

CHILI ARCHITECTURAL ADVISORY COMMITTEE  
April 9, 2019

A meeting of the Chili Architectural Advisory Committee was held on April 9, 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 the revised Taco Bell proposal - Chili Paul Plaza, Chili New York.

Gaspare Accordo was present to represent the application.

MR. ACCORDO: Good evening. My name is Gaspare Accordo with APD Engineering & Architecture and I'm here to represent the new Taco Bell proposed on Chili Plaza. We were here last -- a few weeks ago and we did revise the drawings to show less of a contrast between the inlaid brick and the rest of the building and also we added a cornice that is similar to the rest around the perimeter of the brick towers, if you will.

And in addition, I brought a cut sheet of the light fixtures we were proposing, if I may. We also have a picture of the actual fixture that is on one of the buildings that we already designed in Perinton. We brought the actual sample of the new darker brick for the insert which is a lot lighter. We can show you what the difference is between the original brick proposed and the new brick. I believe that we have addressed all of the concerns from the last meeting as far as the Architectural Review Board.

MATT EMENS: The photos that are here, so one of these have been built?

MR. ACCORDO: Similar, but not exactly the same. It's in Perinton. But the fixtures will be the same.

MATT EMENS: What is the address?

MR. ACCORDO: Perinton Hills Plaza.

MATT EMENS: Everything was checked off from your checklist last time, the one item on the cornice, so I don't have any other comments at this time.

ROBERT LATRAGNA: I have no objections to the design.

JAMES IGNATOWSKI: Only question I had from the last meeting, you had talked about selecting a color for the bollards. You don't know if they're going to be white or not. Have you made a decision on that?

MR. ACCORDO: We have not. But I think it would be a color that would complement the building.

JAMES IGNATOWSKI: As long as it's not pink.

MR. ACCORDO: No, I don't believe so.

JAMES IGNATOWSKI: So I would say we vote on this latest design.

ROBERT LATRAGNA: Move to accept.

MATT EMENS: Yes.

JAMES IGNATOWSKI: I also accept, so your design has been approved.

MR. ACCORDO: Thank you very much.

2. Review of the proposed Hotel, Spa and Convention Space located on 1094 Scottsville Road, Chili, New York.

Pepsy Kettavong and Glenn Thornton were present to represent the application.

MR. KETTAVONG: Hi. My name is Pepsy Kettavong. I'm a designer for this project and also a developer of this project, as well. So part of our point coming here is to share with you the thought process in building this -- coming up with this design from a design aspect and also from a business aspect, as well.

So from the design aspect, as you are familiar with the site, it's right behind Fastrac and it's very, very busy. And we have about -- I own about 4 1/2 acres right behind there. One of the challenges that we face in building this is that we have a lot of activity here and we want to have a hotel here. We'll have to do something different to bring people into the space.

If you really look at what is going on in the surrounding Rochester area, there is a lot of hotels that is being built. So what we wanted to do is we want to -- this -- establish ourself different from them by designing something that is unique and is different.

The other aspect of that is that -- what we want to take advantage is what out here, what back here (indicating). It is the Genesee River and also the golf course back here (indicating).

The other challenge also now with the business -- if you're coming from 390 North, coming down south, you see the inline, the ramp, huge retainer wall so you can't see it at all. So we want

to build this design up high so people can see it from a distance.

In addition to that, we want to open the connection between the landscape out here, the natural and -- rather than have a square block that blocks the experience. And that's part of the design approach of it.

And the height we want -- and we got the FAA approval for -- to the 80 feet height. The reason being, it's so important for us to build something that high where most experience will be up high, looking at Genesee River and the golf course.

In here, as you can see, in this side here, there will be a high-end spa. Only like 52 rooms, so that is the market we're going to. And up here, infinity pool, hotels and restaurant. So I think that's, you know, from -- from the business point of view, we can't compete with, you know -- with all of the hotels going on. We want to do something that capitalizes on the spa business and high-end, luxury kind of experience. The closest one we can find that has the caliber we're going after is Mirbeau, which is about an hour, hour and a half from here and nothing in here. The closest one here I would say is DelMonte, in Pittsford. So that is why we're going to try to capitalize on that.

