

CHILI ARCHITECTURAL ADVISORY COMMITTEE
March 12, 2019

A meeting of the Chili Architectural Advisory Committee was held on March 12, 2019 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 elevation revisions for the proposed Chili Square, Chili New York.

David Cox, Dustin Welch and Stan Glantz were present to represent the application.

MR. COX: Good evening. I'm David Cox with Passero Associates. So since we were last here, mostly on the east side of the project, we had to divvy up the tenants a little more. We were having a little trouble finding the larger tenants, so we had to go with some little smaller space. Due to that when you have a bunch of more smaller narrow tenants and we had the canopies, it made it tougher for signage. We did a revision to add in kind of an awning and make it more easier for signage for these smaller tenants to come in. So that was kind of a major revision to the project.

And Dustin (Welch) is here, the project architect. He can talk to any specifics that you might have.

MR. WELCH: Hi, guys. I'm Dustin Welch with Passero Associates. Just to elaborate a little on what Dave (Cox) was saying, along the east facade of the building, um, we're basically proposing that the pair -- the canopies, instead of being full build-outs, it will be at the back of the building facade and we'll have canopies to protect the space that will be attached to the face of the building.

What David (Cox) said, this is kind of the result of the smaller tenancies that this side of the building warrants. In reaction to the spaces, they can't really sustain such a large build-out. Otherwise the materiality is pretty similar to what you saw originally.

And in addition to the east side of the building -- so just to add that down at the -- the west end of the building, we're proposing a similar sort of flat facade. Again, we -- we talked about this at the original presentation and again at the second presentation. One of the major attempts we're trying to make with this building from an aesthetic perspective and in keeping with the Town's Planning Code objective is to make sure we break up the facade of this building.

And so in an effort to do that, we're trying to keep this building from being one, flat, monolithic face by breaking up the depth of it and hopefully keeping the scale of the things back to a more reasonable scale.

But I'm happy to answer any questions you guys have about specifics.

MATT EMENS: So on the west end there, at T6, you're saying that one is a flat one. I can see it now on the plan.

Why not pop that one out? Is there a specific reason?

MR. WELCH: There is a couple reasons. One is that we felt that with the other tenancies all having that sort of front sidewalk aligned canopy face, we -- we were concerned that the building was going to become a -- too monolithic. So by pushing it back to the face of the building, it will bring the facade up a little bit and keep the scale reasonable. I mean, there is also cost implications to building these things out.

Obviously the building is an existing building, so getting into the renovation, some of the costs have gotten higher than I think anticipated.

But in addition to that, I think this allows us to react better to the future tenant signage, whatever that may be.

MR. COX: It also kind of helps to -- we have -- all of the way at the east end we have that look. We're also trying to tie it in on the west end, kind of like the bookends.

MATT EMENS: So I see the EIFS colors. I know at one other time -- I know we have talked at multiple meetings and multiple times, so I apologize if I don't recall exactly when it was, but we have talked a little about masonry. Wasn't there masonry planned at the Aldi's?

MR. WELCH: As reaction to some of the comments we got before, we introduced masonry at the column bases. That selection is actually --

MATT EMENS: Okay.

MR. WELCH: We have actually made that selection. It's on the board there if you guys want to look at it.

MATT EMENS: That is not called out on the drawings, is it, Dustin (Welch)?

MR. WELCH: It is not. The project is in construction, so it is a day-to-day kind of thing.

MATT EMENS: I will just walk up here while you're talking.

MR. WELCH: Absolutely. We were working on this board, updating this board today and

we just got the sill selection also. That came in. About 40 minutes ago.

MATT EMENS: When you say "ground face masonry," can you walk us through exactly where that is going to be on the proposed elevation?

MR. WELCH: The ground face masonry will be at the base of all of the columns that are in front of the sidewalk basically. The front facing sidewalk. The PSP build-out, the Dollar Tree and the canopy at the T5 space will all have ground-face block faces.

MATT EMENS: Just on the columns?

