site layout and some of the things that we're
12 thinking about and then turn it over to Emily. We
13 can answer questions from there. Going to go over
14 here and what I want to do is give a little bit
15 more of the background for where this project came
16 from and why it is where it is.

17 For those of you who have been involved with
18 the Town over the years, which I think most of you
19 have, there was and always has been a significant
20 comprehensive planning effort, which any community
21 goes through and has in place. One of the things
22 that was born out of Chili's comprehensive plan was
23 a recommendation to do a more refined and detailed
24 study of the Chili Center area.

25 And I think again, most of you folks are aware

1 of that. Certainly, it applies to many of the
2 things and philosophies you apply to the Kmart
3 project a lot of that groundwork was laid in that
4 Chili Center master plan. But when Bartlien Juse
5 was hired to do that, one element of that Chili
6 Center comprehensive plan was identifying a need
7 for a new civic space. That is the actual
8 community center as well as new outdoor recreation
9 areas and fields. And anyone on this Board who has
10 kids or grandkids or what have you, that are
11 involved in local Chili sports, you certainly
12 recognize how much of a premium both indoor gym and
13 field time come at these days. So it certainly has
14 the potential to satisfy a community need.

15 One of the things that also came out of the
16 plan was the basis for the Town to go ahead and
17 look at the purchase of this former, what we used
18 to call Archer Meadows parcel. Over the course of
19 time there was certainly the opportunity to develop
20 a complex that would go from Old Scottsville Road
21 all the way over to Archer Road, with this being
22 the existing Memorial Park.

23 One of the first steps in that, was identified
24 back here, this Number 1, again I didn't pass these
25 out. This is an actual excerpt right from the

1 plan. This is the parcel that's right behind
2 Target, which this is actually a blowup of it here
3 where this was identified as the parcel that would
4 contain the new community center.

5 Once we got involved in it, we said okay. It
6 makes a lot of sense to be there. We quickly
7 realized there was a lot of wetlands and
8 floodplains and creeks in here. Not a lot, but
9 enough that this particular design would not work
10 out too well. But we did move forward with the
11 parcel because again, it was part of the plan and
12 had a lot of continuity with the other Town
13 facilities.

14 The current site plan, which is what you have
15 in front of you, again, this is still that parcel
16 back here behind Target, here's that existing pond.
17 But some of the changes that we've made is rather
18 than having this building exist kind of up on the
19 east/west access, we've really taken that building
20 and helped frame in some of the existing athletic
21 fields. That way you have a more kind of gracious
22 approach as you're coming in from Old Scottsville
23 Road on the existing pavement here, which is going
24 to be a lot better defined.

25 Right now, as most of you know, it's the DPW

1 area and it's for lack of a better word, a hodge
2 podge of old buildings and fuel pumps. You really
3 don't know where to go once you get back there, but
4 we're going to be introducing a lot of green space,
5 and this curvy little road to really define a nice
6 entrance that the whole time while you're entering,
7 this back building is going to exist in the
8 background. As you get closer to it, obviously we
9 think that can be a pretty exiting field.

10 It was important to us to look at things like
11 traffic coming. We're really designing this street
12 not as a raceway, but almost as what we would say,
13 a village street. So it's going to have tree lawns
14 on either side of it, it's going to have
15 village-style decorative lighting, it's going to
16 have sidewalks that connect from Old Scottsville
17 Road through the entire park all the way back to
18 the community center.

19 We're also using this as an opportunity to
20 improve a condition. Down here on Old Scottsville
21 Road, if anyone has ever watched a game at that
22 ball field, there's not much room and everyone sets
23 up their lawn chairs on the road, which is not a
24 great place to be sitting. So we had the
25 opportunity to adjust that alignment, get some more

1 green space, and improve a condition that's not
2 really a direct part of the project.

