

CHILI ARCHITECTURAL ADVISORY COMMITTEE
July 9, 2024

A meeting of the Chili Architectural Advisory Committee was held on July 9, 2024 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 Walgreens Development located at 3127 Buffalo Road, Chili, New York.

Matthew Lester, Anthony Gizzi and Peter Vars were present to represent the application.

MR. LESTER: Good evening. My name is Matt Lester. With me is Anthony Gizzi. Peter Vars is tagging along for our initial piece of tonight's events. We are the owners of Rounding Third, LLC and we're here tonight to talk about the -- I guess known as the former Walgreens on Chili and Paul Road. And we're here to discuss the architectural elements of our planned redevelopment to reuse the existing building and the existing site with some modifications.

As you can see to my left on the board, we -- what we did is we took the existing photos of the Walgreens, as you see it today with renderings -- photo-realistic renderings of the modifications we're going to do or planned to do -- or propose to do to the Walgreens.

What you will notice is -- is the main difference is what exists today to what we're proposing are the removal of the drive-through canopy on the bottom -- I guess to your right, my left -- photo. That will be removed and a proposed drive-through is in its place without the canopy and the overhang.

Also, you will see additional store front glass added to the -- I guess the west-facing elevation. The former storefront of the Walgreens. We'll be adding more storefront glass and redeveloping it to be a multi-tenanted building consisting of 14,863 feet.

Additional changes will be the dormers. Am I saying that right? The dormer -- the three dormers in between the two peaks will be turned into one long sign band to accommodate multi tenants that would be located in that 14,863 square feet.

There is a new -- a number of these Walgreens -- as I'm sure everybody read in the news, they're coming back to landlords. There is going to be a surplus of these types of buildings and the adaptive reuse of these is a challenge. The typical reuse is a Dollar Store. Which isn't what we do, nor what we think the Town would want to see here.

So our proposal is to make a multi-tenanted building with national retailers that would complement the community, provide an opportunity for restaurants, hard goods retail services as well as, you know, amenities such as, you know, tanning, cell phone service. And then food. Those are among the three that we're talking about now.

Could expand from that, but long-term, you know, to -- to afford opportunities to smaller tenant needs. Which typically is what is active in today's commercial real estate environment.

There is some materials we brought as samples for your --

MR. GIZZI: Do you guys want to touch and feel them?

We're using the same materials on the building. We're going to match the shingle, the stone and the expansion of the glass. I don't think we're removing any brick, but if we do, we'll match the brick.

MR. LESTER: All of the same material that is existing. We'll match it the best we can. We just brought four samples of that.

Trying to think what else from a site plan standpoint. We're going to relocate the dumpster enclosure from attached to the building to the -- the site. We'll get into that at this evening's meeting at 7, but for your own information, the materials of the dumpster, I believe, are -- it is a brick mason.

MR. VARS: Yes. It will be masonry structure to match the color, which is -- we know is the Town's desired standard. Yep.

MR. LESTER: Trying to think if you have any questions from an architectural standpoint? I would be happy to answer them the best we can.

MATT EMENS: Thank you. Thanks for coming in. It's -- seven months ago this was a car wash.

MR. LESTER: Hopefully.

MATT EMENS: A former Walgreens that was going to be a new car wash is a dream that went by and now we're seeing something happen. So I think it is great something is happening.

The biggest thing that I see here is you guys are changing a few things, but really for me, it will be the same comments that we gave that applicant when they came through, which you're already saying, but to reiterate.

What you're taking out is going to be going back. Either the same material or similar. And

that's what you're proposing. I guess the question on the roofing would be you're just -- are you replacing the roof? Or are you just repairing the roof? That will be tough when you take the dormers down.

MR. LESTER: When the dormers come out, the asphalt shingle that replaces the roof will be the same material that currently exists.

MATT EMENS: I think the only concern would be it -- we always sit here and say match the existing. However, matching an existing roof that is X amount of years old isn't actually going to be matching it. So I think that would -- will be challenging.

MR. LESTER: If we can't get it to look right, we'll look at a replacement.

MATT EMENS: I think the other thing you have going for you is the sign band will hide the majority. So shake and shadow.

MR. LESTER: I agree. I think it will be hopefully above the view shed. It's not extensive enough to make it that two color -- we wouldn't want that to, you know, be the look of the center of Town.

MATT EMENS: And the store front that is going in, is it matching in color to what's there? Or are you replacing all of that?

MR. LESTER: I feel comfortable to say we're going to replace what's there so that it all matches and -- and, you know -- in its continuity.

MATT EMENS: Silver anodized with a clear glass like you're showing in the renderings?

MR. LESTER: Yep.

MATT EMENS: Gotchu.

And you mentioned the other thing which is the -- the dumpster enclosure. I know -- because I'm on the Planning Board, I already saw that in the notes and you responded how I would have said. Definitely want the masonry to match or aesthetically, I guess, as close as it can, color and material. I know it's not connected so you're at a better bit of an advantage there based on the angle, if it is faded at all, but that would be preferred.

And then the sign band itself, is it -- I'm just trying to close my eyes and picture what it really looks like. It will just be a stucco band? Or some trim on it to box it out and finish?

MR. LESTER: We'll use SMARTBOARD, the PVC material. We'll box it in. It will be like a PVC backer. I'm trying to think. I'm not a contractor, but it will be framed in. Wood framed in. So it is structural -- has integrity and can support several signs. You know, two -- potentially two signs. But we'll make it look as though it would match the trim on the -- on the former Walgreens. Which is currently, I believe, you know, white trim. It looks like the fascia is white SMART trim. Flat, not that grain. So that's -- I'm mumbling through this.