MR. WELCH: Yes. It also exists out on the monument sign, trying to tie the two --

MATT EMENS: Right. That is where I remembered talking about that. Okay. I guess the one question I had about the corner treatment here is -- and I may be jumping ahead to tonight's meeting, but T1A is the Urgent Care, correct?

MR. COX: Yes.

MATT EMENS: So I guess I'm interested in the way it is drawn right now. I know it's a shell drawing and there is no interior build-out drawing, but if that is under way, I don't know that that will end that way. Or -- I shouldn't say end like that. I guess what I'm saying is I don't really see it having two entrances on each corner like that. I could be wrong.

But I'm just wondering if we -- to your point about book-ending and how we have some pop-outs and corners, if that ends up looking different than that because of the fact that, you know, what that interior build-out is -- until you know --

MR. WELCH: I know we're early in the leasing conversations with that particular tenant, but as far as I understand, this should be a relatively accurate representation what they're planning to do. I think there was some discussion about potentially adding a few more windows, which I think would only help us, to be honest. And they have talked about one or two -- whether single door or double door, but other than that, it shouldn't change drastically. Despite the signage obviously, but other than that, it should be pretty close.

MATT EMENS: Okay. And the black fabric canopy, it looks like the -- that is happening everywhere that is flat. Instead of covering it, we're just covering the awning, so it is kind of the way we're -- we're playing with it on each entrance here.

MR. WELCH: Basically. And the idea behind the black fabric canopy, we would pick up the awning or the coping color and draw it back into the rest of the building. I think it will do a nice job tying everything back together.

MATT EMENS: That is the dark color on the top, Dustin (Welch)?

MR. WELCH: Yes.

MATT EMENS: So the -- is this just aluminum frame cantilevered canopy with fabric on it?

MR. WELCH: That's the idea right now. And again, that is kind of evolving, but that is where we're planning to go.

MATT EMENS: And all of the EIFS, it looks like in some of the drawings there is different -- you have the reveals labeled on the smaller drawings, but the newer drawings is obviously zoomed out, so we don't have that -- are we to trust this rendition that is February 4, that you're going to kind of do some kind of reveal on each of those?

MR. WELCH: Where are you looking? I'm sorry.

MATT EMENS: If you look at the north elevation, you have your EIFS reveals, scoring and some --

MR. WELCH: Yes.

MATT EMENS: So the other thing that I guess I'm not seeing any real detail on, um, is -- I guess, Dustin (Welch), almost like a section, like you have got on page R 1.21. Just this wall section with kind of the profile and the dimensions to understand that scale a little and the proportions of the profile so that we can understand the -- the reveal is a half-inch score, you know, whatever, and just kind of give that detail to it where we can kind of see that.

I guess ultimately what I'm saying is I don't see an overall issue with it. It's a tough facade to work with being so long and flat like you talked about. I think that is probably the next level of detail I want to see, so I can understand how deep that is going to be, what kind of shadow that will give -- shadow line. And then also understand if there is any details in the EIFS, because otherwise the EIFS, other than just being color, is going to be pretty -- as we all know, pretty flat. I'm just trying to understand that. I don't think it's a show-stopper. I just want to see what that profile looks like, the dimensions and proportions.

MR. WELCH: So the -- the vertical EIFS reveals will be a pretty standard half-inch reveal and obviously we'll be designing those. I think what we planned on showing you so far is pretty much what we'll do unless we have to pivot a little, but we'll make sure those look good. We are at a point in the project where we kind of have the wall section developed from the first phase, so I would be glad to share that with you.

The coping, we have a coping and sill detail that I think would give this thing a good amount of dimension and keep it from being too flat. I'm glad to share that with you.

MATT EMENS: Just to see it. I don't doubt it, but just so that we see it and make it part of this package.

MR. WELCH: Absolutely. I can get that.

MATT EMENS: That's all I got.

ROBERT LATRAGNA: I would like to say that this is a little better than I thought it was going to come out from last we met. Most of -- of my questions have been asked by my cohort there. I do have a question about the canopy. I'm sure within a couple years of being fabric, it will be not as attractive.