3 As you get back to the project itself, you
4 know, the majority of our parking is obviously out
5 in front of it, with parking also to the north, and
6 some employee parking back here in back of the
7 building. We're really trying not to overdo it
8 with the parking. Again, we've been fortunate
9 enough to do the library in Irondequoit, the rec
10 center in Henrietta, the library in Henrietta,
11 Webster rec center. So we have a lot of experience
12 on parking needs for this type of facility.

13 On the rare occasion there's a big event back
14 here where you can potentially exceed this parking
15 requirement, you have opportunities for overflow
16 land bank parking here in the back. Where also we
17 have the existing asphalt pavement area, albeit not
18 the greatest condition, as over here on the west
19 side of the field.

20 Some of the other things we're looking at
21 doing in addition to trying to make this road
22 pretty interesting if you're driving on it is add
23 some areas where we have an actual boulevard, just
24 to try to slow people down. I don't think the
25 folks plowing it are necessarily super excited

1 about that idea, which is why we've tried to limit
2 it, but it is something we think will be a nice
3 asset to the project.

4 This, of course, is the facility blown up.
5 This center area here is the two-story recreation
6 height. So again, it's got a full gym and Emily
7 will explain some of that. So this is really the
8 main rec area, senior center, which is one story,
9 and library, which is one story. So you will
10 actually walk into the front of the building and
11 there's a staircase with an opening -- and I don't
12 want to explain too much on the architecture end --
13 but it's a pretty grand entrance that allows you to
14 go up to the rec center area.

15 We are providing 360 degree access around the
16 building, which is important for circulation, which
17 helps with garbage trucks when they're coming, it
18 helps with the book drop, this is a book drop here
19 in the back where its kind of off to the side. It
20 also helps with emergency services if they're ever
21 needed.

22 And the road is designed in such a way that it
23 could be very easily extended to be continued out
24 to Archer at such time it happens in the future.
25 Something that you might pick up on, we did have a

1 wetland delineation performed, we're not disturbing
2 any wetlands, we're staying away from them. We're
3 out of the floodplain, there's no major creek that
4 goes through here. There's some drainage that
5 we're kind of allocating and removing around and
6 collecting in this new, very oddly shaped storm
7 water management area. That's just because it's
8 down at the actual fore bay level, and then
9 sidewalks throughout.

10 One of the things we are designing is green
11 space right here in front of the building where
12 we'd have a flagpole. We're still programming that
13 area. We didn't want to just park cars all right
14 in front of the entrance. We're trying to look at
15 some opportunities to do some pretty special stuff
16 there.

17 Right here next to that green space just to
18 the east is the actual covered entrance. You will
19 be able to drop people off undercover for going and
20 picking up, whether that be for any of the three
21 main uses.

22 But that's it, I'm going to turn it over to
23 Emily, she can tell you some more about the
24 building.

25 EMILY CONNORS: Good evening, I am Emily

1 Connors of Passero Associates. So I am sure you
2 saw in the submission packets that the footprint of
3 the building has essentially stayed the same as the
4 previous concept. But we have, based on
5 stakeholder input, moved in a more traditional
6 direction, the design of the exterior taking
7 inspiration from Chili's agricultural history and
8 heritage, and also the park setting of the
9 facility. You're looking at something that's
10 really appropriate and fitting with the green
11 surroundings, the sports, the forested area.

12 So as Jess mentioned, the central area is two
13 stories, it holds the rec center. The gymnasium
14 really lends itself to this prominent central
15 spine. That two-story section also allows us a lot
16 of directional indications. It makes it very
17 evident that that is the entrance to the building.
18 This is quite a large facility, so it directs you
19 where to go, provides us an opportunity for signage
20 and a clock.

21 We also have the light monitor running the
22 length of the building. That Gable roof and light
23 monitor, those come from an agricultural,
24 architectural vocabulary. It's a modern
25 interpretation but they're traditionally inspired,

1 and we're envisioning that that light monitor will
2 have translucent not transparent glazing. So
3 you'll be able to get a lot of really soft,
4 indirect, natural day lighting into the atrium and
5 the gymnasium space, which is also a code
6 requirement these days to provide natural day
7 lighting into the space.

