

CHILI ARCHITECTURAL ADVISORY COMMITTEE
September 12, 2023

A meeting of the Chili Architectural Advisory Committee was held on September 12, 2023 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.

JAMES IGNATOWSKI: First applicant on the agenda is Go Car Wash located in Chili.

1. Review of proposed Go Car Wash located at 810 Paul Road, Chili, New York.

David Cox, Anthony Daniele and Dustin Welch were present to represent the applicant.

MR. COX: Good evening, Board members. I'm David Cox with Passero Associates. Also with me is Anthony Daniele, the developer for the Go Car Wash, and also Dustin Welch with Passero Associates. He is the architect for the project.

So I'll just kind of give you a quick rundown. So it is the existing Walgreens site. We're looking to rehab that, kind of clean it all out and revitalize it for a car wash. So it will be kind of one of the first in the area doing this with a Walgreens.

So pretty -- pretty ingenuity -- a lot of ingenuity there and something unique. Great reuse project that -- Walgreens has been vacant for quite a few years now. So good to get that back up and running.

So I'll walk through the site quickly there. There is two current means of access. One from Chili Ave. here (indicating). You can come down here and in (indicating).

The stacking lanes are on the east side of the property. We have three -- three stacking lanes, three -- three pay stations. Then you kind of loop around, go into the building, go through the wash and come back out to the north here (indicating). Then you can exit back onto Chili Ave. or circle back around.

And we have indoor vacuums. So indoor vacuums are becoming an amenity that Delta Sonic and some other car washes have started doing, so this would be the first one from the Go Car Wash in this area that would have indoor vacuums. So they would pull through here (indicating). They can vacuum. It is really nice during the winter, outside of the elements, a little warmer in there.

And kind of exit out the -- one of the main entrances there. Then they could exit via Paul Road or circle back around to Chili Ave.

So that is kind of the -- kind of the flow of the site.

We are proposing to keep the building as much to what it is existing as possible. Really -- we're really just having to put some door and tunnel locations in. So we have to put, you know, the entrance tunnel. We're putting kind of a doorway through there. The exit to the vacuums, where the main -- main entrance is there. And on the other side of the exit tunnel and entrance to the vacuums. So putting essentially four locations.

A lot of them you're aware, there is already currently doors or openings. A lot of places we're going through the arch there. So we don't even have to touch the pillars or columns or anything like that. Keeping the -- you know, everything else, the brick, the siding, all that staying the same.

Obviously, the logos won't be Walgreens. They will be the Go Car Wash, but that is kind of the main point. We did provide an elevation on the back here, just to --

MR. DANIELE: Which I believe you have.

MR. COX: Which we submitted with the application.

MR. DANIELE: As far as from the developer's side of things, I'm sure most of are you familiar with, you know, our traditional -- what used to be Royal Car Washes, now Go Car Washes with the red brick and the asphalt shingles. That is a typical look for a Go or Royal Car Wash.

One of the things that attracted us to the site is the materials, while not exactly the same color, are pretty darn close. So from a branding perspective, it will look like a typical -- I shouldn't say "typical." It will look like a Go Car Wash and this is something that is being done across the country now because of all of the Rite Aids and Walgreens and CVSs that have seemed to spring up on every corner. Obviously, logistically marketwise, there are a lot of them becoming vacant. Rather than tearing down a 12,000-square-foot building and starting from scratch, it just makes sense to reuse the existing structure to the extent we can.

Obviously, there will be significant work inside as you're building a car wash, from a mechanical standpoint. You have to deal with cars running inside. But we have already received comments from engineering at least preliminarily and we feel comfortable we can work through

those.

But from an architectural design standpoint, it is something that you pretty much already approved and the look will really not change that much.

MATT EMENS: It's interesting the comments you made at the end. That was pre us or -- is -- there was no Architectural Advisory Committee committee when that was put up.

So I guess the only question I have, you're not changing anything architecturally?

MR. DANIELE: Obviously the doors will look different. You know, you will have garage doors that are typical of a car wash. To say it's not going to change at all would not be genuine.

MATT EMENS: The openings, but that is literally the only thing you're showing. So I guess from a materials standpoint, those overhead doors, not to talk about the competition -- and I apologize for saying it out loud -- I haven't been to one of your car washes. So do you do the glass doors? What is the plan?