What are your plans to deal with that?

MR. WELCH: We did actually talk about that. It is something that the Property Management Group is aware of, so they're going to be in charge of maintaining it. I'm confident that they're going to be on top of it. When we were making the decision what type of canopy to go with, that was a big part of the discussion, we would have to maintain this thing and they would be on top of replacing it if it needed to happen.

ROBERT LATRAGNA: I have no further questions.

JAMES IGNATOWSKI: My comments are -- I guess I will start with echoing Robert (Latragna)'s comment, I like how this is turning out. Between the -- the drawings I'm looking at and the drawings that are up on the board, I'm assuming that the ones here is what we're going by?

MR. WELCH: Correct.

JAMES IGNATOWSKI: The ones you have up on the board are no different? The colors are different?

MR. WELCH: It is evolving.

JAMES IGNATOWSKI: It's evolving. Okay.

MR. WELCH: Yeah.

JAMES IGNATOWSKI: The black fabric canopy, there are different shades of black. Is there a proposal -- is it going to be lighter gray? Is it going to be a jet black type of canopy color? What do you plan on? Any ideas on that what that is going to be?

MR. WELCH: We have -- we have not talked about this in extreme detail. My concept was to tie it into the brief coping which is the brick metal black.

Apparently it's a standard color.

MR. GLANTZ: Stan Glantz with the ownership. Sunbrella makes the best products out there for this kind of application and they have a standard black color. We have used it actually in the project -- we used it in Keene, New Hampshire. It has been up for two years and looks brand new.

In terms of the maintenance, we would power wash as needed or replace canopy fabric probably every five years or so when it is necessary.

JAMES IGNATOWSKI: You said the coping is also going to be black. I don't see that on any drawings. The metal coping that is labeled?

MR. WELCH: Yes. I believe we probably have that called out. Yeah. I will get that drawing adjusted and call out the color. It was selected afterward.

JAMES IGNATOWSKI: Okay. The doors on this are -- the secondary door then, the front, those will be black also based on what I'm seeing here?

MR. WELCH: I'm sorry, where --

JAMES IGNATOWSKI: The second doors on like each side of Dollar Tree, you have those two doors. What colors are you planning on showing here? Right now it's black.

MR. WELCH: I'm -- I think the intention, thinking back a little bit, was to try to match some of the EIFS. So maybe we would pick up the wainscot color and hopefully they blend in a little bit and disappear.

MATT EMENS: That's what we talked about before. I think that was my comments from the last meeting, so. If that EIFS is -- is already called out as a Sherwin-Williams color.

MR. WELCH: That's the elephant ear.

MATT EMENS: Pretty easy to match up.

JAMES IGNATOWSKI: On Big Lots and the grocery store building, Aldi's, the upper facade, like on Big Lots, behind the lettering, is that going to be jet black or is that a mink color?

MR. WELCH: At the Big Lots, they have a standard sign backing color. It's a black color. No jet black. It's an off black. So the material at the actual sign will be specified by them. So unfortunately, we don't have any control over what they do. That being said, we -- we have looked at it, in the 3D model, and it actually works really well within the plaza.

JAMES IGNATOWSKI: Those are all of my questions. As of now, I'm pretty happy with it. You talked about in the field it's evolving. How much more evolving do you think you're going to have?

MR. WELCH: It's not changing in large amounts. So maybe "evolving" is the wrong word. Little bits and pieces as we run into existing conditions that have to be dealt with, but for the most part we're sticking pretty true to the design intent.

JAMES IGNATOWSKI: Matt (Emens), do you want to approve this?

MATT EMENS: The only other thing is to ask out loud, the EIFS, Sherwin-Williams numbers, is that a reference on the drawing that is up there? This is all current?

MR. WELCH: Yes. Those are accurate.