Glenn Thornton with Thornton Engineering. I really don't have much to add on the site, but with the hotel back in this area, hotel spa convention space back here, what we have shown here is about 200 spaces, parking spaces. We have more than enough parking space. We probably could downsize this. We're just trying to create something, hotel being very visible.

Notice we left a lot of green space that could be landscaped, could be use for outdoor seating areas for the spa. Very flexible. And we're in front of you today very preliminarily. You know, we're in front of the Planning Board after this, information only. We have not submitted an application yet, but as far as meeting with staff, we thought it would be important to get in front of everybody here just to get some initial impressions, some thoughts, anything to take back with us to consider, tweak the plan, whatever, so that hopefully we'll get -- we'll get a variance for the excessive height of the building.

We're also going to be requesting a variance for the front yard parking. Everything else we plan on being code compliant. Thank you.

MATT EMENS: Could you talk a little bit about the materials that we're seeing in the sketch-up model?

MR. KETTAVONG: Again, this is where -- you know, beginning phase. We are still exploring. The whole point of this is -- of this conversation, we know the general form and the structure is unique, different. It's a more sculptural element to it. In fact, one of the things I did not mention, which is really critical, one of the goals of mine working with the City is to make it a sculpture park. If you remember being here, having a conversation with the Town probably four or five years ago, I want to convert this into the sculpture park and this will be the first major sculpture.

Even in the parking spaces, the planters, things like that, we plan to design a more artistic type of environment.

MATT EMENS: I actually was remember that. That was at the Planning Board when you first came through and subdivided before the Fastrac went in.

MR. KETTAVONG: Uh-huh. In terms of the detail with the finishes and things like that, we're still working toward --

MATT EMENS: It's conceptual.

MR. KETTAVONG: Absolutely. Yes. But I think if we can get okay to move forward with the shape and form, we'll come back with the details and the design, glass, which openings, the doors, all of the information.

MATT EMENS: So I will -- just a couple of things I have scratched down here. You said 80 foot high. That was with FAA? That was --

MR. KETTAVONG: 85.

MATT EMENS: Because I thought you said 80. It says 85 on the section -- or the elevation --

MR. KETTAVONG: I apologize. I misspoke. It's 85.

MATT EMENS: That's okay. That's why I'm asking.

Then I see level zero at minus 12 feet. Is that just a basement level for utilities?

MR. KETTAVONG: Correct.

MATT EMENS: And I mean based on the schematic nature of it, tough to comment on a lot of things, but one of the things I would say is you mentioned two kinds of specific places, Mirbeau and DelMonte. Obviously totally different types of architecture, as you're well aware. But that is your typology in terms of what you're studying for -- from your business plan to say that is -- that -- from a business standpoint, that is what you're trying, a spa high-end hotel. Okay. So --

MR. KETTAVONG: It's only 50 rooms. That's the room we get. So...

MATT EMENS: So obviously, totally different architecture and -- than Mirbeau. Mirbeau is interesting in its own right. So I don't really -- I don't really have a ton of comments at this point. I think the biggest thing I will say is that I can confidently tell you that I never thought I would be sitting here in the Town of Chili seeing a proposal of a building that looked like this. So congratulations.

I think the -- the next thing I will say, it is -- usually the reason that you would -- if you went to DRC -- did you guys go to DRC which is why you're before the Planning Board and us? So they did tell you you need to come before us; is that correct?

MR. KETTAVONG: Correct.

MATT EMENS: So one of the things, as you know, that is right at the end of the Town. But if you're here, then that means that one of the things, canned responses we always have to say, have you looked at the architectural guidelines as outlined in the Town Code of the Town of Chili?

I will answer for you. I don't know if you have, but this doesn't -- this doesn't --

MR. KETTAVONG: We know.

MATT EMENS: -- this doesn't mesh with it. Not to discourage you. Just to say that out loud. So I guess you can answer the question now. Have you guys looked at that? If not, you need to take a look at that.

MR. KETTAVONG: We looked at that. Again, it goes back to that business model and how do you convert, translate that into design? How do you do something that is different and abnormal and I think that's -- that drives the design and the business plan. How -- we could simply put a square box in there and a flag up there and actually many -- over a year, we thought about putting a Towneplace on there, but it just doesn't work. Because then you have downtown, they putting Hampton Inn right next to the -- the children museum there, 120 rooms. You go down 390, up north, they put another Marriott, 90 rooms.

