

CHILI ARCHITECTURAL ADVISORY COMMITTEE
June 11, 2024

A meeting of the Chili Architectural Advisory Committee was held on May 12, 2015 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 proposed Berkeley Place located at 4415 Buffalo Road, Chili New York

Al Arilotta and Joe Gizzi were present to represent the applicant.

MR. ARILOTTA: My name is Al Arilotta. The name of my company is ALA Architects and we're located at 255 East Avenue in the city. 14604.

I'm here representing the Gizzi Family. They have got a venture where they're going to convert the existing building. It's an office building at 4415 Buffalo Road. They want to convert those offices into two levels of apartments. 12 units total. Six on each floor. Two-bedroom units per floor, one-bedroom unit per floor and two studios.

The main work that we're going to be doing besides converting the inside -- I'm not sure if you have floor plans with you?

JAMES IGNATOWSKI: No, we don't, sir.

MR. ARILOTTA: I will start with the floor plans first. They're almost identical. The layouts are identical.

On the front, on the Buffalo Road side we have got two-bedroom units. About 1300 -- 1300 square feet apiece.

And then in the middle section we have got a studio unit and a one-bedroom.

And in the back we got another two-bedroom unit and a studio unit. We have got the main entrance that is presently existing on the side of the building. That is going to stay.

We have got a rear entrance that is on the west end of the building that is going to remain and we're adding a wing, a 1,000 square foot wing, to the back of the building to get our -- a new entrance in and some storage area in. And that is indicative of -- both levels are almost identical.

The main hallway down the center of the building is existing because it's split off into offices because the center wall is a bearing wall to hold not only the second floor but the roof trusses, as well.

On the outside of the building, we're going to cover the brick with a stone veneer.

Do you have a sample?

MR. GIZZI: Yep.

MR. ARILOTTA: A combination of the grays. It's a terra-cotta color.

JAMES IGNATOWSKI: Nice.

MR. ARILOTTA: And above that, we'll have a band of trim, Azak white trim. And then the siding --

MR. GIZZI: The siding is what they call a Huron Blue from B&L Wholesale. And actually the siding and the veneer stone we just did on the Community Center in Ogden at Emerald Point Landing. If you want to see it, there is an actual building with the same siding and the same stone. Came out real nice.

MR. ARILOTTA: Same black roof?

MR. GIZZI: Yes.

MR. ARILOTTA: Windows?

MR. GIZZI: Windows will be black.

MR. ARILOTTA: Does that Community Center also have --

MR. GIZZI: Community Center has white windows. Which I would have done black. But at the time the lead time on them was 12 weeks and I didn't have time. But these will be black-framed windows. Or black store front -- or black entrance doors.

And then the gray on the gables will be this gray (indicating), which they call a Yukon Gray.

MR. ARILOTTA: Only it will be a vertical panel.

MR. GIZZI: This will be a vertical panel, a board-on-bat.

MR. ARILOTTA: Any questions?

MATT EMENS: So the color combination that you guys just talked about and -- you said that that one is for color sample. But you're showing two different colors in the gable and the horizontal siding.

MR. ARILOTTA: Right. In this case, the siding will be -- the clapboard style will be a little darker and the vertical will be --

MR. GIZZI: Will be that gray.

MR. ARILOTTA: -- that same gray.

MATT EMENS: Okay. So it is literally changing the vertical in all of the gables? Okay. So that will be that color.

And yeah, I -- I had the question on the windows. So they are new windows and they're going to have -- are they vinyl?

MR. GIZZI: They're all vinyl double-hung windows.

MATT EMENS: Black?

MR. GIZZI: But they're black frame, yep.

MATT EMENS: And just to confirm -- that was one of my questions. It looks like you're showing the black storefront?

MR. GIZZI: Yes.

MATT EMENS: Aluminum storefront to match?

MR. GIZZI: And the storefront will be new, too. We're replacing all of the storefront. It is just old and not in great shape.

MATT EMENS: Okay. Is it a straight black roof or is it like a black with color?

MR. GIZZI: Straight black. We could do a black with color. If you guys would --

MATT EMENS: Nowadays the black looks so either fake or dated. You know what I mean?