MR. DANIELE: They're plexiglass doors operated hydraulically. Typically, nine, ten months out of the year they're open all of the time and they're closed at night for security purposes. They are designed -- so on those days when the wind is blowing and it is 5 degrees out, they're designed to go down between every car or at least if the cars are close together, they stay up. You get the concept. They do go up and down. But generally they will remain open during business hours and be closed at night. They're a plexiglass, clear material. With aluminum.

MATT EMENS: New office entrance would be aluminum storefront glazing to match existing?

MR. WELCH: Pretty much.

MR. DANIELE: Correct.

MATT EMENS: No changes in colors? I don't even know how old the roof is. The roof is in good shape? Not changing that?

MR. DANIELE: Correct. Same materials, same colors. Obviously signage is a different application, but that will be different.

The biggest visual impact difference will be the site. There will be more landscaping and brought up to, you know, what one would consider a newer standard in the Town.

MATT EMENS: What about the false windows in the upper front? Just leaving those as is or trying to cover them?

MR. DANIELE: They won't be covered. They need to be repainted and once we get up there, if they need to be replaced, they'll be replaced in kind with what is there. They wouldn't look any different. We don't anticipate replacing them, but, you know, we haven't gotten that close yet.

MATT EMENS: I guess signs are just shown there and the brick is -- I guess it's just not really easy to tell, but they're really not shown on the elevations, right, currently? Just the sign is shown there.

MR. DANIELE: Yes. We brought actual photos because those are better than renderings.

MATT EMENS: Yeah. Yeah. That's why I'm saying -- I'm looking at the pictures and looking at that.

MR. DANIELE: Yes. That is black and white.

MR. WELCH: You're talking these windows here? I think that's just a product of the modeling that needs to be updated.

MATT EMENS: I guess I would just say when I look at this and see the sign there and look at that, I'm -- just obviously aesthetically we're not going to do signs right now. But it's not going to work what you're showing here and it will be different from a scaling standpoint.

Right?

MR. DANIELE: Correct. Yeah. And I think that's going to be a product -- the signage. But on that -- I think that one might be this elevation. What elevation is that showing?

MATT EMENS: South.

MR. DANIELE: Yes. So I think it's -- looking at a different elevation?

MR. COX: I think it is that one.

MATT EMENS: This -- this would be your south if this is your -- because here is your -- here is your new (indicating).

MR. COX: Oh, okay.

MATT EMENS: Right? This is the highest, tallest part of the building?

MR. DANIELE: Yes.

MR. COX: Yep. Yes.

MATT EMENS: So any ways, I mean once again, I -- I guess I would just go back to we didn't actually approve it. Not that I wouldn't have, but -- because it is a nice-looking building. And I think it's great it is getting reused.

That all being said, I think as long as you're not -- you know, once again, back to the aluminum storefront, if it is going back in, it should match existing; right?

MR. DANIELE: Correct.

MATT EMENS: Unless you're doing a wholesale change, which I don't think you want to do.

Then the overhead doors is the only other material thing I had a question on. Just making sure that we understand the look of that and it's not an actual --

MR. DANIELE: Like garage door, correct?

MATT EMENS: -- overhead door with insulated panels with a color. Because that wouldn't look as nice.

MR. DANIELE: Yes.

MATT EMENS: If you're not changing anything else and we're talking about openings, then we really don't have anything else to comment on, I guess.

ROBERT LATRAGNA: Do you have representation of the signs you're planning on putting up there?

MR. DANIELE: I think on -- on the elevations it does show some signage, but to your point, the way it is shown on the site plan, it would be covering up some -- at least one of the main windows, the upper window. So, you know, if -- if the Board prefers us to leave those specific windows alone, we certainly can and we'll design the signage around that.

ROBERT LATRAGNA: The signs are expected to be illuminated?

MR. DANIELE: Typically they're not internally illuminated. Typically they're illuminated with gooseneck lighting down from above onto the sign.

ROBERT LATRAGNA: I have to agree with my colleague that the site is currently -- it is a very nice site and as long as you're maintaining the facade, the internal changes should not affect our decision here.

JAMES IGNATOWSKI: Just for -- for confirmation, the photos you're showing me are of the existing building and they're different from what we're seeing in front of me. You know, the windows over the gables or any gables are removed and replaced by signage with gooseneck lamps above. There is no windows in the dormers anymore.