Then you go to U of R, just down the road, there is 100 something rooms there that is by Hilton Garden brand. So, you know, we look at that in terms of the traditional approach to things. We just didn't feel like -- let's do something different. I think if we put something -- traditional square box and try to do the sculpture park, it deceives the person. It is throwing money away. Do you know what I'm saying? That is the way we approached that.

MR. THORNTON: I don't think this building will ever fit within the guidelines.

Is that going to be a big problem? Or do you have some leeway, some flexibility because --

ROBERT LATRAGNA: We have in the past approved designs in this area that you're considering being in that they were outside the guidelines because there was no structure in that area, but it does look like -- there are some other fad buildings down there, so I -- but I can't speak for the entire Board.

JAMES IGNATOWSKI: Most of the buildings that are in there now actually came up before this Committee came into being. So there was really no -- no consistent architectural presence there. It was a little bit different. So I don't think it's going to be as big of an issue if this was a hotel coming into Chili Center.

MR. KETTAVONG: Right.

JAMES IGNATOWSKI: In my opinion, I wouldn't consider this a problem in terms of your building.

MR. KETTAVONG: Can you elaborate on that? You say this would be a problem? Or would not be a problem?

JAMES IGNATOWSKI: Shouldn't be a problem.

MR. KETTAVONG: Oh, okay.

JAMES IGNATOWSKI: Didn't mean to scare you there. Sorry.

It would be difficult for me to hold you to any type of standard when there really isn't a standard there. So kind of fits in with the "eclecticism" of the neighborhood as far as I'm concerned.

MATT EMENS: Yeah. I think, you know, as you come out of the conceptual design phase and start to finalize some of these things and obviously get in the DDs and consider constructability, I think it will probably clean up some of the, you know -- I'm not saying it is going to take away the full effect, but I'm sure that that will start to provide us more drawings and information to give you feedback on.

But I would tend to agree, I think if you're going to make the case that you're making, and continue to try to do something that is not the standard hotel and explain why, um, you know, and that's what you're going for, then I -- I can appreciate that. Yeah. I don't know.

ROBERT LATRAGNA: I also think that that area is not very friendly for people -- for visitors. People don't go down that area very much. It's a lot of commercial. Commercial -- the shops that are there, is usually a -- strip-mall-type shops and small items and, of course, the airport.

So I'm not opposed to exploring the possibility of having, you know, something to draw people down there such as a sculpture park or something that is upscale.

MR. KETTAVONG: The -- one of the things -- I think the key feature for this -- not only the height, but the infinity pool. There is nothing around here and I think we can -- there is so many restaurants that established on Scottsville Road and it has this traditional negative connotation with it. I mean, "You don't want to go to Scottsville Road." So that is another challenge that as part of our business plan, "Oh, you're having a hotel on Scottsville Road. Isn't it XYZ?"

We want to change that perception. That is why we want to do something that totally blows people minds off and that would be incentive for them to come. So we're banking on that approach.

Does that make sense at all?

ROBERT LATRAGNA: Sure.

MATT EMENS: That's probably the only reason why we can remain flexible on this design in that location. Otherwise, yeah, I think it would be a struggle.

ROBERT LATRAGNA: I agree. If that was located anywhere other than Scottsville Road.

MATT EMENS: I think his business case, too. He isn't putting in a Hampton Inn. This is one of three models. It is X amount of rooms and we'll make it look like this and fit it in. So interested to see what comes next.

ROBERT LATRAGNA: Nothing further.

JAMES IGNATOWSKI: The question I think on your model there, isn't one of them backwards?

MR. KETTAVONG: This is -- no. It is not backward. This is actually where the river is.

JAMES IGNATOWSKI: On your drawing you have the smaller part angling out.

MR. KETTAVONG: No. Well, if you look that way. This one here? Yeah. You can go this way (indicating). Like that.

JAMES IGNATOWSKI: Okay.

MR. KETTAVONG: Does that change now? We can't build it now?

JAMES IGNATOWSKI: Well, I was just confused whether the elevations were correct or your massing study was correct.