MATT EMENS: That is what you would match. That is where -- I guess the only thing with detail -- because that's the only thing that is new. So just making sure we know what we're agreeing to.

Obviously, I think the rest of it is fine because it's existing and a nice building.

The other thing I think was mentioned in some of the notes of the Town Engineer's comments was -- forgive me. I don't know if it was for the Chipolte there. I think it was for the Chipolte, a stand-alone kiosk.

MR. VARS: That would be if it's a Panera.

MATT EMENS: It is a Panera. One out of two.

MR. LESTER: Panera would have order point with a speaker. Chipolte doesn't have an order point or speaker. It is a mobile app. Geofence. They ping you on your app when the order is ready. You drive in and show your phone and they give you your bag. It is actually pretty good.

MATT EMENS: So is the Panera one -- like I know when McDonald's redid theirs, we actually asked for them to provide us with the elevations from the manufacture.

MR. LESTER: Sure. We could do the spec sheet.

MATT EMENS: Would be good to see it to make sure we don't --

MR. VARS: Our intent on that, Matt (Emens), was to submit those with the building permit application because that's when it would all get prepared and that would include whatever bollards would be there for the kiosk also. That will all be part of that package when it comes in.

MATT EMENS: Okay. So I guess -- I got to digest that. But I hear what you're saying. I think those were the only comments I have right now. Thank you.

ROBERT LATRAGNA: I'm -- on the signs that you're going to be installing there is currently no lighting for those.

Do you plan on having those internally lit? Or are you going -- or down lighting?

MR. LESTER: If there is a sign code requirement, we'll abide by that. But typically, the tenants like to have internally illuminated signage that will be channel letters affixed to the facade. If the sign code doesn't permit that, then we'll work with the sign code.

MATT EMENS: You have to have a variance for internally lit. Typically in a building like this, especially with the gabled roofs and the residential look, we would push for goose necks, right, to -- to light that. Which can also be tricky until you have your sign figured out, how many you really need and what is necessary.

MR. VARS: I think that is why likely what we'll -- by the way, my name is Peter Vars from BME Associates. Sorry.

As we mentioned, the sign package I think we will revisit because -- once all of the tenants are identified so we know what their -- their requirements are.

As Matt (Emens) pointed out, what the code requirements -- we want that to be its own stand-alone, separate application and package because of -- right now, without knowing specific

tenants, we're not exactly sure everything they need.

MR. LESTER: We're still -- we're trying to get five. We got three. We're playing a little puzzle game here.

MATT EMENS: Gotchu.

ROBERT LATRAGNA: I -- I'm very happy to see this come -- hopefully come to fruition. That -- there was a really great location and it's kind of getting run down. The landscaping is kind of overgrown. I'm assuming you will take care of that?

MR. LESTER: Yep.

ROBERT LATRAGNA: But I was -- other than that, I have no further questions.

JAMES IGNATOWSKI: My questions are, overall lighting, are you adding anything in addition to possible back lighting on the signs? Is there anything else?

MR. LESTER: If goose necks are required, we would contemplate the additional light of the gooseneck in -- in --

JAMES IGNATOWSKI: I'm saying over doors or soffits. I don't know what is there now. We have no idea.

MR. LESTER: I believe we'll probably need to add some because you're adding more doors, from a life safety standpoint, ADA compliance. Maybe wall packs. We'll have to go through our photometrics plan to make sure it is done to code to have enough light to not have a hazard but not too much light where it will spill off the site. If that answers your question.

JAMES IGNATOWSKI: Okay. In terms of the continuous band, how will that be held in place? With framing?

MR. LESTER: I don't know specifically, but our contractor is LeFrois Construction. They're talking about, you know, opening up that roof, tying it into the trusses and framing it into that roof and then patching it back up and tying it in. I don't -- I'm not a contractor, so I will paraphrase.

JAMES IGNATOWSKI: I'm just looking at it. On a sloping roof, you will have all kind of snow behind that.

MR. LESTER: I believe they're planning on making it like a shed dormer where that will be capped so the roof would slope and look like a shed dormer instead of a gable so we won't have anything behind that sign to collect snow.

JAMES IGNATOWSKI: How is that roof framed?

MR. LESTER: Like --

MATT EMENS: Like a shed roof?

MR. LESTER: Like a shed roof. You know what I'm trying to say? I learning these terms as I go. Just a shed roof.

JAMES IGNATOWSKI: I'm sure the engineer will look at that because the construction that is there may not be sufficient to support that sign and additional roof.

MR. LESTER: We'll have an architect and a structural engineer confirm all this is doable. We have to get our architectural plans updated to modify the building and submit it to the Building Code Officer.

JAMES IGNATOWSKI: Okay. My -- my only point is going to be this. We're going to have to split this off for a separate sign package. Because there is not enough numbers, not enough detail here, especially on the signage.

Do you know if you will have to go for a variance for the size of that? Because there is no dimensions.

MR. VARS: That is why it has to be a separate package. Until we know the number of tenants and what their requirements are -- we'll be able to do all of the calculations and determine do we need a variance or not. That is why we know we have to separate it.

JAMES IGNATOWSKI: Okay. So -- so complete sign package will be, what materials, what lighting you're using, the sizes and so on and so forth. Each sign needs to be detailed so we can have a good idea what is going on. Other than that, I have no questions with the other building. Everything else looks fine.

Any questions of us?

MR. LESTER: No. Thank you.

MR. VARS: All right.

JAMES IGNATOWSKI: The meeting minutes were distributed from the June -- I think the June 11th, 2024 AAC meeting. All have a chance to review?

Matt Emens made a motion to approve the 6/11/24 Architectural Advisory Committee meeting minutes, and Robert Latragna seconded the motion. The Committee was unanimously in favor of the motion.

The meeting ended at 6:18 p.m.