

CHILI ARCHITECTURAL ADVISORY COMMITTEE
February 11, 2020

A meeting of the Chili Architectural Advisory Committee was held on February 11, 2020 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 Hubbard Springs Apartment Project located on Union Square Boulevard in North Chili, New York.

Roger Brandt and Timothy Zigarowicz were present to represent the application.

MR. BRANDT: Good evening, my name is Roger Brandt. I'm with Rochester's Cornerstone Group. Address is 460 White Spruce Boulevard, Rochester, New York 14623. That's Brandt, B-R-A-N-D-T.

So we're here this evening to talk about a project that we are proposing to the Town. We have had several meetings with various people here at the Town and engineers.

And architect with me today is Tim Zigarowicz. I will let him introduce himself in a few minutes.

We have -- this is a development to be located at the Union Square Subdivision. The Union Square Subdivision was developed back in the mid-to early '90s, and as you know, it has had a number of different developments. It had some mixed zoning residential multi-family as well as a Planned Residential Development District. It was approved for 648 apartment units plus one unit as the DePaul adult assisted living facility -- adult care facility and then 30,000 -- up to 30,000 square feet of office.

To date, there has been developed -- let's see. The number is 476 units and this would push it up into about 545 units or so. So the -- the development was planned a number of years ago. It was 25 years ago. This is the last remaining parcel. There are two parcels actually. A two-acre site and a six-acre site right on Union Square Boulevard -- or on Union Street.

What we are proposing to develop is 72 apartments and really they will be a couple of different building types. But the one building type that is going to dominate -- it will have 48 units in 6 different buildings. The building type has been developed in Sweden -- Phase 2 in Sweden is under way. We have also developed it in a couple other communities outside of the area.

This (indicating) is a picture of the units. There will be two-bedroom units and three -- we have -- two-bedroom and three-bedroom units will be on the site. This is -- this is an actual picture of the project in Sweden. It is right behind the Lowe's store on Route 31.

This is a picture of the site in Sweden. It just gives you an idea about how these set. This has one-bedroom, two-bedroom and three-bedroom. Actually we're going to do two-bedroom and three-bedroom units and then we have one larger building for one-bedroom units Tim (Zigarowicz) will talk about in a minute.

This gives you an idea of the massing and how big these will be. These buildings will be at the entrance right at Union Street/Union Square Boulevard. So as you pull in off of Union Street, immediately on your left, there will be some buildings there and you go a little bit, a couple 100 yards on your right is a two-acre site where the larger one-bedroom building will be located.

So I think it is probably -- you have the overview. Perhaps it is time for Tim Zigarowicz from SWBR to come up and give you the spelling of his name.

MR. ZIGAROWICZ: Good evening. My name is Tim Zigarowicz. That is spelled Z-I-G-A-R-O-W-I-C-Z. I'm with SWBR Architects. Address is 387 East Main. And that is Rochester, New York, 14604.

So I'm prepared to talk about all of the building types. The one change from Sweden, Phase 1 and Phase 2 -- Phase 2 is under construction as Roger (Brandt) said -- we have prepared two renderings. So I probably shouldn't have showed you this one first, but what we -- when we were originally designing this, the owner wanted to try to create a statement on the corner. I don't have a site plan I think in that package. We're prepared to talk about that at 7 o'clock when Parrone, the site engineer, is there. Due to budgetary constraints, we had to remove a lot of the wrap-around porch. We'll still have a covered entry.

And on this side, this facade (indicating), this is where we drive into a parking lot -- we banked some parking here (indicating) -- we'll talk about that later.

This is the 24-unit one-bedroom building. It's all one-bedrooms. It has a little patio out the back. The stone that we're showing -- again, due to budgetary constraints, the contractor has

decided we cannot afford that.

So what we'll do is at the direction of the owner, we're going to do some type of a deluxe siding. This might be some type of a shake, simulated shake siding.

So what we're planning on doing, and I can show you the plan certainly, is this will be the -- this will be the main entrance. The offices will be in this location (indicating). The facility -- this whole site will have 24/7 laundry access right from the exterior.

I will kind of give you the lay of the land here.

The building, the 24-unit building is 12,700 square feet per floor and obviously it carries over. So it is 25,400 square feet.