Just two things, I see the direction which you're going to -- within the massing study, the shapes and all that and so forth. The only thing that I looked at that seems a little out of place is the long, narrow, cylindrical pole holding up the portico.

MR. KETTAVONG: This here (indicating)?

MR. THORNTON: This here (indicating).

MR. KETTAVONG: No. We're not going to -- again, this is the --

JAMES IGNATOWSKI: That is conceptual.

MR. KETTAVONG: Exactly. The architect put that in there. I say no, don't put that there.

JAMES IGNATOWSKI: Infinity pool, is that going to be outside?

MR. KETTAVONG: Yes.

JAMES IGNATOWSKI: This is Rochester. It's only going to be seen two months.

MATT EMENS: He is heating it.

MR. KETTAVONG: Part of our study, we're speaking with people in Sweden and things like, so we are looking how they do it. There is actually a spa that is open in New Jersey that is all year round and they have a heated infinity pool. The thing you don't know -- again, I don't want to go into detail, but there is a lot of structural stuff, the leg work on it. We have been working on this over a year, believe it or not.

There will be a retractable roof here, as well. We won't be able to -- we'll present that when we're ready to present it. So that was a good thing -- good question.

JAMES IGNATOWSKI: And my last thought is, at this -- if this building were on its own, it would be spectacular, but being that you're surrounded by what I would consider, you know, according to this, substandard, hopefully it doesn't take away from your structure, if you understand what I'm saying.

MR. KETTAVONG: Not really. What are you talking about?

MATT EMENS: There is a gas station in front of you.

MR. KETTAVONG: Oh, I see. Trust me. If I -- because I put that deal together. Looking back, I say, "Oh, I should have kept that land," but it is what it is. That is the challenge -- that is why I'm saying the height of it is so important.

JAMES IGNATOWSKI: I understand that. Just what I don't want to happen is you go through all this effort but because of where it is located, it doesn't draw as -- the way it should. So I -- that is the only thing I would bear in mind with the whole situation. It is unusual and it is futuristic and modern in every way, shape or form. But as of now, those are my only comments.

MATT EMENS: Just to piggyback off that conversation, making it stand out and eliminating, you know, the view of the gas station. Not that you're going to be able to do that, but back to your sculpture park, Master Plan, the whole big picture, I go back to Mirbeau. One of the things with Mirbeau is the landscaping inside, you know, the facility.

Now, you go out to the parking lot, it's not so great. But you go inside between the chateaus, that is phenomenal. You wouldn't know you were in Skaneateles, New York, right? So I would say to you, not that you're going to recreate that, but I think once again, landscaping and, you know, the surroundings, whether it is the combination of the sculpture park but also what you're going to be planting and how that will play out on how you approach the building and those kind of things that will lend to what Jim (Ignatowski) is saying.

MR. KETTAVONG: You're hitting the nail on the head. One of the things -- what I wanted to have is, "Oh, I didn't expect this kind of experience."

So we would have a gate or whatever design we come up with, there is a transition moment that hopefully time would slow down as you enter that space. That's the goal and that's the trick here. So and -- we'll elaborate more on the way we design landscaping, you know, putting trees here and there and that stuff. That is the goal, to make that separation. And then that experience should continue, you know -- that quietness continues to the Genesee, the land behind and the sculpture. That is what my goal is, to do that.

ROBERT LATRAGNA: What is your timetable?

MR. KETTAVONG: Everything works out, I think we would like to break ground sometime 2020. Late 2020.

JAMES IGNATOWSKI: Matt (Emens) brought up a very good point. Now that he said something, it just hit me. Your approach and entrance to the building will be almost as important as the building itself.

MR. KETTAVONG: Exactly. 100 percent.

ROBERT LATRAGNA: I'm interested in seeing how this progresses over the next year and a half.

MR. KETTAVONG: Thank you.

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

Tim Giarrusso and Rich Krebs were present to represent the application.

MR. GIARRUSSO: We were here about a year ago. If you recall, we went through this process as well as the planning process for the site approval which we're going back again tonight. Just as some context for you, once we had the architectural design for the facility, which at the time was about 6,500 square feet with a mezzanine, if you recall any of these details, we went out and priced that between the time we got approval last year and probably end of July, early August. The pricing for the materials and the design and the size of the facility was almost three times what we had in terms of budget, so it came out to be closer to \$950,000 to design what -- to build what was designed.

