

CHILI ARCHITECTURAL ADVISORY COMMITTEE
May 12, 2020

A meeting of the Chili Architectural Advisory Committee was held on May 12, 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: 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 Blvd. in North Chili, New York.

Ryan Brandt and Tim Zigarowicz was present to represent the application.

MR. RYAN BRANDT: Thank you for having us. My name is Ryan Brandt from Rochester's Cornerstone Group. And --

MR. ZIGAROWICZ: I'm Tim Zigarowicz, Z-I-G-A-R-O-W-I-C-Z. I'm with SWBR, the architect for Rochester's Cornerstone Group.

MR. RYAN BRANDT: Well, I will just give a quick introduction here. So we -- again, we're here to present to the AAC, Hubbard Springs Apartments is a 72-unit development over on the corner of Union Street/Union Square Boulevard. We have actually two different sites. One is going to be a single building, an elevator building, 24-unit, multi-family building. And the second site is going to be a -- 48 units of eight-plex buildings. There will be two-bedrooms. Some will be three-bedrooms. Those are called eight-plexes because there is eight units in each building, four units up and four units down. Those will be two and three-bedrooms. The other side of the street will be the one-bedrooms and it will hold the staff offices, the community space, the common areas, the fitness room, the laundry room.

So I believe there is was an introductory presentation made on February 11th, to the Committee. There was some comments that were to be addressed and we brought again Tim Zigarowicz from SWBR to go over some of those and introduce the Committee to the buildings. So with that, I will go turn it over to Tim (Zigarowicz).

MR. ZIGAROWICZ: Um, I will post this one up. So, some of the comments that we received -- I will see if I can -- if I can post both of these up there. So back in February -- can you hear me if I'm this far away from the mike?

So some of the comments we have received were -- this is the rendering. We have seen the revised elevations. Some of the overhangs were not correct, so we fixed those. We had -- so this is the street side (indicating). Then this is the parking lot entrance side. We added -- we have this gable here (indicating). We straightened out this facade (indicating). Some of the comments were -- this wasn't totally resolved, where the roof kind of went back in. It was a little bit -- some cleanup work we had to do. So what we did is we flattened out this. And inside, we just -- we made sure we don't have a dead-end there. It is -- has been resolved. So what we did on the other side, you can't see in the rendering, is we added the same gable -- a false gable -- but we added that on the non-driveway side over here (indicating). That -- that exists over here now.

Um, we are not doing the wrap-around porch due to cost. As well as due to some setbacks and trying to get access in to provide a little drop-off for residents. So that option is off the table.

We simplified our exit or entrance over here (indicating). Even though what looks like we're showing a step, it is all accessible. Everything will be accessible here (indicating).

We also resolved some colors. So this project has a charcoal roof. I do have samples. I can certainly go over them. It's asphalt shingles. It's vinyl siding. So we're -- on this building, we're going to do all gray, with some accents of some blue at three of the gables. Kind of doing some vertical breaks to try and break up the building.

Um, some of the other comments were to show louvers on the building. We -- the only louver that we -- that we plan to have is the -- is some makeup area on the back for the laundry. So the laundry has 24/7 access. I did bring a plan to post up, but you can kind of see the plans. It has 24/7 access. So once you go through this vestibule, you're in kind of that area. It is all fobbed. And the louver will be in the back.

Obviously there is going to be some small exhausts around the -- pretty much around the building. Range exhausts. Bathroom exhausts. And that will actually be it. So those will -- it will be ordered. It won't be random. They will be there. The comment was just to make the louvers visible. The only one is in the back. As far as we know of.

So Ryan (Brandt), on the other side though, on the other site, we have seen the -- we have seen the photos before. There is no change. We have actually made no changes to the eight-plexes. The two and three-bedroom eight-plexes, we have -- we haven't officially resolved the colors. The colors will be the same scheme. We're trying to figure out the best way to bring them up. I don't know if you want to talk a little bit about that. We have not officially resolved

it. Kind of left it black and white. It will complement this architectural color.