As we talked about, we kind of dashed in this alternate, showing the wrap-around porch. Main entrance is here (indicating). The laundry and fitness area is here (indicating) off the front with a covered entry with some decorative stone piers.

Like we talked about, manager's office is here (indicating). Service provider here (indicating). Small little conference room. Men's and women's toilet. It does have elevator in it and maintenance is typical mechanical, electrical and back-of-house spaces.

The rest of the first floor is all one-bedroom units and they are 650 to 685, depending which one you're in. We're kicking out a couple units to kind of give it some interest on the two facades.

On the second floor, again, stairs on each end per code. Elevator, some back-of-house spaces, a small lounge and the rest of it is all one-bedrooms.

We can go over the two to three-bedrooms if you want me to. I can describe those. Again, I think you're amenable to having somebody go out and drive around Sweden to take a look.

MR. BRANDT: We would actually be glad to provide a tour to anybody to -- you can see how they look, but certainly if you wanted to see units.

MR. ZIGAROWICZ: Again, this has -- this has -- I will go over the apartments. They're all basically about the same layout. What we are doing here, is every one has a balcony, a small furnace room off that balcony and it has a large walk-in closet where they would typically just do a 2 by 4. That was what the owner wanted to do to get some bulk storage in this facility.

Two and three-bedrooms -- again, I have -- we can leave these here, Roger (Brandt), if you want. I have elevations of them. And we also have a full working document set because we have built this -- we're on our fifth. This will be like our fifth time building the same unit. We kind of worked out the bugs.

The storage. I know we're talking about storage at the next meeting. It is not meeting the Town standard, but what we do is provide about 20 to 22 square feet of storage. That is exterior, and it's located right here (indicating) on the -- they're located --

MR. BRANDT: Actually right here (indicating).

MR. ZIGAROWICZ: Undercover. It's exterior storage. It's not part of the unit. First-floor storage. They all have them.

We call them eight-plexes. So they have four units over four units. R2 occupancy, exactly like this, except this has a common area entrance and elevator.

All these units have their own direct entry so there is no common space at all in these except for a water room and electric room. You know, where we receive the -- the backflow from that building -- I'm sorry, we don't do that. We're doing hot boxes on this site. Normally we have -- we serve it from like a community building which we won't have here.

So everything stacks. Again, we have kind of proved these out. They work very well. The owner takes very good care of their facilities. To go around, you don't see a lot of stuff all over the balconies. They do a good job. There is no one cooking on their balcony. They do a really, really nice job compared to a lot of other developers out there doing this type of work.

I would be happy to go forward, Roger (Brandt), if you want or open up to questions.

MR. BRANDT: Maybe the gentlemen have some questions.

MATT EMENS: So Tim (Zigarowicz), just a few questions to start.

MR. ZIGAROWICZ: Sure.

MATT EMENS: I see the materials and the photos. Obviously photos are very helpful. Are we talking about the same materials between both buildings?

MR. ZIGAROWICZ: Yes. They will complement each other. It's all wood frame construction. Just like most of our construction, it is all vinyl siding, maintenance-free, asphalt roofing shingle and we do try and do some stone accents. So that one right here (indicating), if we can afford it, we'll do more stone, but right now we usually do like a stone pier at a column for the entrance.

MR. BRANDT: Additional stone will be ultimately -- we'll see how the bids come in and how we're doing.

MATT EMENS: What about the trim? Is that all vinyl and aluminum wrap?

MR. ZIGAROWICZ: Yes. Any columns, any casing -- we have been doing PVC. We have kind of gone away from fiber cement because it can't go down to low areas or horizontal. I don't want to do a hybrid. So we usually do like a 1 by or a 5/4 PVC. Corner trim is vinyl like with the siding package. There is not a lot.

In terms of columns -- you have columns. You have headers around the balconies. That is probably it in terms of exterior trim. Typically it is white so that -- if it is painted white, you know, if it starts flaking off, which eventually it will -- or sometimes it is not painted and just left white versus trying to paint it a color and it becomes a maintenance issue. Not with the vinyl, but the paint.

MATT EMENS: The larger building, the single-bedroom units, what is the overhang on

the roof? The elevation here -- the two have -- elevation is confusing. I can't really tell what it is.