So we spent the better part of the last half of 2018 into early this year repositioning the facility and moving to a pole barn construction.

Rich Krebs' firm, COLE Building Design, is here and he has been working with us. We have reduced the size of the building down to 5,184 square feet.

We are continuing to having it insulated with indoor bathrooms and showers which were some of the same features we had before. We have eliminated the mezzanine so it is actually more accessible to the people we'll be providing service to.

The color scheme is as close to what we had the last time we were here. The one difference that we have currently is that the bottom stripe around the building is more of the Forest Green that matches the roof decking as opposed to what I think before was more of a brick veneer with a brown "taupey" kind of color to it. Right now, the color schemes are set currently as Forest Green and Hickory Moss. Those paint chips are on there. And one other change that we did make to the front entrance was before when we came through, you had suggested we move the entryway a little bit to the right of the -- of the building, and what we have done is we have moved it back to the center and -- in order to preserve indoor boat storage on both outer walls.

So -- so everything else is pretty much the same. The amount of space allocated to the entryway in the bathrooms are exactly the way they were designed by Bergmann. The only thing about the size of the building is we have brought the two outer walls in 8 feet on each side of the building. We have maintained a similar kind of a window look around here. I think if I project the next one up, this is actually a better rendering on the color scheme.

We did try to keep those same windows in terms of the look. I think they are 2 foot -- 6 by 2. And we kept those on three sides of the building. And the building is now about -- I think before it was just around 35 feet, 34 feet high. It is now down in the 27, 28 foot range, so it is a shorter profile in addition to being a smaller footprint. Okay? I don't think that there is anything else to share.

Questions?

MATT EMENS: Is it front entrance? Why the -- the hip roof?

MR. GIARRUSSO: In the prior look, when we were off the side, we had a little bit of a slant as an aesthetic approach to it. When we came back to the center, we wanted a little more protection and it kind of looked a little more balanced.

MATT EMENS: The double door, double man door, is that what you're going to put in there?

MR. GIARRUSSO: Is that rendering accurate, Rich (Krebs)?

MR. KREBS: Yes. It is going to be pre-hung steel jam, insulated jam, nylon cross buck entrance.

MR. GIARRUSSO: You wanted a smoother look as opposed to window and buck grain?

MATT EMENS: I don't know. I'm just asking, I guess. So are you looking -- so boats don't come through there?

MR. GIARRUSSO: No. They don't. If you go to the other end of the building, these three doors --

MATT EMENS: Just in the back.

MR. GIARRUSSO: Just personnel entrance. We maintained one of the returns. When you come back from the water, you can enter the building from this side without having to go all of the way around obviously. So that would be a secured door to the right there.

MATT EMENS: So the drawings that are provided here show the energy panel structures?

MR. GIARRUSSO: Yep.

MATT EMENS: This is really kind of their shop drawings?

MR. GIARRUSSO: That's correct. Can you just hold those up? Basically the drawing set you created for us. I have a stamped larger set if you need it.

MATT EMENS: No. Just making sure I understand it.

MR. KREBS: I have a set with me.

MATT EMENS: So the -- the Bergmann drawings then that are in this packet, the footprint in there, that's not --

MR. GIARRUSSO: Interior footprint was as was designed by Bergmann. Rather than

re-engineering that.

MATT EMENS: Interior walls?

MR. GIARRUSSO: Interior walls, correct. Still have the bathrooms. Little utility room --

MATT EMENS: Just the entrance is coming into now what was the office?

MR. GIARRUSSO: Correct. The -- I have to think about this for a second. The bathrooms essentially lay right where they were before, to be perfectly candid. So all of the plumbing will stay the same. The electrical plan is simpler, because we don't have anything going on in the mezzanine. The HVAC, I think we need 400,000 BTUs, so we're probably going to hang three units, three 200 units or 150 units gas forced air.

MATT EMENS: So in the old drawing you had four overhead doors. You shifted to three?

MR. GIARRUSSO: Correct. That's a function of the footprint being smaller.

MATT EMENS: Interior rooms are still the same?