MR. RYAN BRANDT: This would be the fifth time we have built this prototype with Tim (Zigarowicz) from SWBR. Most of the time we had two tones. Can kind of -- this is Brockport right, Tim (Zigarowicz)?

MR. ZIGAROWICZ: Yes. Brockport.

MR. RYAN BRANDT: We had two-tone. First floor is maybe a darker type of -- out there. It is kind of -- Sierra Brown is the color and then more of a taupe or cream on the top. Other site it is kind of two different tones of gray. Maybe a little bit of a charcoal or Blue South.

Like Tim (Zigarowicz) said, I think the main thing we have settled on is the main building and that -- those eight-plex buildings will complement it in some way where it is this combination of gray and black.

They did -- SWBR did a few different renderings. We haven't figured out exactly what we're going to do over there.

MR. ZIGAROWICZ: The issue we always run into, and I think Cornerstone did a good job, this color will be a standard color. You go to any vinyl siding, they show you the whole board and the top are all premium colors and the bottom six or seven, eight are kind of muted standard colors. What we're trying to do is pop off -- use this blue to be the color, using it sparingly because it doubles the cost of the siding.

MR. RYAN BRANDT: This is the prominent building along Union Square Boulevard. It will be the biggest building of the two sites. That is why we definitely wanted to commit to some type of premium, a color that will pop along that major face on the corridor. Any questions -- excuse me -- about the coloring?

MATT EMENS: So I think you have addressed the things we have talked about last time. You said you had adjusted some of the things. We have been looking at some proportions. Oh, let's see. Where am I here? I like the gable on the ends, that you were talking about. I think that that helps with that corner, too. Maybe that corner will look -- people, I guess coming out of there will see that corner and people pulling in will experience that.

I think in general, when it is still in 2D, it looks like a really long building, because it is, right, but you have done a nice job in this 3D rendering. It really helps show with the use of materials and a little bit of pushing and pulling of the elevation and adding the gables and the trim coloring and the color, I think it looks nice.

I think the one concern I would have is if you get -- start to get too crazy with the colors, which I don't think you have done here, then it starts to look a little too Disney for me. So I think just simple and well done and the massing, I think, has worked out nicely.

The question about the louvers. So I understand what you're saying. I guess my follow-up questions on the louvers would be where is the -- what we have run into before on this -- these larger buildings that have multi tenants in them is that furnace is in an equipment room, right, and the louver ends up on the outside wall. Sometimes we see them. Sometimes we don't. Because when you're in early stages of schematic design, you're not working again with MEP to figure out where the HVAC louver is.

So what we'll see is a nice, balanced, proportioned elevation, and then you're going to put in -- if I look at this first floor, you know, if this is -- you know, this is the outside storage room here (indicating). This is where the furnace or the HVAC goes.

MR. ZIGAROWICZ: The small 4 by 4?

MATT EMENS: Yes.

MR. ZIGAROWICZ: Is that correct?

MATT EMENS: My point is you have a nice balance of elevation and boom, there is a white louver that throws off the nice portioning we have done and look at the windows. And sometimes -- let me jump to the end for you. But sometimes you can't fix it or can't do anything about it.

However, what you don't want to see and we have had on other ones where we asked about it -- and that is why I specifically asked last time, it came up later in another version and all of a sudden, if you do the 10 foot or the 15 foot and swing your eyes, it looks wonky and it doesn't look as good. Kind of ruined all of the hard work you have done to get your proportions lined up. Heating and cooling are a necessity. I get it. But once again, if you have a nice gray or blue siding and all of a sudden we smack up a big 3 by 3 white louver --

MR. ZIGAROWICZ: And it won't be. So these will be just like -- it will not be the bazooka tube like we have on our house. It will not be that. Typically what we are doing, they call it a bay vent. It is about like this big (indicating). It's white. You can't really paint them, because the paint will not hold to it. It is all PVC. It is about this big (indicating). So yes, you would see one of those like right here (indicating). But it's not a huge, white louver. The caps for the exhaust, like for the range and the bathroom are color-matched to the siding.