MR. ZIGAROWICZ: Are you looking at the west elevation?

MATT EMENS: West, east, south, north. It looks like there is a combination.

MR. ZIGAROWICZ: I think you're right. We probably have a little bit of work to do on that. It is typically 12 inches. I know it's shown a little heavier in some areas. We do 12-inch rakes and 12-inch overhangs.

MATT EMENS: And no stone? Or you're trying to do some stone?

MR. ZIGAROWICZ: We would love to.

MR. BRANDT: We have to see. Like I said, it's an add alternate.

MATT EMENS: So I think back to the gables with the overhangs, it looks -- I think you said there is some adjustments that need to be made there so it is all the same.

The other question I had, you talked about the furnace room being outside. So one of the things that I guess maybe we're missing from the drawing is would there be a louver in the wall?

MR. ZIGAROWICZ: There actually would not be. These would be high-efficiency, gas-fired fireplaces, so there would be a flue. We typically run them out of the wall. I don't like to run them through the roofs because we have icing-up areas with the concentric vents. You'll see usually the oval bay vent. It depends on which manufacturer is going to be coming in there, but we would duct out the side. There would not be a -- large louvers on this.

There probably would be, out the back here -- what we're trying to do is get -- the RPZ is here (indicating). There -- there will be louvers here (indicating) for the laundry. There is not much I can do about that.

And then the mechanical/electrical, we're showing a window that might be an actual louver there, but it's in the back, though.

One thing I neglected to mention, this (indicating) would be either a Lever Homes project or Enterprise Green Community. We'll have to determine that. But it will exceed what the Energy Code requires. So I know there is a new code coming out around May. We don't really know exactly. There is no grace period. We have no problem meeting it with the programs that we're actually going to be providing here.

MATT EMENS: Okay.

MR. ZIGAROWICZ: Blower-door testing. We have an energy consultant, Sustainable Comfort, that would be on the job doing the blower-door tests. You're fully welcome to see all of the reports as they come through.

MR. BRANDT: They're very efficient buildings as far as energy is concerned.

MATT EMENS: All of the windows are double hung?

MR. ZIGAROWICZ: Actually, they will be single hung, but they will be usually like a .29 or .3 is what we're putting in, vinyl.

MATT EMENS: Okay. And then the -- the stone columns, I guess -- this -- this west elevation is technically what we're calling the front entrance then?

MR. ZIGAROWICZ: I mean the -- the -- this is --

MATT EMENS: On that short leg.

MR. ZIGAROWICZ: So the road is here (indicating). We'll come down through here (indicating). It is kind of our front facade, but yes, we would come in here from the side (indicating).

MATT EMENS: I just think -- that seems a little -- I see you're dealing with the challenge of the window up above that looks like it is just at the end of the hallway, but maybe that could get -- that just looks a little --

MR. ZIGAROWICZ: You're talking about here (indicating)?

MATT EMENS: Yes.

MR. ZIGAROWICZ: Correct.

MATT EMENS: I guess all I'm saying, that entry roof, I guess, is where I would focus some more attention on.

MR. ZIGAROWICZ: I do agree what you're saying. We're still in that design portion. I would love to possibly pull this back. The problem I'm dealing with, there is a dead-end issue. I'm limited to 20 feet. I could probably pull it out and sometimes we do a bench or something to stop that 20 feet. It is sprinklered per 13 hour, so I don't get that 50 foot exception. I agree what you're saying.

MATT EMENS: I would take a look at it. It kind of makes it a little funky.

MR. ZIGAROWICZ: Agreed.

MATT EMENS: That's all I got right now. My point would be since you already built -- and that picture means a lot more to me than the drawings. I guess what I will just say out loud to capture everything, if it looks like that in general, I'm in good shape I think. We'll still want to see actual materials and colors, but that's I got for right now.

ROBERT LATRAGNA: So this is very similar to how we're trying to -- how we have instructed other applicants and I think overall, it's a very good design. I think what I would like to see is you change the materials. I would like to see the materials updated on the --

MR. ZIGAROWICZ: Yep.

ROBERT LATRAGNA: And there is -- I don't see any lighting specs in here. Am I missing them? How are we doing this?