MR. GLANTZ: Mr. Chairman, just to answer your question about the evolving, um, one of the things that we're experiencing as we try to lease the place is some tenants want more or less square footage than we may designate ourselves. So as an example, between the corner where Urgent Care is specified and the dance studio is specified, we're now seeing three tenants. It could be two. It may be one. So in that case, the elevation may or may not be tweaked a little bit to accommodate those needs. Other than that, we would keep the architectural style the same.

JAMES IGNATOWSKI: I guess let me rephrase my question. When it is evolving, will it not affect the overall character of the buildings that you would have to come back and relook at what we're doing?

MR. GLANTZ: No, no.

ROBERT LATRAGNA: No other comments.

JAMES IGNATOWSKI: Okay. I approve what you have in front of me. Thank you very much.

2. Review of the revised Taco Bell proposal - Chili Paul Plaza, Chili New York.

Betsy Brugg, Mike McCracken, Gaspare Accordo and Samantha Gardner were present to represent to represent the application.

MS. BRUGG: My name is Betsy Brugg. I'm here representing the application from the firm of Woods, Oviatt, Gilman.

Mike McCracken is here tonight and Gaspare Accordo and Samantha Gardner from APD with the revised architecture. I will turn it over to them in a minute.

I kind of came in after they received a preliminary approval so they do have a preliminary approval to construct a Taco Bell. One of the conditions was that they provide architecture that satisfies this Committee. I think they have worked really hard on trying to come up with something different. We have combed through the minutes of the comments that you had provided in the past and I think that they have hopefully done a good job addressing the comments that you had about, you know, architectural features, style, materials, colors and -- I think we brought you everything you need.

Always amazes me how they carry rocks and bricks to meetings. But no burritos.

Hopefully you had a chance to see the drawings that were submitted to you in advance.

MR. ACCORDO: These prints came out a little more truer to the original colors we suggested. The 11 by 17 are a little bit off.

Good evening. My name is Gaspare Accordo with APD Engineering & Architecture and I will be the architect of record for this project once it gets approved. And I just wanted to assure you that -- what we're presenting tonight, the revisions we made to this building do not reflect any of the off-the-book plan. Not a standard plan, not a prototype plan. This is specifically revised to address the original comments -- I think it was a year ago -- and your architectural guidelines or design guidelines and also we looked around the community to see if there were any buildings that we could draw from.

One thing we did not do is take into consideration the plaza around the actual building, because we didn't think there was anything that we could draw from. Except maybe the stone base.

So if we go through your design guidelines, we tried to design the building with a classic look, if you will, not something that is trendy and would need to be revised five years down the line.

We tried to incorporate parapets, cornices within parapets like in your guideline suggestions and a water table with a trim base, which is the stone around the entire perimeter of the building.

One of the, I think, main hang-ups from last year's comments was that the street view wasn't the main elevation of the building. Well, we have corrected that. So if you can see from the two-dimensional drawings, now the elevation that faces Chili Avenue is actually one of the fronts of the building, if you will.

We also used the tower elements on each corner to avoid having the front and the back of the building. That takes care of the building orientation, which is also one of the points in your architectural guidelines, if you will, in your design guidelines.

Parking is in the rear as suggested in the -- in the design guidelines. The roof lines have parapets which would screen the equipment in the roof. It is a flat roof, but the cornice within the parapet will soften that straight edge. So that is what we do to articulate the building. It's not a flat, rectangular building because of those tower elements.

The service entrance was another thing that we -- that was suggested relocation, so we did that and re-relocated it to the side of the building, which should be considered the back, if you will, so it is away from public views as suggested from one of your comments last year.

And we have also added some landscaping that was suggested during the architectural -- during the site plan approval.

So overall, we feel like we have revised these elevations to try to comply with the design guidelines and most of all, the comments that you had last year. So we eliminated that ribbon-window-type feel. We added some mullions on the window which break up the big expansive glass and we have looked around to see if there were any buildings that we could draw from. And maybe the Mavis building is something that could be, you know, looked upon as a classic type of look building, but there's not many around the area that we could draw from.