8 To the left on the rendering it's the north
9 side, that will be the senior center. We did
10 mirror the building and this was based on some
11 public input. By flipping the senior center to the
12 north it allowed it to be more adjacent to the
13 parking. And then the library moved to the south,
14 which had more adjacencies to outdoor space which
15 ties in with their programming.

16 As for the exterior materials on the building,
17 I have samples with me. The main body, that light
18 color, is EIFS, then we are looking at the insets
19 are going to be a wood panel. These colors are not
20 finalized, but they will give you a sense of it.
21 So it's actually a real wood veneer, but it has
22 been encased in resin, which makes it extremely
23 durable and very resilient.

24 So we're looking at a traditional aesthetic
25 but with modern technology materials to make this a

1 really sustainable and durable facility for the
2 town. And then the entry itself will be masonry.
3 We are looking at more of a molded design with some
4 variations in the color to provide a lot of texture
5 and interest at that point.

6 So we are currently in the schematic design
7 phase, site development is pretty far along and the
8 building is following. So we are currently having
9 continued meetings with each department head, the
10 Town, the building department, to continue to
11 inform the interior layout of the building.

12 The base areas are set and are similar to the
13 concept earlier provided. We're refining the
14 specific adjacencies where meeting rooms are,
15 what's going in those spaces, locations of
16 offices, and such. We're also incorporating
17 comments from the several public information
18 sessions that were held.

19 Most prominent with relation to the site is
20 the inclusion of the carport. That was made a
21 suggestion by several people to provide a covered
22 entry and pick up and drop off point for the
23 facility.

24 That's a very brief overview of the building,
25 but I will be happy to answer any questions and

1 just answer any questions regarding the site.

2 RON RICHMOND: Is your client or anybody
3 involved with the project had any conservations
4 about maybe that flagpole area including some sort
5 of Veterans monument and/or memorial?

6 EMILY CONNORS: I think that's certainly a
7 possibility. I know we haven't had discussions
8 about that, I can't speak for the Town.

9 JESS SUDOL: I think they've indicated they're
10 very supportive of doing something along those
11 lines. We just have to work out the actual details
12 on what they look like.

13 AL HELLABY: That would probably be a good
14 thing.

15 MATT EMENS: So when you go in the front at
16 the drop off, I'm assuming that atrium, that you
17 can go either way?

18 EMILY CONNORS: Yeah. So when you come into
19 the atrium space, immediately in front of you will
20 be a central reception desk. That will be a point
21 where you can get information about any of the free
22 programs, check in, any information you need can
23 happen right there.

24 You can also turn immediately to the right and
25 there will be the entrance of the library,

1 immediately to the left is the senior center, and
2 straight ahead through the glass doors and a glass
3 wall is going to be the gymnasium space, and there
4 will be stairs going up to the second floor. The
5 second floor of the atrium will have a walkway all
6 around it, which provides access to the separate
7 meeting rooms and fitness rooms up there.

8 It also provides a little relief space if
9 you're waiting for a room to open or for your child
10 to come out of a craft class. There will be space
11 up there to sit, have a cup of coffee, read a book,
12 kind of a public gathering space in the atrium.

13 MATT EMENS: So are there still formal
14 exterior entrances to the senior center and the
15 library?

16 EMILY CONNORS: No, there are not. We did
17 discuss that and it was felt for security, one
18 central point of access where everyone can be
19 monitored coming in and out was the best solution.

20 MATT EMENS: And the wood is like a Parklex?

21 EMILY CONNORS: That's exactly what it is.

22 MATT EMENS: On this rendering, where are you
23 showing that? Is that just on the bump out on the
24 front?

25 EMILY CONNORS: So this is the brick here and

1 this kind of coppery-orange color is the Parklex.
2 And that will be installed in a clapboard
3 installation to a traditional siding than the more
4 modern flush application.