MATT EMENS: Right.

MR. ZIGAROWICZ: So those blend and go away.

The only one you will see is going to be -- you know, it is going to be in that corner. It will be this big (indicating). It is really tough not to put them in here. I can't turn it around because I can't have the exhaust over a balcony.

MATT EMENS: I understand. That is why I wanted to ask. That is your solution.

MR. ZIGAROWICZ: We'll show you on this.

MATT EMENS: My concern was once again, if it is a 2 by 2 or 2 by 3 white louver with J channel wrapped around, white, it is bigger and boom, boom, boom across the whole thing will look bad.

MR. ZIGAROWICZ: Fortunately, it is gas-fired. We don't have -- it is not like a heat pump or gas or something. We have to have a big louver. Those caps at least will be color-matched to the siding. They won't stick out as white. We won't have any of those here on the project.

MATT EMENS: Okay. Perfect. So you have listed the materials. So a couple of follow-up questions on materials. I know we're a ways out on funding of the project, which can push out the actual final selections here, but just a couple follow-up things here.

So asphalt shingles, a sample of those. I'm assuming architectural, 40-year or what?

MR. ZIGAROWICZ: I have a smaller sample. I didn't bring a huge one.

MATT EMENS: Charcoal, not solid black, so it has some contrast to it.

MR. ZIGAROWICZ: Like a dark gray. Due to the color scheme, any kind of brown won't work.

MR. RYAN BRANDT: Some type of texture.

MATT EMENS: That's what I'm talking about architectural, so a little relief. You have large fields, even though you broke them up.

MR. ZIGAROWICZ: Correct. I'd say black, but it is never black. It's -- it is a -- like a dark gray. They always show up lighter.

MATT EMENS: Like a charcoal. Okay.

And then the colors, you have talked about and obviously we didn't get -- we have talked about that here. I think the important thing to do would be if you are going to finalize or do finalize -- you will finalize the colors, make sure we understand what they are and that there aren't any major changes. Typically we're going to ask for the list in a Sherwin-Williams color or a Benjamin Moore or a siding spec in that color. It could change in a year or two, whatever, but we would like something on the record so we know where we're starting.

MR. ZIGAROWICZ: We're very comfortable with it. We came up with a -- different solutions. This is what we like. Now, I don't know if it is specific blue in EnviroTech or something in CertainTeed. It depends on what gives the best price. That is our intent.

MR. RYAN BRANDT: We do try -- I don't think we have -- I know exactly what you're talking about, in not making it Disney -- or not -- if you're in an urban setting, you can be a little bit more, um, bold, but --

MATT EMENS: Seven colors. I don't need seven colors. Maybe two, three.

MR. RYAN BRANDT: Union Square apartments is more of the cream, kind of tan we're thinking. Let's stand out a little bit but not go too far out that way. He had a few different renderings done and one where it was a little too much blue on the first floor, one with shutters and no blue. So this we feel is a good balance.

MATT EMENS: That's good. And the -- the width of the corner trims, I don't -- it is not really called out here, but I guess the other things like 8 inches and --

MR. ZIGAROWICZ: The corner would be the standard -- it will be like 3 by 3. It will be part of the siding. It wouldn't be an extra trim accessory. It will be a -- from the vinyl siding manufacturer.

MATT EMENS: So I guess what I would say is if that gets too skinny, that would be my concern. It is too skinny. It will not look right here. You know what I mean? I don't know how many times you have done these.

It looks like in the wider pictures you have a solution there. I'm not looking for it to be custom or expensive. I'm just saying if it is double lap 4-inch or double-lap 5-inch siding, a -- 3 inches isn't going to look as good. And I guess I would say -- not guess, but if I look at this to scale the way you have it graphically depicted here, it is very similar to -- so if it's a 4-inch corner, this is a 4-inch double lap.