So which way is it going to be?

MR. COX: The windows will be in the dormers.

MR. DANIELE: The windows will be in the dormer as they subsequently were. At most, they'll be repainted or most extreme, they'll be replaced in kind with what is there now in the dormers.

I think the only -- the one signage -- like on this elevation, there is no window here currently (indicating). I think that's the shorter peak to what --

MATT EMENS: Like a vent or something.

MR. DANIELE: So that might be different.

Then this round sign that is shown on your elevation, that is the one that would either be a different sign if we're going to keep the window there -- if that is the desire or the recommendation of the Board -- or if, you know -- we would prefer not -- if I take that window out, I have to start replacing brick. That brick will inevitably not match. As much as you try, it never does.

So the intent would be to leave those windows there at that highest elevation and design the sign around the -- around the windows. Around -- I would say under to be more accurate.

JAMES IGNATOWSKI: Will we have a corrected drawing showing that so we could have accurate representation what you're planning on doing?

MR. DANIELE: Yes. We can certainly provide that.

JAMES IGNATOWSKI: All right.

MR. DANIELE: We'll need that to build off of anyway.

JAMES IGNATOWSKI: That will change the configuration of the signs you have already shown on the drawings, so -- oh.

On the north elevation, you have a 28.3 square foot round sign. You don't show a lamp over that.

Are you planning on illuminating that from the inside?

MR. DANIELE: Correct. That would be a gooseneck light, as well. You're talking the one on the building?

JAMES IGNATOWSKI: Yes.

MR. DANIELE: Yes.

JAMES IGNATOWSKI: Just to the left of the garage door. Nothing above it or no indication how it is being lit.

MR. DANIELE: Yes. And again, we didn't develop these with a sign application in mind. You know, we would show that.

I believe Chili doesn't like the internally lit signs; is that correct?

MATT EMENS: Correct. You're on the right track with the goosenecks is Jim (Ignatowski)'s point.

MR. DANIELE: I would anticipate probably two goosenecks matching the goosenecks up to the right above that round sign.

JAMES IGNATOWSKI: It shows also on the north elevation you have kind of added some roofs into the gables. I'm assuming that that was -- it's not going to happen?

MR. DANIELE: Correct.

JAMES IGNATOWSKI: Right?

MR. WELCH: Yeah. That is part of the construct of the modeling software.

JAMES IGNATOWSKI: Like I said, you don't want to try to incorporate into an existing applied brick. That wouldn't be fun.

MR. DANIELE: That wouldn't be fun and wouldn't look like when it was done. Yeah.

JAMES IGNATOWSKI: Now, when you -- when you come up with the correct elevations, I'm assuming the layout of the signs will change and you will give us an idea what that is going to be.

Also, when you do that, will you give to us cut sheets on what type of lamps you're using?

MR. DANIELE: Yes.

JAMES IGNATOWSKI: I appreciate that.

MR. DANIELE: Is this the Board for the sign application?

MATT EMENS: So I was just going to add to that. I think typically what happens when you apply for the sign permit, you're most likely going to need a variance based on the amount you're looking for.

MR. COX: There is already variances in place.

MATT EMENS: Very often what they'll do is give us an application and you'll come back before us or they'll ask us for comments.

MR. DANIELE: That would be a good opportunity to come back with more accurate --

MATT EMENS: What I would recommend -- to Jim (Ignatowski)'s point, we care about the lighting. We care about the lights. We care about the sign package. The Zoning Board will be the ones that have the comments on the size and color and everything on the signs. But aesthetically, we're still going to want to see the scale and proportion of them to make sure it architecturally ties in. And the lighting portion is also important to us.

So I think once you have that information, we're going to want to make sure we give it the thumbs up.

MR. DANIELE: We'll come back during that process with a more accurate elevation that shows the signs, the lighting, to your point.

JAMES IGNATOWSKI: I have no further comments. Thank you.

MR. DANIELE: Thank you.

2. Chili Plaza - Five Below.

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

MR. COX: Good evening. Dave Cox with Passero Associates. Civil engineer for the project. Also -- or also with me is Dustin Welch, the architect for the project. And then I also have Stan Glantz here from the owner's side -- the owner for any questions.

This is also a -- another rehab. Obviously, the Chili Plaza has been a great success converting the old KMart. We have been able to bring in like lots of name brands: ALDI, Pet Supplies Plus, Dollar Tree, Big Lots.