5 MATT EMENS: Okay. Landscaping screening on
6 the boulevard, I think you are calling it the
7 boulevard, that's kind of catchy.

8 JESS SUDOL: The road?

9 MATT EMENS: Yeah.

10 JESS SUDOL: We are taking bids right now for
11 naming rights. So the screening along the road?

12 MATT EMENS: Yeah, so specifically I was just
13 looking at the training facility behind the fire
14 department?

15 JESS SUDOL: Yeah, well, first of all, there
16 are going to be -- you're saying right through
17 here?

18 MATT EMENS: Yes.

19 JESS SUDOL: Yeah, what this rendering doesn't
20 show a good job of is extending the tree lawns all
21 the way down, all the way through, so that will be
22 there. And we purposefully took that road and kind
23 of bellied it down to the south to create more of
24 that separation. Which is going to create a
25 significant green space that's not there today, but

1 it's yet to be determined whether or not it would
2 be mowed and maintained or left to grow wild.

3 MATT EMENS: What's the roof material?

4 EMILY CONNORS: The Gable roof would be metal.
5 We're looking at a copper color, it wouldn't
6 obviously be real copper, and then EPDM on the flat
7 roofs.

8 MATT EMENS: Okay. That's all I have right
9 now, thank you.

10 AL HELLABY: I assume it's structural steel
11 frame, correct?

12 EMILY CONNORS: Yes, that's correct.

13 AL HELLABY: Metal stud exterior?

14 EMILY CONNORS: Yes.

15 AL HELLABY: What's your typical column
16 spacing, roughly, if you know off the top of your
17 head?

18 EMILY CONNORS: The average is about 30 feet.

19 AL HELLABY: Okay.

20 EMILY CONNORS: So most of the facility is
21 only one story, and roof loading is significantly
22 less than a second floor.

23 AL HELLABY: Are you using a short-span joist
24 or are you going to beam frame all that?

25 EMILY CONNORS: It will be joist and then the

1 size of the columns will increase in the gymnasium
2 to support the two-story section.

3 AL HELLABY: How do you get away with no
4 columns in that dining area? Or maybe they're just
5 not shown on here.

6 EMILY CONNORS: There are no columns in there.
7 Those will be heavier duty beams. The reason there
8 are no columns is it's going to be able to be
9 divided into three smaller rooms with folding
10 partitions. The folding partitions themselves
11 require a pretty hefty beam, and obviously you
12 can't have a column in the middle of those.

13 AL HELLABY: Floor finishes, apartment --

14 EMILY CONNORS: It will be a combination of
15 tile and carpet, tile in high traffic areas, carpet
16 in areas like the library.

17 AL HELLABY: And I assume a true hardwood
18 basketball court?

19 EMILY CONNORS: It will be a rubber sports
20 court.

21 AL HELLABY: Rubber, okay. That's all I have
22 right now.

23 CHAIRPERSON NYHAN: Just at the end of the
24 driveway you'll have a sidewalk the entire length,
25 correct?

1 JESS SUDOL: Yes, sir.

2 CHAIRPERSON NYHAN: Are there any bike lanes?
3 I don't see any bike lanes on the roadways on both
4 sides.

5 JESS SUDOL: No, we haven't designated actual
6 bike lanes with the striping yet, but we are
7 designing a road that was wide enough, 26 feet, so
8 that way you could easily have a bike on the side
9 lane. The detail we could look at, we could
10 actually have the ability to stripe the bike lane
11 and still have two lanes with appropriate width if
12 we chose to formally designate it. But these areas
13 don't have a very high speed or volume, so whether
14 or not we designate it, we're not too concerned
15 about it.