MR. ZIGAROWICZ: I can't remember what our expanse was. I don't remember if it was a double 4 or 5. Looks smaller.

MATT EMENS: All I'm saying is 3-inch corners doesn't sound right based on what this looks like, but once again, my point is, I just want to make sure the corners are wide enough, based on what the lap of the siding is.

Right?

MR. ZIGAROWICZ: Yes. I don't think we called out anything specific either for Francis. So this is probably a manufacturer standard. I don't know if it was CertainTeed or whatever it was.

MATT EMENS: And that's all I got right now.

JAMES IGNATOWSKI: Um, commenting what Matt (Emens) said, it is preferable we know in advance what color you are using. I notice you're talking about discrepancies and prices that you want -- you want to be cost conscious, but we have had instances before where, you know, we were told this is what it is going to look like. The rendering shows you can answer one thing and the colors didn't come out right on the rendering. That is why we prefer to have something with a color code to it or a name of a color so that when it is presented to us, we know exactly what we're seeing.

MR. RYAN BRANDT: Right.

JAMES IGNATOWSKI: That needs to get back to us so we're here. What you're showing us now is going to be exactly what we see in the field.

MR. RYAN BRANDT: Okay.

JAMES IGNATOWSKI: Questions that I have, and I'm going by the minutes from the last meeting, is that one of the things you did is eliminated the stone due to budget constraints. And you said instead of having the stone -- describe to us what you're doing. Premium siding where

that stone was. Shake siding.

Is that going to happen or no?

MR. ZIGAROWICZ: We didn't specifically talk about shake.

JAMES IGNATOWSKI: That's what the minutes say.

MR. ZIGAROWICZ: We would be talking like three areas. If we needed to do -- we're not showing that on the rendering now. If we need to do it, we'll put it in.

JAMES IGNATOWSKI: All right. Because the words were -- "the stone that we're showing -- again, due to budgetary constraints" -- "what we'll do at the direction of the owner, some type of a deluxe siding. This might be some type of shake, simulated shake siding."

So we'll go back to that.

Did you bring any diagrams for your dumpster enclosure?

MR. ZIGAROWICZ: Yes.

MATT EMENS: And not to pile on, but one of the things, too, it does look like your -- I want to make sure I'm looking at the right one. This is the newest one. So your landscape plan, now that we're going to see -- so you got some foundation plantings across the front, too.

MR. ZIGAROWICZ: We did talk about that.

MATT EMENS: I see it here.

So -- the other thing, too, I want to be cautious -- depending what is going on from a landscaping standpoint.

MR. RYAN BRANDT: The colors.

MATT EMENS: Well, that and the premium siding, too. I like shakes, but if you put it in the right response, it -- and it makes sense and doesn't break the bank, play off -- if it will not all have foundation plantings, but there is some ribbon there. Just an idea.

MR. ZIGAROWICZ: So this did get to you. We just developed this, I think, right around 5/6, 5/7. It has a dumpster enclosure pad planned and elevation showing the gates. I don't know if I can bring it up there.

JAMES IGNATOWSKI: Certainly.

MR. ZIGAROWICZ: I also have all of the rest -- I don't think he has got to this. So I have an overall that shows both parcels and then I have blow-ups of each.

MATT EMENS: You didn't get them to AAC, but we did get a follow-up L500.

MR. ZIGAROWICZ: The detail is there.

MATT EMENS: I did get that for the Planning Board. It is an 11 by 17. Cedar fence. So -- so cedar -- painted cedar, unfinished, faded to look natural? What is the cedar?

MR. ZIGAROWICZ: You had cedar on the projects. I know we haven't painted it.

MR. RYAN BRANDT: Usually not.

MATT EMENS: Okay.

MR. ZIGAROWICZ: I think it has been raw.

MATT EMENS: So it will be the natural cedar. The cedar. And then let it just age --

MR. ZIGAROWICZ: Yes.

MATT EMENS: -- color natural?