MR. GIZZI: Yeah.

MATT EMENS: Because there is so many --

MR. GIZZI: I haven't picked a shingle. I've just been using so much of that black, straight back. That -- when we do it for the townhomes, it is just easy to keep it the same in case we have a repair, we can use it.

But for here we can go with something different. There is a lot of different options with some gray you can add to them. A lot of different --

MATT EMENS: I guess I'm not -- I mean it doesn't -- it -- it is just when -- I don't know. It is probably fine.

The stone, I just like how the stone gives it contrast. And then that base color is now pretty dark. I like it, but it is pretty dark.

And I guess I will just leave that one hanging out there. I guess I don't feel strongly one way or another.

MR. GIZZI: It's a good point. I didn't actually really think about it. We can go with a different roof shingle for sure. That roof is visible, very visible from the road, too.

MATT EMENS: And the other thing, too, just kind of tying it all together, do you have any exterior light fixtures planned on the building itself?

MR. GIZZI: We do. Yeah. We have a wall-pack on the north side, one over the front entrance, one on the south side and then there is an entrance on the --

MR. ARILOTTA: West side.

MATT EMENS: So just code-required wall-pack at the doors? Not -- you're not planning any --

MR. GIZZI: No.

MATT EMENS: -- decorative lighting --

MR. GIZZI: No.

MATT EMENS: -- or commercial lighting?

MR. GIZZI: No. There are already pole lights. I think there are two pole lights or three in the parking lot which illuminates the whole parking just fine. They have been there forever. We're not planning adding anything else.

Maybe -- maybe a couple sconces at the front door. You know, like an up/down-style sconce.

MATT EMENS: That is all I got right now, Jim (Ignatowski).

ROBERT LATRAGNA: Glad you mentioned the sconces at the front door. I was looking to light the front door.

This is going to be a residential building. You're going to have garbage, trash that needs to go out?

MR. GIZZI: Yes.

ROBERT LATRAGNA: And where is that going to be?

MR. GIZZI: Currently -- currently, the dumpster enclosure is on the southwest side of the property. We'll utilize the same dumpster enclosure. We probably will have some more -- we'll probably have some landscape lighting and stuff like that. Some up-lighting maybe on the building, just low -- low up-lighting.

And the front entrance we'll probably maybe have some soffit lights over the front entrance.

ROBERT LATRAGNA: Well, it -- the design, the color scheme is a lot better than what is currently there.

MR. GIZZI: It will look nice.

ROBERT LATRAGNA: I think this looks pretty good.

MR. GIZZI: Thank you.

JAMES IGNATOWSKI: Are all of the upper parts of the building where the siding -- the horizontal siding is at present, are they cantilevered? Or are you running the stone all of the way just up to the underside of the siding?

MR. ARILOTTA: Exactly. Just to the underside of the cantilever.

JAMES IGNATOWSKI: All those are cantilevered?

MR. ARILOTTA: Not all of them, but most of the building is cantilevered. It is cantilevered quite a bit. I mean it's 2 foot, 8 inches in some areas.

JAMES IGNATOWSKI: I was just looking for a water table, if there is going to be one or not where the stone caps off.

MR. ARILOTTA: Only in the back. We -- there is no cantilever on the addition. So we're just bringing that up to a stone sill to match the elevation height of the other stone.

JAMES IGNATOWSKI: You said the windows are being replaced as double-hung?

MR. ARILOTTA: No. As -- as casements.

MR. GIZZI: Sorry.

MR. ARILOTTA: Casements or sliders? Are you going to go with sliders or casements? The look is the same.

MR. GIZZI: I don't think we have gotten that far yet.

MR. ARILOTTA: We're just more concerned with the egress requirements. Because how the windows sit now, they're -- they sit up a little high. On the -- on the basement level.

This is plenty -- the upper windows, the upper-level windows are -- they're close to 6 by 60 overall size.

So -- it's the lower ones that were off the basement floor a little too high so we literally got to knock down a block and bring them down a little deeper, closer to the ground.

JAMES IGNATOWSKI: And you said the -- the trim around the windows, which is colored white, is going to be vinyl; correct.