16 CHAIRPERSON NYHAN: I think it would be
17 important to a recreation center to have bike
18 lanes. You can bring that back in a future meeting
19 to designate bike lanes --

20 JESS SUDOL: Sure.

21 CHAIRPERSON NYHAN: -- in and out of the
22 complex. Also, is there any proposal or any way to
23 bring, even if it's a cinder pathway, over to the
24 community on the east of Wegmans? I know there's a
25 large senior population there, as well as --

1 JESS SUDOL: Well, that might be something
2 that we could look at in the future. There are
3 serious significant issues with that. In order to
4 get to that community you have to cross that creek
5 that comes through. And that creek, if you have
6 ever driven through Greenwood Townhomes or looked
7 at the -- it's the same creek that goes under the
8 driveway of the Father's House where it's not like
9 we can drop a 24-inch culvert in the ground and
10 jump across it.

11 It actually up by the Father's House I think
12 it has dual 54-inch pipes. And it actually has
13 precast bridge structure going down to Greenwood
14 Townhomes -- or no, it's actually an arch pipe that
15 backs up.

16 But anyway, the point being, it's a very
17 significant structure you'd have to put in there to
18 get across. Is it something I think will be
19 revisited as the plan develops further east,
20 absolutely. We are going to have to cross the road
21 at some point, but just to put a path in just to
22 get across that creek would be pretty challenging.

23 CHAIRPERSON NYHAN: Thank you. I appreciate
24 the traffic calming measures that you take for that
25 roadway even though it is a long roadway. It would

1 nice to be able to keep the speed of vehicles down
2 just by the mere presence of trees and the size of
3 the roadway, et cetera, so thank you for that.

4 And then on the building it looks like you
5 have on the library side a skylight as well. So
6 the elevations, it looks like the building height
7 on both the senior side and the library side are
8 the same, is that accurate?

9 EMILY CONNORS: That is correct, yes.

10 CHAIRPERSON NYHAN: Okay. And you have a
11 skylight, it's a flat roof, right?

12 EMILY CONNORS: It is a flat roof.

13 CHAIRPERSON NYHAN: With the natural lighting
14 in the library?

15 EMILY CONNORS: Correct.

16 CHAIRPERSON NYHAN: And then you have that
17 same natural light coming from the entire length of
18 the center portion of the building into the foyer
19 as well as the gymnasium, and then that track on
20 the second story?

21 EMILY CONNORS: Yes.

22 CHAIRPERSON NYHAN: Okay. I don't see any on
23 the senior center side of the building. Was that
24 left off for a reason?

25 EMILY CONNORS: Well, the senior center side is

1 not as deep as the gymnasium or the library. So
2 the gymnasium is surrounded by the senior center
3 and the library for about two-thirds of it. So it
4 was really important for us to bring natural light
5 into the center of that space.

6 The library is also quite deep, it has the gym
7 running that whole side. And the library's
8 functions also require a lot more subdivision of
9 space, children's library, teen library, offices
10 meeting rooms. So windows aren't able to penetrate
11 into the space quite as far and that was why we
12 decided to add a skylight to that portion.

13 The senior center side with the meeting rooms,
14 it's narrow enough that really make the daylight
15 from the windows themselves will be able to fully
16 light the space. That is why we did not choose at
17 this time to put skylights into that area, but we
18 are still in schematic design so they could be
19 added.

20 CHAIRPERSON NYHAN: Okay, thank you. I see
21 it's going to be geothermal?

22 JESS SUDOL: We're pending the test results.

23 CHAIRPERSON NYHAN: Nice, very good.

24 JESS SUDOL: Based on conductivity of the soil
25 and things like that, it depends but we are

1 investigating it.

2 GLENN HYDE: So the floor plans of the
3 gymnasium, is two basketball courts and a second
4 story running/walking track?

5 EMILY CONNORS: Yes. So we will have two --
6 at the moment the plan is two full-sized basketball
7 courts, which can do four-and-a-half-sized courts;
8 and we have six pickle ball, and two volleyball
9 courts, and then the run/walk track which is about
10 a tenth of a mile.