And in my opinion, the plaza really -- didn't really matter in our consideration, so, you know, if you have any specific questions. We have a material board with the actual materials that we'll use on the buildings, which should be noted on the elevations. Well, we did change the stone veneer, which originally I think was a stone ledge, a very thin ledge with a larger block, a little bit similar to what is on the -- on this building. So it gives it a little more type of heavy base on the bottom of the building.

Any questions?

MATT EMENS: So thank you for helping jog my memory, too, on some of the things we talked about last time.

MR. ACCORDO: I wasn't here last year.

MATT EMENS: I was, so -- and I remember most of that. So the -- one of the things I

still -- so I appreciate everything you brought up. I think you made a lot of good points. I appreciate the -- the revised drawings that are here.

So a couple things I want to talk about that you already brought up. The -- the -- one of the things we talked about was the brick and how it doesn't -- how it -- it presents each corner but it's the opposite corners.

MR. ACCORDO: Okay.

MATT EMENS: To me, that feels less traditional, more contemporary. Maybe.

MR. ACCORDO: I -- I can't say.

MATT EMENS: Less traditional.

MR. ACCORDO: I'm speaking as the architect designing the building. It's tough to have a -- to have your personal views in it. This is more of a classic look. It is not trendy. If we were to let's say put a tower in the corner, it could be like every other building in Town. Okay. There is a corner, put a tower and be done and over with. This tries not to emphasize any elevation, to be a little more even all of the way around the building.

MATT EMENS: And I appreciate the way you have handled talking more about that being the front -- the elevation that fronts the street. I think that was one of my comments and something that we kind of dug in and talked in more detail on it at a couple of those meetings. So I think that that does -- it's getting better. I like it. And I think the -- the one thing that I guess I would look at is on the side that fronts Chili Avenue, instead -- you know -- I know renderings are, um --

MR. ACCORDO: Flat.

MATT EMENS: Well, they're tough when you're communicating certain things. Because one of the things that we all know is -- is that we can show glass a certain way and we can show spandrel glass a certain way and sunlight, it will look one way and at night it will look a different way. I just think one of the things when I look at this -- and I do the squinting 10 foot presentation deal, I see the light brick topping out in those two squares and so I'm just wondering if that should be a different color possibly to kind of -- so in other words, we're not focusing on the fact it is not windows.

MR. ACCORDO: Make the glass evident.

MATT EMENS: Maybe not to look like the glass but maybe of a similar color that complements the glass.

MR. ACCORDO: That's a valid point. I can certainly understand that.

MATT EMENS: The gooseneck -- really not gooseneck, but the lights that are shown on the -- on the street front side --

MR. ACCORDO: They will be similar to a gooseneck. We were planning on having more. We just haven't had the time to do it.

MATT EMENS: The thought there is that we're lighting the side of the building and the patio, is it not? Is that what we're doing?

MR. ACCORDO: Yes, yes.

MATT EMENS: Okay. And then --

MR. ACCORDO: We have not shown the patio on the building, because this is -- not being your prototypical floor plan, it still needs to be worked as far as how the interior will work with this type of footprint and building. It's not -- beyond traditional, if you will. So it will take a while to make sure everything works for our owners.

MATT EMENS: So it is essentially all masonry except for the EIFS band.

MR. ACCORDO: Yes, the corners, yes, correct. Maintenance free.

MATT EMENS: I don't have anything else right now.

ROBERT LATRAGNA: Well, I would like to say it seems like you followed our recommendations relatively closely.

The -- the tower that Matt (Emens) had mentioned, as I recall, you were -- we asked that you could move that left, like the Chairman said, and you have. I like the decorated cornices.

MR. ACCORDO: Thank you. We tried very hard to make sure we adhered to the suggestions and the guidelines.

ROBERT LATRAGNA: I'm happy that the outside seating areas are near the -- on the physical front of the walking path and the gooseneck lighting is good. I like the colors. Overall I have no objections.

MR. ACCORDO: Thank you.

JAMES IGNATOWSKI: Again, I will reiterate and copy what my colleagues said. I appreciate you going through the architectural recommendations and picking out things you could address in terms of this situation. I think you did a very, very good job on taking that and putting it on the plan and coming up with a building that is not your standard cookie cutter.