MR. ARILOTTA: Correct. Composite.

MR. GIZZI: It would be like a Versatex or an Azak material.

JAMES IGNATOWSKI: Bob (Latragna) brought up a good point.

You're going to be reusing the existing dumpster enclosure, correct? The one that is already there?

MR. GIZZI: Yes.

JAMES IGNATOWSKI: Will you be updating it to match the building?

MR. GIZZI: Yes. It's an old wood dumpster enclosure. Probably -- probably maybe make it vinyl.

JAMES IGNATOWSKI: I strongly recommend something like that so it ties into the building.

MR. GIZZI: Yeah. We'll tie it in so that it matches the building.

JAMES IGNATOWSKI: You don't have any idea what it is going to look like yet, do you?

MR. GIZZI: The dumpster enclosure?

JAMES IGNATOWSKI: Yeah.

MR. GIZZI: We've done a lot of the standard metal with the vinyl slats that go in between. They're nice. You can get the vinyl slats in gray or whatever color you want.

JAMES IGNATOWSKI: Normally you use a color that matches the building so it ties in.

MR. GIZZI: Yeah. We can do that.

JAMES IGNATOWSKI: My last question will be, when you said new vinyl siding "Cape Cod," is that the color or the style?

MR. GIZZI: This gray is called a Yukon. And the blue is what they call a Huron Blue.

JAMES IGNATOWSKI: Can I see that?

MR. GIZZI: I think the colors are not perfect.

MATT EMENS: Probably just need to update those on -- on the presentation drawing.

JAMES IGNATOWSKI: The only -- unless you're up really close, it just kind of looks like black.

MR. GIZZI: It looks dark, but it is a blue. If you want to see an example of it on a building, you can go over to Whittier and Buffalo Road where Emerald Point Landing is and the Community Center right on Whittier. We just did it there.

JAMES IGNATOWSKI: I guess my recommendation would be if this is the color that is going to stay, is that you do something lighter with the roof so it doesn't look like one giant, dark mass. If you stick with the grays, maybe a recommendation would be the charcoal.

MR. GIZZI: Are you opposed if we want to change the color of the building a little bit lighter than that when it comes time?

JAMES IGNATOWSKI: I have no problems going lighter because I think it would show better.

MR. GIZZI: Yeah.

JAMES IGNATOWSKI: Just the style that you're turning this into, I actually like the colors that are here. I think it is great.

MR. GIZZI: It is nice. That was originally kind of my thought. And then when we did the Community Center, we put -- you got to drive by and look at that building with that blue with the stone on the lower level. It's beautiful. So that is kind of where I was thinking. Very modern looking. But the light gray looks nice, too.

JAMES IGNATOWSKI: The area around it is not very modern-looking itself. And you have all of the other townhomes around there, too. And you're kind of stuck with a residential feel.

This just seems like -- I -- I kind of like the lighter gray. It would just be my recommendation that you look at those two so it isn't such a big, dark mass.

One of the gables -- or the entrance ways you show like some type of a bracket. Is it a Fypon?

MR. GIZZI: Above the entrance there?

JAMES IGNATOWSKI: Yeah, the bottom elevation.

MR. ARILOTTA: To cover the entranceway.

JAMES IGNATOWSKI: What are you using for bracketry there? Is that like a Fypon?

MR. ARILOTTA: Yeah. Just a decorative.

JAMES IGNATOWSKI: Those are my recommendations. I have nothing else.

Great departure from the existing building that is there right now.

MR. GIZZI: Thank you. It will be nice when we're done it. Very nice.

JAMES IGNATOWSKI: I have no other questions.

Thank you very much, Al (Ariotta). Pleasure to meet you in person.

MR. ARILOTTA: Yes.

JAMES IGNATOWSKI: Minutes from December 12, 2023. Everybody has received a copy. Assuming everybody has read them.

Any corrections at all?

MATT EMENS: No. I did take a look. I didn't have any.

Robert Latragna made a motion to approve the 9/12/23 Architectural Advisory Committee meeting minutes, and James Ignatowski seconded the motion. The Board was unanimously in favor of the motion.

The meeting was closed at 6:24 p.m.