11 GLENN HYDE: And then the area for fitness or
12 training equipment?

13 EMILY CONNORS: There are two fitness rooms on
14 the second floor.

15 GLENN HYDE: What's the vision or the planned
16 use for that?

17 EMILY CONNORS: So my understanding is that
18 the fitness rooms will be for a lot of the classes
19 they have; yoga, karate, children's dance classes,
20 Zumba, yes. There's also a library with meeting
21 rooms, other places to go.

22 GLENN HYDE: Is it purely membership driven or
23 is there going to be access -- who has access to
24 the facilities?

25 EMILY CONNORS: The fitness rooms are not

1 going to be like a gym with treadmills and exercise
2 equipment.

3 GLENN HYDE: And for the courts and things
4 like that?

5 JESS SUDOL: There will be different programs,
6 you will be a member of the programs. The library
7 will be open to the public, but when it comes to
8 the rec center, a lot of it will be program driven.
9 Some of the stuff might be open gym, but there's a
10 huge need for the facility, so you will find those
11 time frames get eaten up pretty quickly by the
12 programs, which is a good thing.

13 GLENN HYDE: Okay.

14 DAVID CROSS: So the rec courts, there's a lot
15 of lines on these and I'm trying to figure it out.
16 I see basketball, I see possibly tennis, or pickle
17 ball.

18 EMILY CONNORS: Pickle ball, yes. Volley ball
19 is on there, some smaller basketball courts.

20 DAVID CROSS: Okay.

21 EMILY CONNORS: And then there's like a large,
22 call it a multi-sport court which basically divides
23 the gym into two large rectangles.

24 DAVID CROSS: So you can do indoor soccer or
25 something like that?

1 EMILY CONNORS: Yes.

2 DAVID CROSS: Okay. A couple quick comments,
3 just looking at the site plan, coming down the road
4 from Scottsville, Old Scottsville Chili Road, Jess,
5 what's that kind of bump out, like that kind of
6 enlarged area on the north end of the field? It's
7 not particularly bumped out, but --

8 JESS SUDOL: That's the boulevard area. We're
9 actually going to have a central island,
10 landscaping.

11 DAVID CROSS: Okay, just to make it a little
12 nicer there?

13 JESS SUDOL: Yes, and the traffic calming too.

14 DAVID CROSS: Very good. I heard someone
15 mention something about coffee. Can I go back
16 to -- what I wanted to say to start with is I
17 applaud the Town leadership in getting this project
18 and this plan to this point. This is really
19 impressive and I'm very excited about it.

20 That being said, is the vision maybe to have a
21 small area in the building to maybe potentially
22 lease to a private entity for coffee, light snacks,
23 something like that? I see vending machines,
24 but --

25 DAVID DUNNING: For the record, I'm David

1 Dunning, I'm the Town Supervisor if you are unaware
2 of that.

3 No, the answer to that is no. We've talked to
4 several people about concession-type environments
5 in community centers and they don't work. They're
6 not profitable, there's not really any, well,
7 nobody is interested in it.

8 Having said that however, the library
9 currently houses Leaf and Bean. They bring in
10 product over there at the library and they will
11 continue. There is space for them to do that.

12 We will also incorporate some vending
13 machines, there's a viewing area that you'll
14 notice. In the viewing area adjacent to the
15 gymnasium area, there will be some vending machines
16 where you can get a soda or water, perhaps a candy
17 bar, a bag of chips, maybe even something healthy
18 like nuts or an apple or something.

19 So there will be some concessions but we will
20 not have a dedicated commercial-type concession
21 area.

22 DAVID CROSS: Thank you, David. A quick
23 comment about the playgrounds in the back of the
24 building seems kind of awkward.

25 JESS SUDOL: Yeah, we are still, they're kind

1 of on a placeholder. We're trying to figure out
2 exactly where those things best should live. It's
3 an afterthought right now where it is.