MR. ACCORDO: It definitely isn't.

JAMES IGNATOWSKI: It has come a long way. Appreciate the brick panels on the Chili view to give it some reveal and some character. My only comments would be -- is that I agree with Matthew (Emens), the color almond on those brick panels.

MR. ACCORDO: Too much of a contrast.

JAMES IGNATOWSKI: Yes. It doesn't fit with your soft natural tone schemes you have on the rest of the building. I think those would just pop out too much. So whether you darken it or come up with a more neutral color that complements what you currently have there now, I think it would be a great addition that it needs. Right now --

MR. ACCORDO: Right now, if you notice, the gray brick is two different color gray bricks. Maybe if we use the lighter gray for those panels, it would match a little better and the

darker gray for the accent brick could also work nicely.

JAMES IGNATOWSKI: Yes.

MATT EMENS: Right.

JAMES IGNATOWSKI: That or something -- a lighter gray, something that just doesn't give it so much contrast and the color doesn't feel right for what you have come up with.

MR. ACCORDO: We have no problem with that.

JAMES IGNATOWSKI: The gooseneck lamps, will they be black in color?

MR. ACCORDO: Yes.

JAMES IGNATOWSKI: The bollards, protective bollards shown on the drawing, will they be white or have you had time to come up with a color?

MR. ACCORDO: We have not discussed it yet, but I don't know if white is really the thing to use.

JAMES IGNATOWSKI: Okay. And the -- it looks like there are gutters with downspouts in --

MR. ACCORDO: Yes.

JAMES IGNATOWSKI: What color do you plan on using for those?

MR. ACCORDO: The same color as the fascia, the gray that we show on the material board. That would match the brick.

JAMES IGNATOWSKI: Matt (Emens), you want to see it -- drawing come back with the --

MATT EMENS: Yeah.

JAMES IGNATOWSKI: With the idea -- if the tower could be moved or not, right?

MATT EMENS: Well, I think the more I look at the -- the more I look at it with the tower gone -- I know we're not going to get rid of the tower, but the tower is actually very plain.

MR. ACCORDO: You mean the brick?

MATT EMENS: The brick. The corner. Let's just call them the corners. Not towers. The corners.

MR. ACCORDO: Elements.

MATT EMENS: Corner elements. So I'm just wondering if maybe that has a little more --

MR. ACCORDO: If I may suggest, we may be able to use the same type of cornice to have an ending to it so it is not so drastic of a flat end. I mean that would probably match the rest of the building.

MATT EMENS: I think that could help, yeah. I think with the revised -- with those revisions and the additional colors labeled, so we have those there so we can take a look at that main street elevation after the change in the color.

How long is it? That -- is it 100 feet long?

MR. ACCORDO: Just about. 70 feet.

MR. MCCracken: Well, and then add on -- it's a little more. Another 8 feet for the ice box because we closed in the box in the back. Where before you could see the cooler box. Now that is all enclosed in the building. So it's a little longer.

MATT EMENS: Yep. Okay.

JAMES IGNATOWSKI: Only thing I will add to what Matt (Emens) said is this. I would reiterate you need to work on the tower maybe and work on the color of it. And only thing I would suggest is that you provide us with some lamp cut sheets so we will know what those will look like.

MR. ACCORDO: Sure.

JAMES IGNATOWSKI: And I think that is it. So we would like to see those changes made to the plans and have you come back and show us again what those changes look like.

MR. ACCORDO: Okay. We'll do.

JAMES IGNATOWSKI: All right, sir. Appreciate you coming out and making those changes.

3. Review of revised plans for the Rochester Community Rowing Facility, Chili New York.

PAUL WANZENRIED: I don't see anybody for them.

Matt Emens made a motion to approve the 12/11/18 Architectural Advisory Committee meeting minutes, and Robert Latragna seconded the motion. All Board members were in favor of the motion.

The meeting ended at 6:40 p.m.