MR. GIARRUSSO: Yes.

MATT EMENS: Just not shown on this drawing because this is for the exterior boat package?

MR. GIARRUSSO: Yep.

MATT EMENS: So I guess really the only -- I guess the thing I would go back to is the front door.

MR. GIARRUSSO: Uh-huh.

MATT EMENS: Um, if you -- if you don't need the double door, um, I would just kind of -- might look less "pole barny."

MR. GIARRUSSO: Comment was if we don't need the double door in front, it might look a little less "pole barny."

MR. KREBS: The double cross buck door is sharp. Go on plank -- onto the website. It's a really --

MATT EMENS: I know. We are just going from rewinding -- the other -- your over-budget project. Not laughing at it, but -- I hear your pain. But you were at an aluminum entrance, glass doors at that point. So -- I'm not saying there is anything wrong with the door, I'm just saying if it's a single door, you may find that that is a better use for you. You guys can figure that out.

But I guess the one thing I'd do, I would say is that if there is another way to look at that, the hip -- I don't know -- the hip doesn't work for me. For some reason it just bothers me. I don't know why. But I also know you're trying to break up the surface area of the front of it. One of the things we talked about before, how does that work, how does that break up the front and what do you see from the road? And it is set way down.

MR. GIARRUSSO: We thought about it. I agreed with what you said. The other thing we're debating, we priced out what one or two cupolas would look like, one in the center and the back -- to the idea it will look a little more "pole barny" or "barn ish," so we said, "No. We'll try to keep the roof line clean and not draw your eye up there."

MATT EMENS: I don't have a problem with it looking like a barn. I mean -- I guess, um, you guys spent a lot of time looking at it and making it pretty -- you know, very clean and simple, but well done. Right? So that is what -- I still think you have that here. The -- the -- the roof just sticks out like a sore thumb to me.

One of the things I will say, you pointed it out, too, it's a lot more functional now from an entrance canopy to give you cover.

MR. GIARRUSSO: Well, the cover. And the other thing around functionality being able to open both doors from a mobility standpoint for anybody that might be coming in in a wheelchair, that would be better.

MATT EMENS: Absolutely. If you wanted that flexibility. That makes sense. The door, that is really up to you guys.

MR. GIARRUSSO: We might be able to look at a little less "cross bucky" thing but maybe just a clean panel.

MATT EMENS: I will let anybody else weigh in. My biggest thing right now is just the hip roof.

MR. GIARRUSSO: Any options around the hip roof?

MR. KREBS: I can put any roof you want on there. I just thought would it look nice. There is also a double fascia on there. You probably can't tell from the pictures. I have like a 2 by 8 and 2 by 6 laid on top of it to give it --

MR. GIARRUSSO: The lines. You can see it a little bit there on the angle. There is a line there. We'll build up the two porch poles, too.

ROBERT LATRAGNA: I understand the design was much more extensive. This design is essentially a pole barn and at this point -- the only thing that really matches our Chili guidelines would be the mullions in the windows. So there is really not much else on here that is architecturally appealing. So at this point I would be -- I think my opinion would be how well you could screen it from the neighbors. I don't think it's an appealing design. I would like to see the neighborhood is not impacted by it.

MR. GIARRUSSO: Right. To that point, in our site plan, um, we do show a partition fence along this edge here (indicating), okay, which is really our only neighbor. These are -- these are boaters coming and going, transient folks with fishing poles and beer cans. So -- but we have talked with her about that.

ROBERT LATRAGNA: Your neighbor?

MR. GIARRUSSO: Yes. That was part of the original site approval, too.

MATT EMENS: The privacy fence.

MR. GIARRUSSO: Right. Remember that. Do we get to say anything about her dog fence? No, I'm just kidding.

JAMES IGNATOWSKI: My problem with it, it is a huge departure from what we were shown the first time. I can understand you're trying to reduce costs and so on and so forth, but I just think it's too extreme from where you started out. You're going to have to add some character back into this building. It will have to be economical, but --

MR. GIARRUSSO: What would be examples of character?

JAMES IGNATOWSKI: Compared to what it was before? It's a pole barn.

MR. GIARRUSSO: I understand.

MR. KREBS: It's a boat storage building that -- you can't even see it from the road.