JAMES IGNATOWSKI: Any colors from the buildings going on the enclosures or just the galvanized metal exposed and then exposed cedar?

MR. ZIGAROWICZ: That's correct. That's what we have been doing.

JAMES IGNATOWSKI: Do you have a copy, Matt (Emens)?

MATT EMENS: Yep.

JAMES IGNATOWSKI: I have no further questions. I think we have covered everything. I appreciate it.

MATT EMENS: So I think that -- just to follow up on the dumpster real quick, the dumpster enclosure, the one for the two-story, 24-unit is tucked back nicely and no one is really going to see that one. These other two are in different spots than we saw last time. And I do see on the landscape plan you have shrubs around it. I guess I didn't look to see what they are. There's a legend for those, but... oh, here it is.

MR. ZIGAROWICZ: The blow-up.

MATT EMENS: I have to get to the next page.

MR. ZIGAROWICZ: We looked at this for a couple different reasons. One is how it is served by a truck coming in and out.

MATT EMENS: I think you fixed the problem we were concerned about last time, that I was concerned about at the Planning Board. I don't know how you're going to get a truck in there in that angle and get it out without making a fuss of the mess of the whole neighborhood. So yeah, you solved that problem.

My concern is, to Jim (Ignatowski)'s point, I don't know I'm necessarily concerned about natural cedar behind this big building because no one will see it and it will be fine with nice landscaping around it. However, these are out on the -- your street front. They're fronting your other -- your other street front. The other front, front.

So I don't know that you necessarily need to use, I guess, expensive materials, but my concern would be now I'm driving around this corner and the really nice buildings and the plantings are done right, and I guess -- I need to finish this thought and figure out what they actually are, but they can't be shrubs this -- this big (indicating) to start and hope they will grow 6 feet tall. They need to be -- I -- that is just my opinion, is --

JAMES IGNATOWSKI: If you don't want to use the same materials you will use on the building, you will have to conceal them somehow. Because they won't be the same as the building. The cedar will fade with time and it won't look the same as the building.