So we're moving right along with that and bringing in Five Below. So this would take up the second-to-last tenant place. There is still one more space here to the west of Five Below that we will be utilizing. The majority of improvements to the overall plaza have already been made as far as site-wise. So there is very, very little site changes to the project.

One, we're going to be putting in a handicapped ramp right at the front door just to make sure that lines up with the front door of Five Below.

Then in the back, there is an elevated loading dock that kind of goes across this whole back area. We're taking a portion of that loading dock area out for three new dumpsters. Two of them will be for Five Below. And the other one will be for Big Lots. So kind of all -- all tucked in there. And then the other portion of the loading dock will remain and be the main loading dock for Five Below.

So very, very little site changes. Just really trying to, you know, complete the -- the full build-out of the old KMart and bring it up to speed. And then I will hand it over to Dustin to talk about architecture.

MR. WELCH: I'm a little slow and very wet. Sorry about that guys.

I do have some updated drawings I wanted to pass out so we're all on the same page.

In terms of the actual architectural design, we're largely sticking with kind of the existing aesthetics. We're sort of extending that overall look to incorporate the balance of the west end of the facade again.

Sorry this is such a wet drawing.

So we're providing a raised parapet sign for the Five Below space similar to what we have at the other tenant places and then continuing the kind of exterior facade improvement down to the corner of the building.

MATT EMENS: So, Dustin (Welch), is this all -- at this end of the building, is that all new? I guess I don't --

MR. WELCH: Yes. The existing configuration kind of -- where we're showing the eastern pilaster, currently the exterior facade improvements start 3 or 4 feet east of that. So we'll be extending that down to the western demising wall. The -- at the moment that whole end is the -- the previous existing building.

MATT EMENS: Okay. I think in general, you know, it's consistent with the rest of the architecture here. The only thing I guess I would look at is the tenant entrance, once again -- I know it's hard to plan for a tenant you don't have, but that tenant entrance at the end there with that canopy looks -- the proportion of that looks a little out of whack.

MR. WELCH: I -- I can maybe defer to the ownership on this. My presumption is at the time that we have a tenant for that space, there would probably be some revisions to that work at that point.

MATT EMENS: So there is the desire to put that work -- or that door in place now?

MR. GLANTZ: Yes.

Stan Glantz with KPR Centers representing Chili MZ, LLC and we're located at 535 Fifth Avenue in New York City.

The intent is to provide some form of entrance now. We don't have a tenant for it. But

we're finding that leasing is saying we hate going through a wood door that doesn't work. So we're replacing that with a hollow metal door which now has swelled and doesn't work either.

So we figured let's put the storefront in at a minimum size that matches the same aesthetic we have on the east side of the building. Similar canopy, same thing. Architecturally, it will fit in. We're redoing the entire facade with new EIFS, with new corners and then the base will match, as well.

So it will look like it's complete, but inevitably when we get a new tenant, they'll have a standard. We'll have to probably rip it out and expand. So many of the tenants want a maximum amount of storefront, but we just don't know. At this point with construction costs the way they are, if we don't get a tenant for two years, maybe construction costs come down a little bit between now and then.

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

JAMES IGNATOWSKI: Only question I have is dumpster enclosure, what is the material that is going to be used on it? What is it currently now? I'm assuming you will keep it the same?

MR. COX: Yes. I will match the other dumpster enclosures in the back there.

JAMES IGNATOWSKI: Do you remember what it is?

MR. COX: It's a combination of -- parts of it have the chain-link fence with the privacy -- the white privacy slats and the other has the PVC, just the regular PVC. It's mostly on the doors. The doors take a beating. Those are the chain-link fence with the -- with the privacy slats.

JAMES IGNATOWSKI: I have no further questions.

ROBERT LATRAGNA: I have no further questions.

JAMES IGNATOWSKI: Okay. Sounds like everything is a go.

MR. COX: Thank you. Thank you.

MR. GLANTZ: Thank you. Appreciate your time.

JAMES IGNATOWSKI: The next item is approval of the minutes from the June 13th, 2023, meeting.

MATT EMENS: I will abstain.

The Board voted 2 yes with 1 abstention (Matt Emens) to approve the 6/13/23 meeting minutes.

The meeting was adjourned at 6:27 p.m.