JAMES IGNATOWSKI: If I show -- I understand cost, but --

MR. GIARRUSSO: I understand your point. I'm just asking for examples of what character would be in your mind's eye.

JAMES IGNATOWSKI: Well, basically it's a huge structure that is not broken up in any way, shape or form. We do have a small porch on the front, but as Matt (Emens) pointed out, it doesn't look right because maybe it's so small versus the rest of the mass of the building. There is nothing on here compared to what was there before.

MR. GIARRUSSO: Can I see what you're referring to?

JAMES IGNATOWSKI: This here (indicating). So -- but -- I can understand you have to reduce the cost, but it's such a huge, um, departure from what we started out with and I think something could be done with this building to lessen the plainness of it.

MR. GIARRUSSO: So, for instance, just comparing and trying to connect with you here on this, so on the corners, for instance, in the earlier version we did have some lineage that brought things down that would kind of bust up the edge, break up the constant of one color. I mean that is something that we could look at.

JAMES IGNATOWSKI: Agreeable.

MR. GIARRUSSO: I would think over the -- over the center entrance, we could put some kind of an emblem thing would bust that up that would be decorative in nature that could be doable.

JAMES IGNATOWSKI: Or break it up with a little reverse roof on front. There are a number of things I think you could do. I can't design it for you.

MR. GIARRUSSO: No. I like your ideas.

Can you define "reverse roof"? I don't know what that means.

JAMES IGNATOWSKI: Basically across here (indicating), you take another roof running across and pitch back.

MR. GIARRUSSO: Oh. Got you. We could do that.

JAMES IGNATOWSKI: Some type of decorative feature up in the gable. Whether or not you start using track lighting to help with this building, I think more can be done with it. I just can't accept it the way it is. I think it's too much of a drastic change. I think there has to be some more work done on it.

MR. GIARRUSSO: I just want to offer this now and we'll see and do as much as we can. I will tell you where we are financially. The building is an approximated \$400,000. I do have the bank approval for the construction loan. So our budget is to be sub 400. We're trying to be as close to 380 as we can. Right now we're running between 340 and 380 with everything in without any of these changes, but I can work with Rich (Krebs) and EDS to see what some of those things might do to that. But we're really -- we're getting really tight.

JAMES IGNATOWSKI: I understand that. We -- I -- another thought you can look at, we did a review of a tire facility on Scottsville Road. That was a massive building.

MR. GIARRUSSO: I think I know what you mean. Down near the old restaurant.

JAMES IGNATOWSKI: What we suggested, they had did and I thought it looked fine, they took alternate colors around the edges to limit the board-on-board situation and they broke up the long facade and it came out quite attractive so you don't have one monotonous color along the building. Get a chance to look at it. I think there was probably more ideas there than what I can explain here. But different color panels in the right places would be economical and achieve more than adding a lot of gingerbread.

MR. GIARRUSSO: I agree with that. That's a great idea. Thanks. We'll take a look.

JAMES IGNATOWSKI: Okay.

MR. GIARRUSSO: So again, I'm not really familiar this process. Now what do we do?

JAMES IGNATOWSKI: Take the recommendations we came up with, our ideas, and come up with a new concept for your next move.

MR. GIARRUSSO: How does this inhibit us to progresses forward? Let's say they approve the site plan change tonight. What does that do in terms of inhibiting permits to start excavation and things like that? Because the next meeting here is --

MATT EMENS: You mean in terms of a building permit, I can't answer that. The Building Department would --

MR. GIARRUSSO: The next available meeting would be when to come back?

ROBERT LATRAGNA: Second Tuesday of April -- of May.

MR. GIARRUSSO: And we would have to submit by when for that?

JAMES IGNATOWSKI: Last week before the meeting. So you have like three weeks.

MATT EMENS: We're a little more flexible than Zoning and Planning.

MR. GIARRUSSO: Okay. All right. We'll take those thoughts and reshape it a little bit.  
JAMES IGNATOWSKI: Thank you very much for your presentation.

Robert Latragna made a motion to approve the Architectural Advisory Committee meeting minutes from March 12, 2019, and Matt Emens seconded the approval. All Board members were in favor of the motion.

The meeting ended at 6:45 p.m.