MR. RYAN BRANDT: So you're thinking either the --
MR. ZIGAROWICZ: A stain.
MR. RYAN BRANDT: -- either a stain or kind of an increased shrubbery around it.
JAMES IGNATOWSKI: Either or. What our architectural code says is that you need to use the same materials on the building that you use on your dumpster enclosure so they look the same.
MR. ZIGAROWICZ: Sounds like a stain. Make sure -- these are Braille to me. I'm looking at JS. I will find out what that is. It's a Juniper, but I don't know how --
MATT EMENS: I think it's an Arborvitae. So basically it is going to get tall and fat and they have to trim them. It should fill out and provide a nice wall. Except for -- I guess it would just be good to confirm tonight if that 5 foot is the starting height. Which I think it is if they're showing it that way.
MR. ZIGAROWICZ: I can talk to (unintelligible), our landscape architect on that.
MATT EMENS: Otherwise, back to Jim (Ignatowski)'s point, it might be -- it might be nice to pick a neutral color to paint that cedar. Although the good/bad news for everybody sitting here, it will turn into a maintenance item.
MR. ZIGAROWICZ: Maybe it's a gray color, semi-transparent stain.
MATT EMENS: Exactly.
MR. ZIGAROWICZ: Not flaking off.
JAMES IGNATOWSKI: Doesn't have to be paint. You could have different stain colors that kind of mimic what you have on the building.
MATT EMENS: As long as the color scheme is -- we talked about the eight-plexes having --
MR. ZIGAROWICZ: It will have -- it will be blue and gray. We just don't have the relationship -- or it may just be dark blue on the bottom, Ryan (Brandt), and maybe gray on the top. We have just not --
MATT EMENS: If it is the gray, I would stick with that color and don't add another color in. Like you said, do something, but more than nothing to the cedar.
JAMES IGNATOWSKI: You're not final on what you will actually use in terms of a color scheme, yet, are you?
MR. ZIGAROWICZ: We know the colors. We just don't know how we're going to do them.
MR. RYAN BRANDT: This building, the elevator building we're set on that.
JAMES IGNATOWSKI: There you're saying it is gray and blue?
MR. ZIGAROWICZ: That's correct.
JAMES IGNATOWSKI: Here it looks like green and blue.
MR. ZIGAROWICZ: It does a little bit.
MATT EMENS: It's the plotter, Jim (Ignatowski). Well, you can tell it's a gray blue. I get the -- the gray, the white, the charcoal and blue all pops well. But that --
JAMES IGNATOWSKI: There are gray stains out there that will work well and last a long time. It will be a lot easier than painting.
I have no further questions other than that.
MR. ZIGAROWICZ: So trim, and -- just make sure it is not 3 inches. Kind of like we're showing down here.
MATT EMENS: Yep.
MR. ZIGAROWICZ: Dumpster, we would have a stain on that. We have to find out how big they are.
MATT EMENS: Yeah. Look at Arborvitae, too. We'll have the Planning Board -- that at the Planning Board meeting. But I don't know if it has gone to Conservation Board yet. We can check with Paul (Wanzenried) on that one.
JAMES IGNATOWSKI: Somewhere along the line, a definitive list of the colors you're using.
MATT EMENS: Which to your other point, once you do come up with that scheme, a finalized drawing showing what you're proposing to do with those colors and those materials on that drawing, right?
MR. ZIGAROWICZ: And then the shape -- the blue areas here (indicating).
MATT EMENS: I don't know -- I don't think they need to come back for that. They could just address that and send it to us, right, so they don't have to come to another meeting?
JAMES IGNATOWSKI: I think what we talked about, you just get that to us. Now, any special lighting on the building? Because we also asked for any light cut sheets.
MR. ZIGAROWICZ: Ryan (Brandt), I thought that Parrone shows that on the drawings. They each placed the cut sheet on the drawings or noted the model number. I remember that coming up.
MR. RYAN BRANDT: You were talking about height. C6, I believe.
MATT EMENS: Yep. Well, that's just a light post or lamp pole. That's not a building --
MR. RYAN BRANDT: You're talking about wall-pack lighting?
JAMES IGNATOWSKI: Yes.
MR. RYAN BRANDT: I don't see exterior lights here, so. You want that addressed, as well?
JAMES IGNATOWSKI: Correct.
MATT EMENS: Well, if there is not -- I guess -- I don't know how to answer this. Is there --

MR. ZIGAROWICZ: We generally put on some security lights. It -- it will be no different than what we're showing here. We'll get you that information. I don't know about the pole lights. Were the pole lights addressed?

JAMES IGNATOWSKI: For us, it is on the building.

MATT EMENS: The wall packs or anything like that, just so that they don't...

There is actually no lighting, photometrics on here. I didn't realize that before. There is -- he has light posts on here, on the --

MR. RYAN BRANDT: I thought it was tied into one of the other plans. I remember thinking the same thing, too, and then finding it. The site plan has the lighting, exterior light locations on it.

MATT EMENS: You see 1.0. I have got the light posts, but I don't see any of the photometrics. But -- but I guess to the -- but this drawing does show the lighting -- the light fixtures on it. It just doesn't show photometrics. But also to your point, it doesn't show any light fixtures on the buildings. Whether there are or not, I'm assuming you will have --

MR. ZIGAROWICZ: We're not reinventing the wheel on this one.

MATT EMENS: Wall pack.

MR. ZIGAROWICZ: It exists right here with each one (indicating). There are four places on this building.

MR. RYAN BRANDT: Hopefully, we'll get that to you.

MATT EMENS: Great. Cool. I'm good.

JAMES IGNATOWSKI: Thank you very much. Appreciate it.

James Ignatowski made a motion to approve the 2/11/20 and 3/10/20 meeting minutes, and Matt Emens seconded the motion. All Board members present were in favor of the motion.

The meeting ended at 6:38 p.m.