MR. ZIGAROWICZ: So what we have been doing, at -- at each one of these balconies, we have been putting in a sconce here (indicating). We have done similar buildings to this. We didn't bring any photos. This would be close to some others we have done, but we're adding

balconies. The owner wanted balconies. We would probably have a sconce between the door and window here (indicating). The same with the two- and three-bedroom eight-plexes.

ROBERT LATRAGNA: And again, it looks like you're doing pretty good.

MR. ZIGAROWICZ: Okay.

JAMES IGNATOWSKI: Um, thank you for bringing the pictures. I think they're great. For the six units on the first floor as you come in, everything looks good. I have no questions about it. With the exception of I notice that you haven't provided any pictures or renderings of the dumpster enclosures. Those are going to be -- those are required to make sure that the materials you're using in the main buildings are the same materials you use in dumpster enclosures. So next time we meet or you send any drawings to us, make sure that is part of the package.

MR. BRANDT: Sure.

JAMES IGNATOWSKI: My only issue would be on the one-bedroom unit building itself, and obviously you will be updating the elevations since you're getting rid of the porch; correct?

MR. ZIGAROWICZ: Yes.

JAMES IGNATOWSKI: On the north elevation, it looks like maybe 3/4 of the way up the side of the window you have a band board going across to separate one siding from another set of siding. Is that going to be repeated on the south elevation?

MR. ZIGAROWICZ: Right now, we are not showing that. Um, if the Town would require that, we could add it. It is not a lot. We could do that. It's the back of the building. If that is a requirement, I think we could do that.

JAMES IGNATOWSKI: The only other issue would be -- Matt (Emens) pointed out about the exterior elevation west side. On the east side, that whole roof plane there -- needs to be something applied there to take up the mass of the roof because it's a big expanse. If there would be an applied gable the same dimensions as the ones on the exterior elevation south, that would be fine.

MR. ZIGAROWICZ: We could do that.

JAMES IGNATOWSKI: We just need to break that one plane up. The next time we meet, the samples of the materials and cut sheets of the exterior lighting that you plan on using.

MR. ZIGAROWICZ: Okay.

JAMES IGNATOWSKI: So we have an idea --

MATT EMENS: And colors.

JAMES IGNATOWSKI: And colors. Anything that you can bring as a sample, bring as a cut sheet so it gives us an idea what you plan on building.

The cut sheet should be part of the submission to the Building Department for us to look at before the last meeting.

MR. ZIGAROWICZ: Okay.

JAMES IGNATOWSKI: Okay. Other than that, I have no other questions. Anybody else?

Looks very good.

MR. BRANDT: What is the process with you, with regard to this Committee? We're going to meet for information only with the Planning Board next and then we get into the whole Planning Board process.

JAMES IGNATOWSKI: Right.

MR. BRANDT: Do we come back to you at -- at what point?

JAMES IGNATOWSKI: I would suggest when everything is firmed up with the Planning Board, you firm everything up with us, which would be just what we talked about today. The elevations, showing the removal of the porch, the rest of any details you plan on putting in the building. Examples of the materials and so on and so forth.

MR. BRANDT: Sure.

JAMES IGNATOWSKI: Then we provide the recommendations to the Planning Board.

MR. BRANDT: Great.

JAMES IGNATOWSKI: Very simple.

MR. BRANDT: Thank you.

We're right behind the Lowe's. If you find yourself out at Lowe's in Brockport some day, that is where it is there. We're building another one a couple hours away, but it's -- it's an attractive product. We're very happy with it.

JAMES IGNATOWSKI: Yes. It is very attractive because you have taken the time to actually have different parts of the building forward and backwards so you have some relief to it without being a long tube we're used to seeing. You have built character into the design, which is nice to see for a change. Appreciate that.

MR. BRANDT: We gave Tim (Zigarowicz) some latitude.

MR. ZIGAROWICZ: Not a lot. (Laughter.)

JAMES IGNATOWSKI: Now I would like to bring up the minutes for approval for the last month's meeting which would have been the January meeting.

Robert Latragna made a motion to accept the 1/4/2020 Architectural Advisory Committee meeting minutes, and Matt Emens seconded the motion. All Board members were in favor of the motion.

The meeting ended at 6:24 p.m.