4 DAVID CROSS: It's an odd spot to play in the
5 back of the building. I guess on a bigger picture,
6 the thought and I heard the pedestrian connects
7 over towards the townhomes further to the east, but
8 it seems if we worked with Wegmans and/or Target
9 here it would be a pretty easy or quick pedestrian
10 connect to the Wegmans facility. I'm thinking how
11 the heck would that happen, but they got that small
12 patio area between Wegmans and I don't know,
13 there's a nail shop beside it. Maybe something
14 through there to tie in this huge project to the
15 north.

16 DAVID DUNNING: I'm back. I actually had a
17 conversation with the owner of Greenwood Townhomes
18 today, he's very excited about this project and
19 would like to see perhaps some interconnection
20 between the two at some point. Wegmans is yet to
21 commit to anything, but they are open to
22 discussions about making some connection between
23 the two.

24 DAVID CROSS: Good. That's all I have.

25 PAUL BLOSER: I was going to go off on what

1 Dave said, was my ideas. Has there been any
2 thought in putting a walking trail around the
3 perimeter of this property from the ball field out
4 to the road, to the backside of the building, the
5 far east side?

6 JESS SUDOL: Yeah, I think that's something we
7 could probably accomplish relatively easily. It
8 doesn't have to be pavement or concrete. So maybe
9 one along the wetlands on the south side of the
10 pond and loop back around, it would make a nice
11 loop.

12 PAUL BLOSER: Well, it draws people in there,
13 particularly seniors if they want to go to lunch
14 and then walk afterwards. It's protected, it's
15 walking around in wildlife, it would be the time to
16 do it while we are landscaping.

17 JESS SUDOL: Yeah, it makes a lot of sense.

18 CHAIRPERSON NYHAN: Anyone else? Eric, do you
19 have anything? Paul? Mike?

20 MICHAEL HANSCOM: I'm good.

21 MATT EMENS: Just a follow-up question on the
22 library being relocated. What's the current plan
23 for the repurposing of the space, reprogramming of
24 the space here?

25 JESS SUDOL: We were considering possibly

1 putting the courts there.

2 CHAIRPERSON NYHAN: So overall comment, I'd
3 like the way you've designed this. You put this on
4 this parcel, shared parking for that soccer field
5 that is there right now, so that is nice, be able
6 to share that parking. Also, the look of the
7 building coming from Chili Scottsville Road to
8 that, it's going to be a nice look, appreciate
9 that.

10 JESS SUDOL: I agree.

11 CHAIRPERSON NYHAN: How far are you from
12 finalizing these plans? Are you still meeting with
13 the Town committees, correct?

14 JESS SUDOL: Yeah, we're trying to take
15 advantage of some good bidding conditions, so we're
16 focussing on the steel, the foundation, and the
17 site. But we're still meeting with the library
18 director, rec center director, the senior center
19 director, on a weekly basis, and going through all
20 of the finite program elements of each space.

21 We're pretty confident and solid on the shelf,
22 and the allocation of material spaces to each
23 program. We're really down to now, doing the
24 individual programming of each one of the uses.

25 CHAIRPERSON NYHAN: Okay. I think it has some

1 really nice designs elements, complements the
2 theme, a lot of thought. It looks like feedback
3 has been given and you're listening to that, so we
4 certainly appreciate that. And thank you for
5 sharing with us tonight.

6 JESS SUDOL: Absolutely.

7 CHAIRPERSON NYHAN: So far so good, thank you.
8 The meeting is adjourned.

9 * * *

REPORTER CERTIFICATE

I, Rhoda Collins, do hereby certify that I did report in stenotype machine shorthand the proceedings held in the above-entitled matter;

Further, that the foregoing transcript is a true and accurate transcription of my said stenographic notes taken at the time and place hereinbefore set forth.

Dated this 26th day of November, 2018.

At Rochester, New York


Rhoda Collins